

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA
STAFF BRIEFING

Item No. 7b
Date of Meeting August 11, 2015

DATE: August 4, 2015
TO: Ted Fick, Chief Executive Officer
FROM: Stephanie Jones Stebbins, Director, Maritime Division Environmental and Planning Programs
Joseph Gellings, Senior Planner
SUBJECT: Briefing on Fishermen's Terminal Long Term Strategic Planning Process

SYNOPSIS

The Fishermen's Terminal Long Term Strategic Planning Process will establish a vision for the future of the terminal. The process is aligned with the Port of Seattle Century Agenda goal of doubling the value of the fishing / maritime cluster. In recent years the Port has made major capital investments to modernize the moorage structures at Fishermen's Terminal. The uplands of the property include some aging structures. The timing is right to now set a strategy for the upland assets on the property.

This briefing memo highlights the scope and goals that staff propose to follow during the planning process.

BACKGROUND

Over the last few years, staff has conducted extensive stakeholder outreach concerning uplands planning for Fishermen's Terminal. The groups engaged include the fishing fleets, upland tenants and industry / community groups. The key pieces of feedback included:

- Maintain the industrial character of the property
- Avoid operation conflicts with existing uses
- Continue the function of covered gear storage (net sheds)
- Retrofit the net sheds for fire code compliance

Concurrent with the past stakeholder outreach staff performed the Asset Condition Assessment to evaluate the physical condition of the upland structures and to make projections on future costs to maintain each structure. At the conclusion of this work two areas of the terminal emerged as opportunity areas based on the poor prospects of leasing and maintaining two buildings. The buildings are C-12 ("the Bank Building"), and C-9 ("Seattle Ship Supply").

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With both the stakeholder feedback to this point and the Asset Condition Assessment in mind, we are embarking on a process to develop a vision and long term strategic plan for Fishermen's Terminal. The proposed scope and goals for this process are as follows:

- Scope:
 - Develop a vision and long term strategic plan for Fishermen's Terminal that leverages maritime and fishing activities and industries.
- Goals:
 - Double the economic value of the fishing and maritime cluster to 32 thousands local jobs and \$2 billion in business revenue.
 - Improve overall financial returns to allow us to fulfill our commitment to the industry and taxpayers.
 - Prioritize uses that support the commercial fishing industry.
 - Prioritize development that maximizes utilization of facility assets.
 - Recognize and enhance Fishermen's Terminal as a living community landmark.

The above scope and statement of goals will also be vetted by the stakeholders. Since most of the north pacific fishing fleet is fishing during the summer, staff will engage with them as they return in September and concurrently outreach with other stakeholder groups. This will be followed by a return to the Commission in the fall requesting adoption of the final scope and goals that took into consideration input from the fishing fleet and stakeholder outreach.

Meanwhile staff is also assembling a cross-functional team of in-house experts to serve as a steering committee for the planning process, researching and benchmarking other similar facilities nationwide, procuring consultant support and evaluating existing economic information.

ATTACHMENTS TO THIS BRIEFING

- PowerPoint: Fishermen's Terminal Long Range Strategic Planning Process

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

- December 6, 2011, Fishermen's Terminal 25 Year Plan Briefing