

ITEM NO. 7b Supp.  
DATE OF  
MEETING 04/13/10

# Port of Seattle Commission Meeting

## Strategic Planning for Terminal 91

# Terminal 91 - History



# Terminal 91 – 1990s





# Terminal 91 Today



# Goals

Generate regional economic benefits and increase revenues for the Real Estate and Seaport Divisions



Formulate Port policies that will guide development decisions



Devise a comprehensive site plan that identifies costs which may require use of the Port's levy

# Goals (Policy Decisions)

## Examples

What is the appropriate level of Port investment in new infrastructure?

What is the optimal balance between:

Economic vitality

Environmental stewardship

Financial goals

How should the Port develop the site?

# Working Assumptions

## Driven by Century Agenda Guidelines

- Attract expansion of “core mission” customers
- Attract “broader types of economic activity” that comply with the existing industrial zoning.
- Incorporate revenue streams expected from full, fair market value leases into the financial analysis in order to test the financial sustainability of total site development.
- Explore models of sustainable growth

# Schedule

## Anticipated Schedule for Significant Milestones

