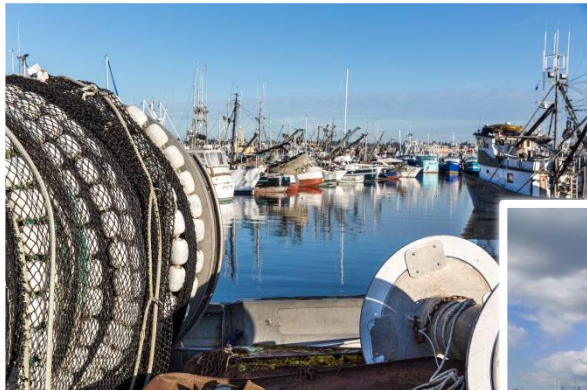


# Fishermen's Terminal Strategic Planning Process

July 2015

DRAFT



**Homeport to the Alaska fishing fleet & a vibrant commercial destination**

**6,419 Local jobs and \$449 million in business revenue**

# Fishermen's Terminal Landside Facilities



26+ acres of dry land • 21 buildings • 690 parking spots • 21,000' of lineal dock  
NOI before depreciation: **-\$4,277,169**

# Strategic Planning Goals and Scope



## Scope: (New)

- Develop vision and long term strategic plan for Fishermen's Terminal that leverages maritime and fishing activities and industries.



## Goals (Amended)

- Double the economic value of the fishing and maritime cluster to 32K local jobs and \$2B business revenue
- Improving overall financial returns that 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 an living community landmark.

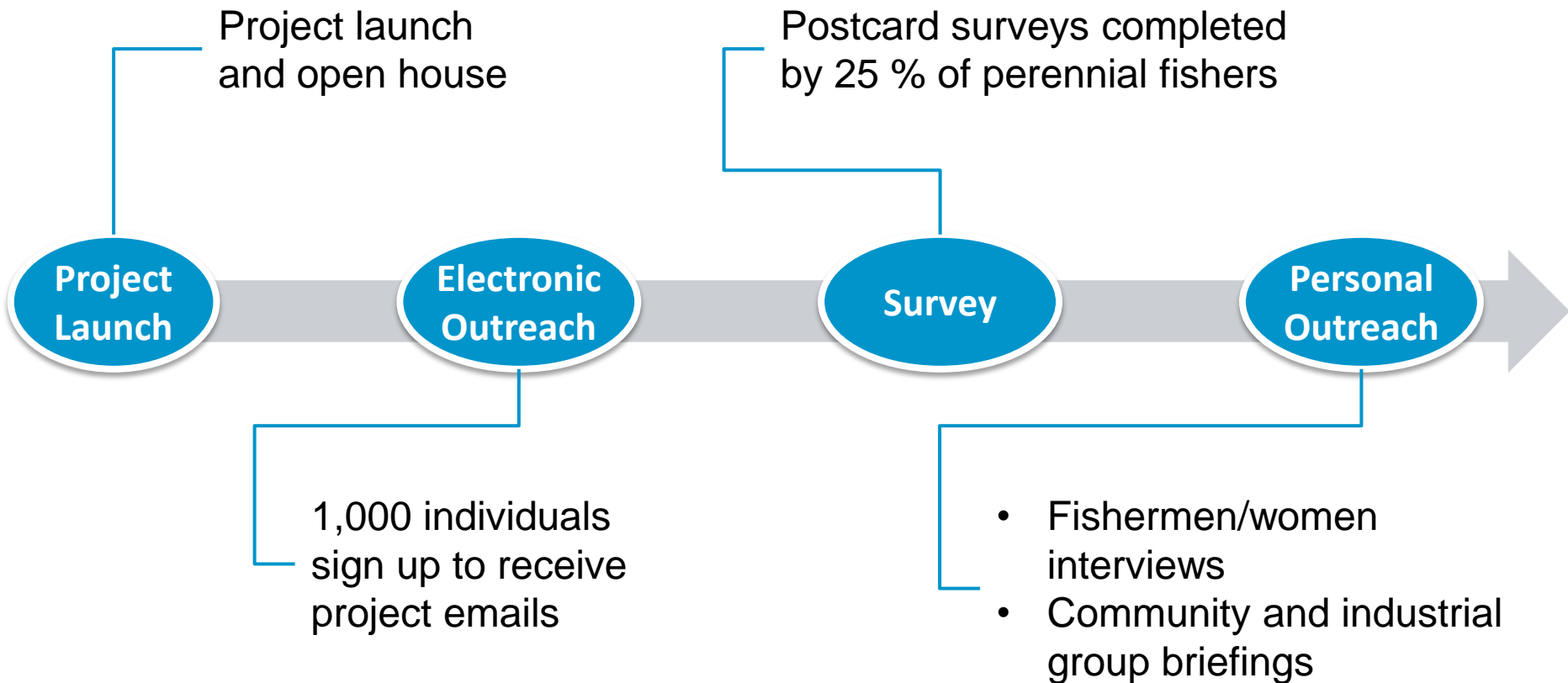
Vision: A development that enriches the experience for all and creates economic impact

# Recent FT Improvements

- **Net sheds – a majority now retrofitted**
  - Bring 9 Net Sheds into compliance with Seattle Fire Department
  - \$2.9 million. All work projected to be completed by the end of 2015
- **Final phase of seawall reconstruction**
  - \$3.7 million. Completed Fall 2011 following 8 months of construction
- **NW Dock fender replacement**
  - \$2.7 million. Completed Fall 2011 following 6 months of construction

**Facility assets maintained for productive use**

# FT Outreach Actions Completed



**Significant Outreach**

# Stakeholder Outreach Take Aways

- Comply with current zoning
- Maintain industrial character in design
- Avoid operating conflicts with existing uses
- Continue Net Shed Storage Program
- Accommodate Net Shed Compliance improvements

**Preserve character and uses**

# Key Development Opportunities

- Equivalent of two net sheds are not being used by fisherman
- This space can be demolished and re-purposed without impacting the fishing fleet needs
- **Building C-9** (Seattle Ship Supply)
- **Building C-12** (Bank Building)
- Buildings are unleaseable

Repurposing Opportunity

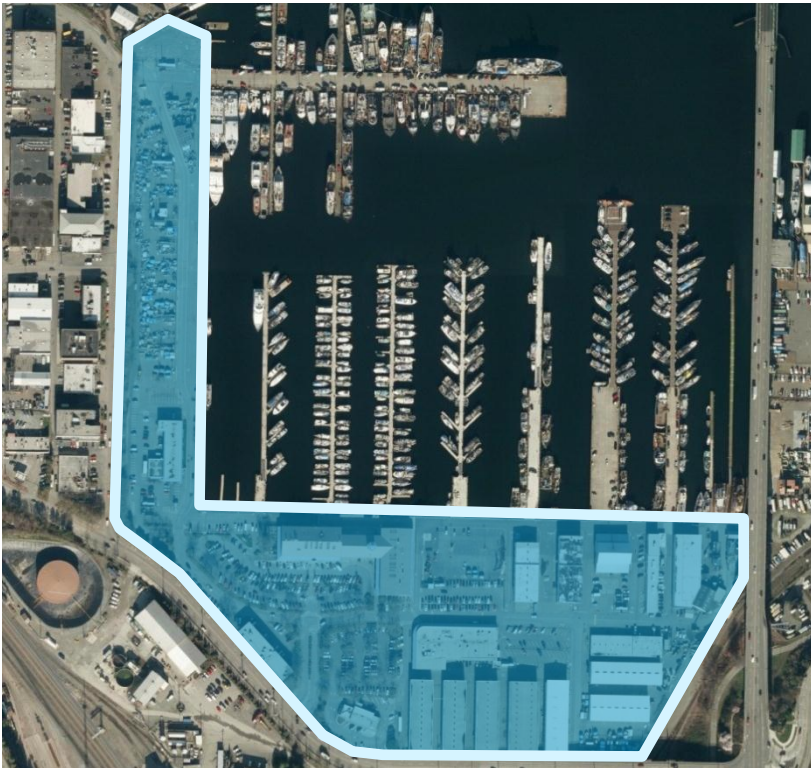




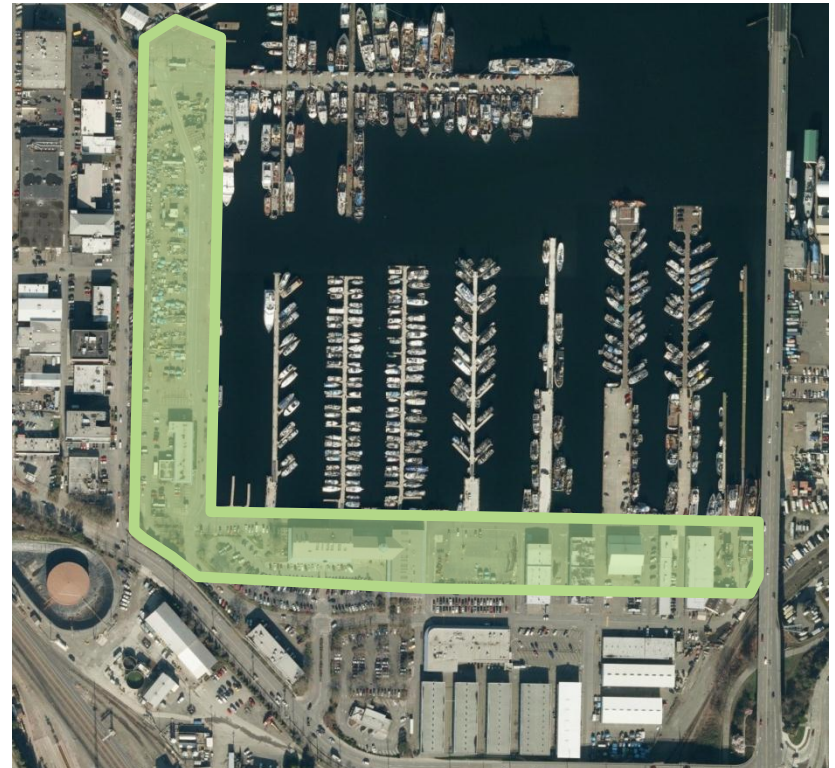
# City Land Use Regulations

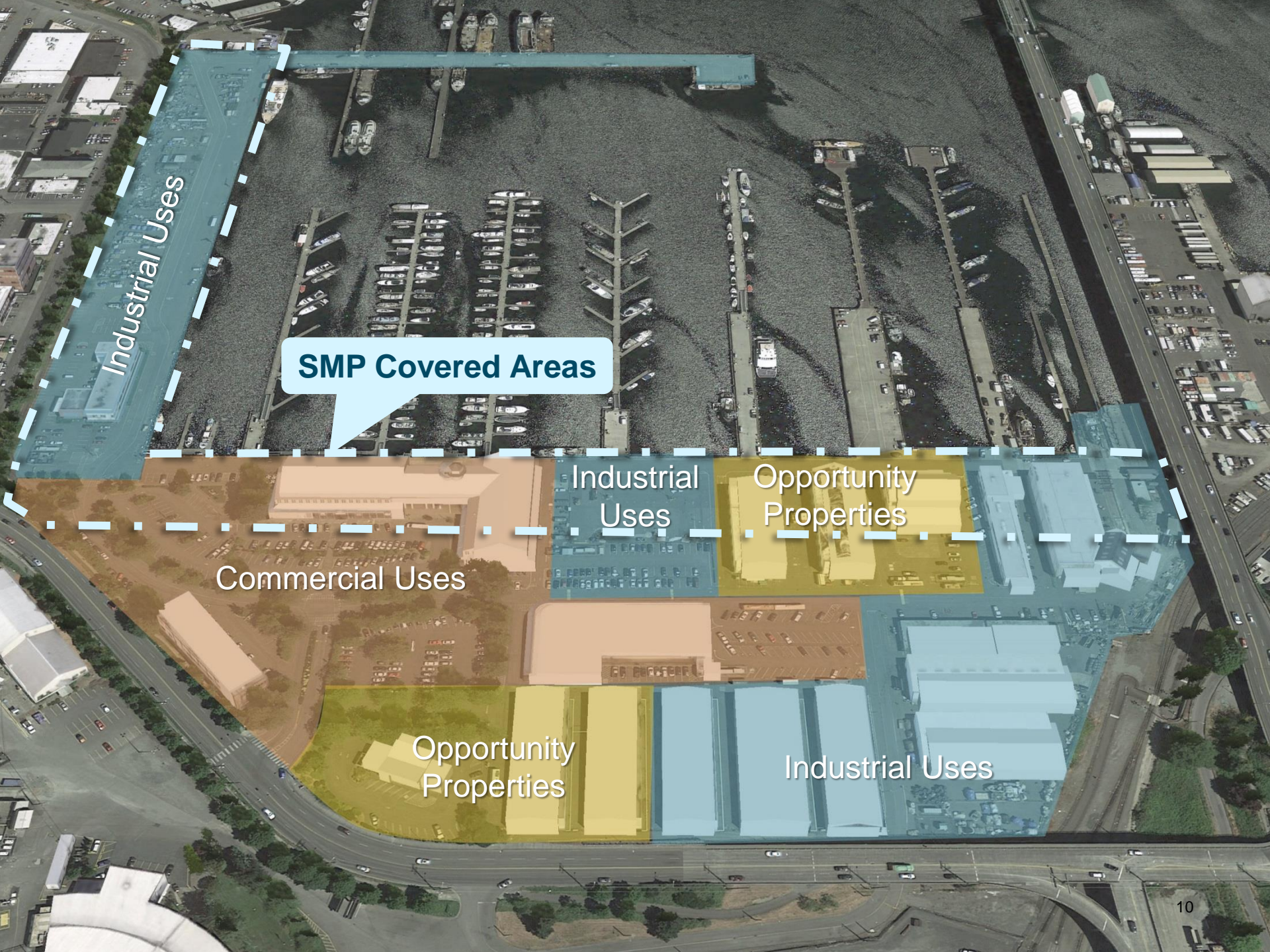
- The industrial zoning promote industrial uses & limits non-industrial uses
- Shorelines Master Program (SMP) promotes water-dependent uses and limits non-water-dependent uses
- Both must be satisfied to obtain development permit

FT Industrial Zoning is IG-1 and IG-2



SMP Covered Areas





Industrial Uses

SMP Covered Areas

Commercial Uses

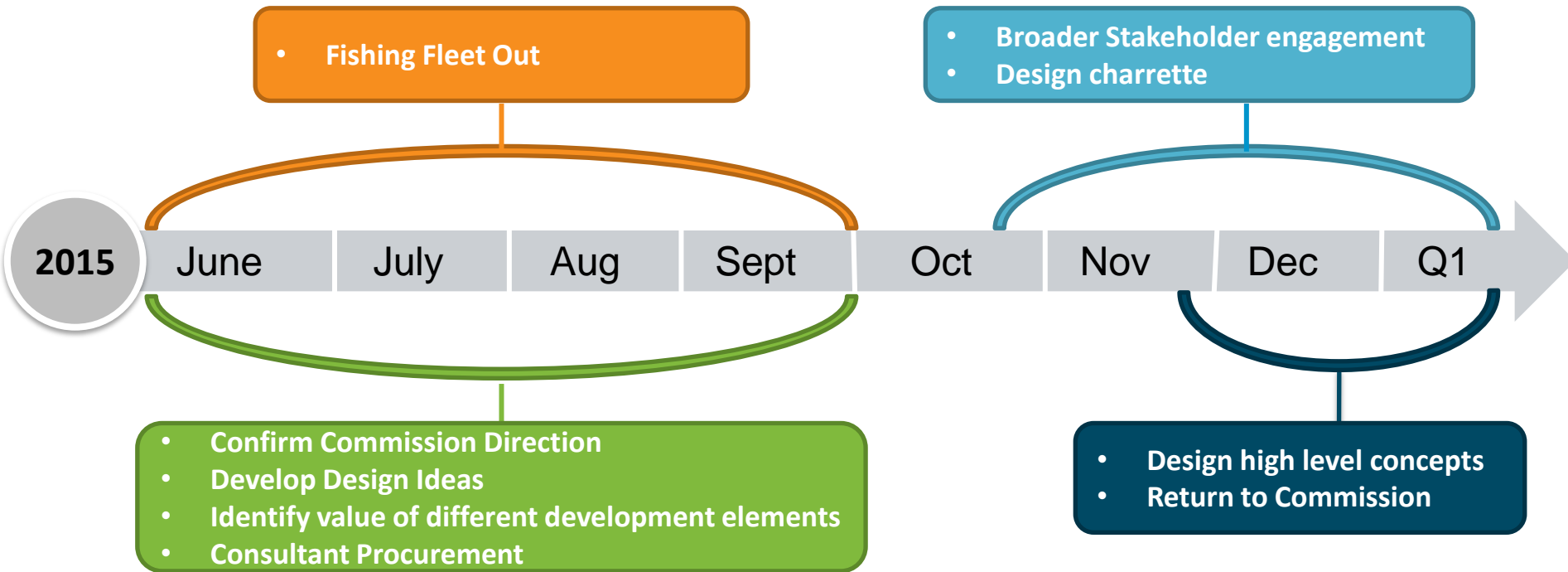
Industrial Uses

Opportunity Properties

Opportunity Properties

Industrial Uses

# Possible planning process and next steps



**Robust schedule for the future.**

A bronze statue of a fisherman, likely the Fisherman's Terminal in Seattle, is shown in profile. The fisherman is depicted in a dynamic pose, pulling a large fish from a net. The fish is detailed with scales and fins. The statue is mounted on a cylindrical pedestal. The background is a clear, bright blue sky.

# Questions?