

Fishermen's Terminal Long Term Strategic Planning Process

October 2015

Strategic Planning Goals and Scope



Scope:

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



Goals: (Amended)

- Continue to grow the economic value of the fishing and maritime cluster including the number of local jobs and business revenue.
- Improve overall financial returns that allow us to fulfill our commitment to the industry and taxpayers.
- Prioritize uses that support the commercial fishing industry, with a focus on anchoring the North Pacific Fishing fleet.
- 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

Stakeholder Outreach

- Strategic Objectives Steering Committee
- One-on-one meetings
- Fishermen's Fall Festival
- Fishermen's Terminal Newsletter
- Project website and email address list
- Media coverage



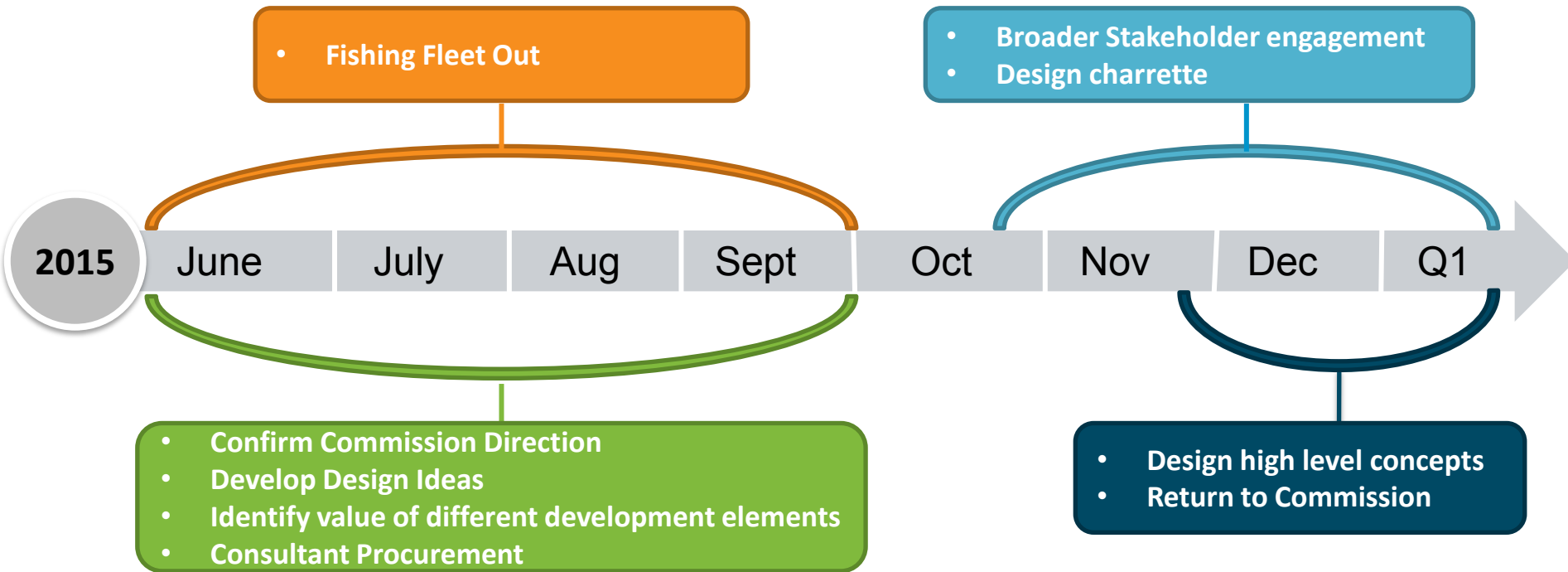
Outreach Activities August through October

Dominant Themes in Stakeholder Input During Project Launch

- Plans must focus on support of the fishing fleets
- Prosperity in fishing has been cyclical
- Job-creation is more important than the Port's direct financial return
- Different growth models for different segments of the fishing industry

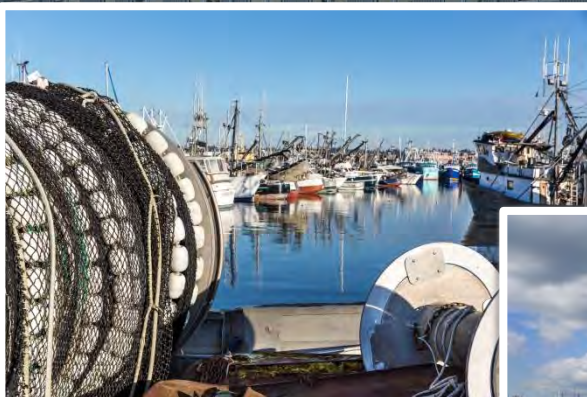
What we heard

Planning process and next steps



Robust schedule for the future.





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



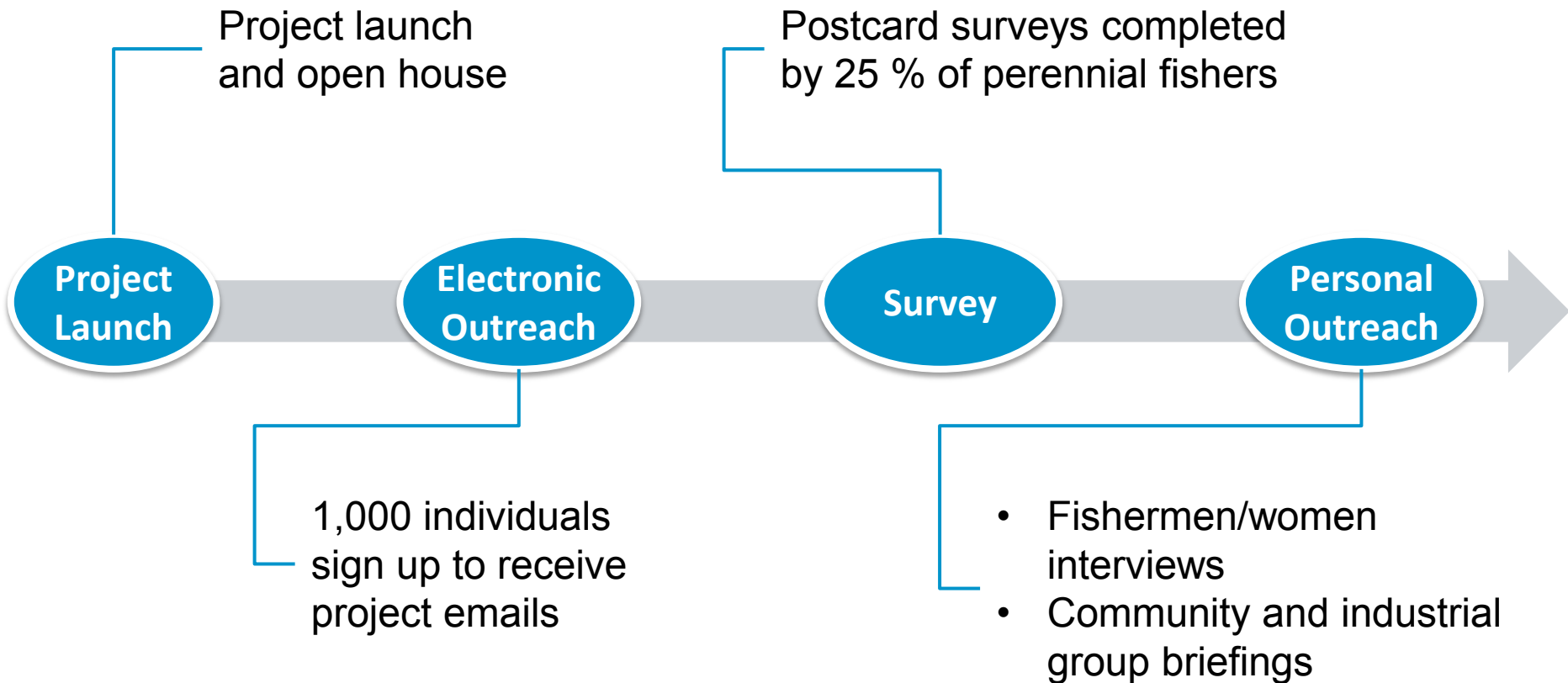
26+ acres of dry land • 21 buildings • 690 parking spots • 21,000' of lineal dock

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



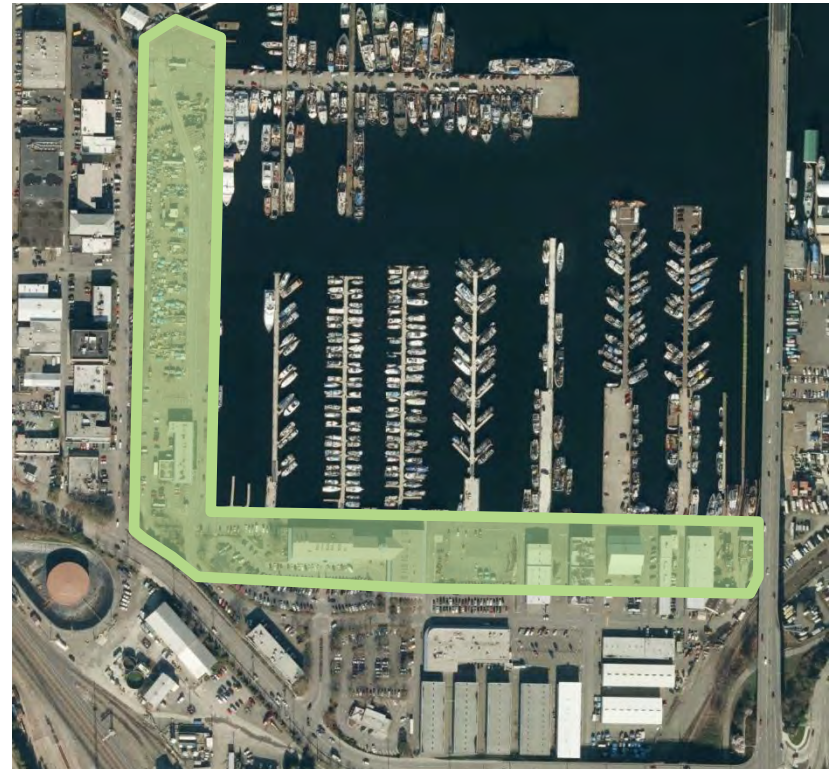
City Land Use Regulations

- Industrial zoning promotes industrial uses & limits non-industrial uses
- Shoreline 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





SMP Covered Areas

Industrial Uses

Industrial Uses

Opportunity Properties

Commercial Uses

Opportunity Properties

Industrial Uses