

Duwamish Valley Community Resource Center

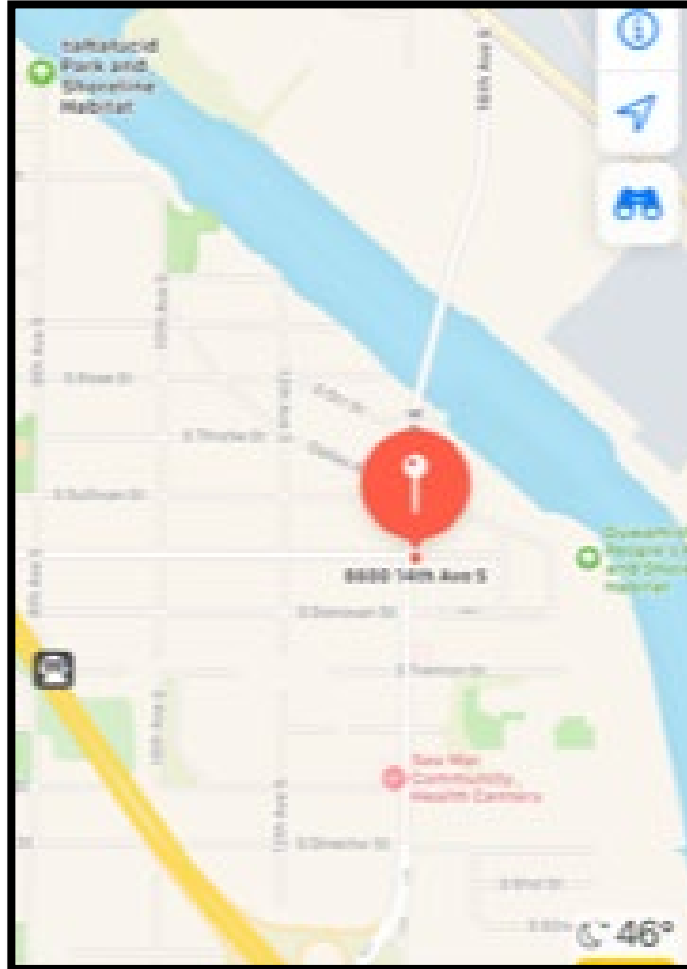
- **Dave McFadden, Managing Director, Economic Development**
- **Kyra Lise, Director, Real Estate Development**
- **Christina Billingsley, Sr. Program Manager, Environmental Engagement, External Relations**
- **Dre Avila, Port Community Action Team (PCAT)**

Action Requested

- Request Commission authorization for the Executive Director to execute a lease agreement for project field office that supports construction and maintenance of the Duwamish River People's Park and Shoreline Habitat site (People's Park). In addition to supporting Port staff, the facility can also support the Duwamish Valley Port Community Action Team's current initiatives and advance plans to create a workforce/entrepreneur development center. This request authorizes the expenditure of \$360,000 for rent and operating costs associated with the facility.

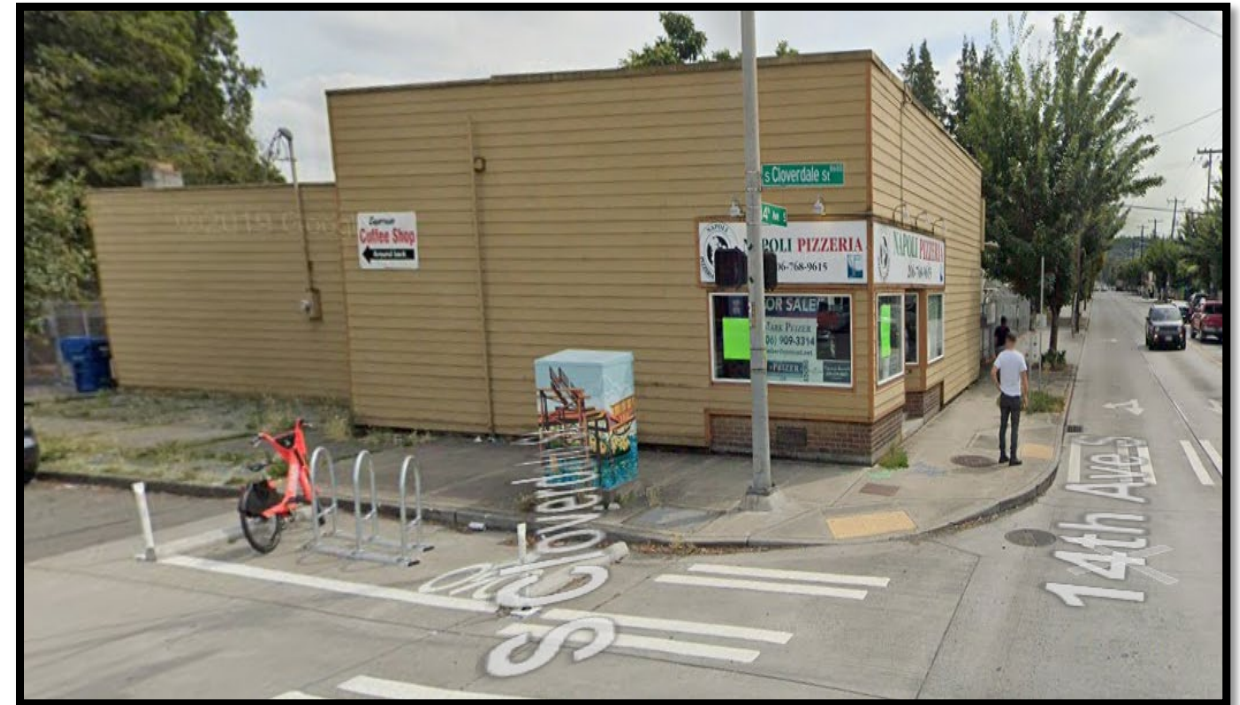
Construction Field Office

- Port construction project: Duwamish River People's Park and Shoreline Habitat (formerly Terminal 117)
- Precedent
 - 2014: Port Field Office during Early Action Cleanup
 - Open house and community events space



Leasing a Duwamish Community Resource Center

- **Short-term lease** (3 years with two 1-year options)
 - 2,300 sf – flex space, office, conference, storage
 - 10,000 sf – paved, secure parking
- **\$360,000 building use cost** (rent, taxes, insurance, etc.)
- **Port contractor**
 - Manage day-to-day operations
 - Property management
 - Events and trainings recruitment
 - PCAT and community liaison



Resource Center Benefits

- **Resolution 3767 - Duwamish Valley Community Benefits Commitment**
 - *2020 Work Plan:*
 - “By end of Q4...explore the feasibility of an inter-agency job information and training center to promote Port-related careers.”
- **Place-based Economic Resilience**
 - Economic
 - Physical
 - Cultural



Supporting Community Leadership

- **Port Community Action Team (PCAT)**
 - Georgetown and South Park community members
- **Guiding Principles**
 - Equitable development
 - Inclusion and cultural competency
 - Community engagement
 - Anti-displacement

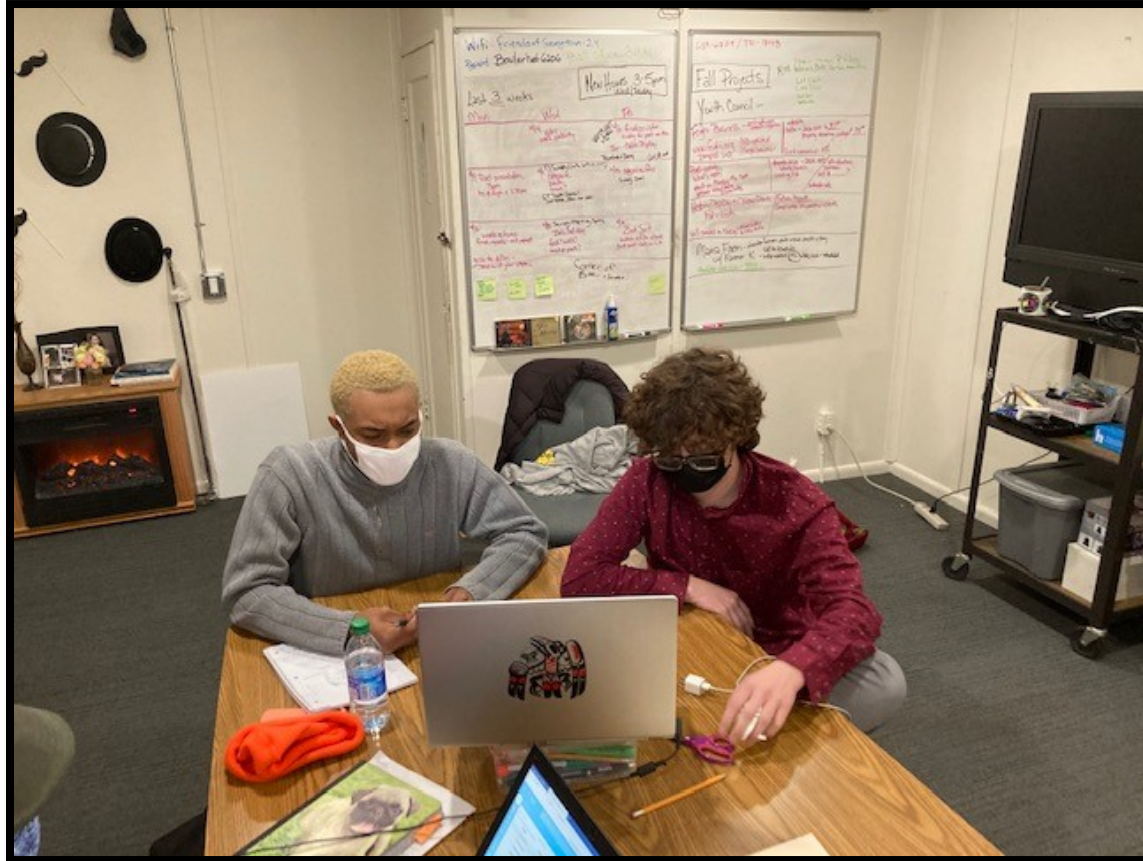


Community Capacity Building

- **Resource Center Involvement**
 - Research and “lay of the land”
 - Key partner on site management
 - Support decision making
 - Evaluating programs for maximum community benefit
 - Connect Port staff and building operator to local networks and resources
 - Host PCAT meetings, public events, and coordinate Resolution 3767 engagement in community

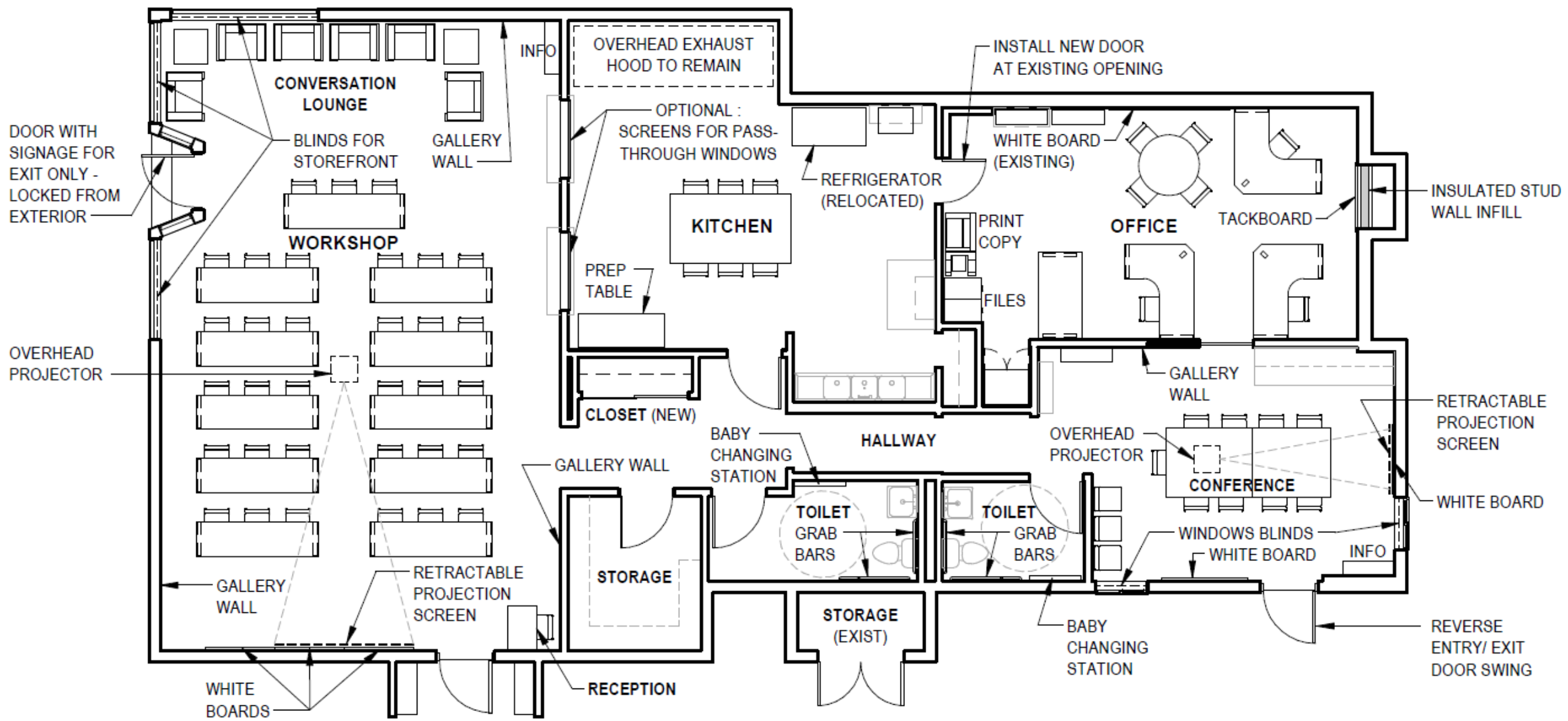


Economic Prosperity in Place



- **On-site Activities**

- Youth career-connected learning
- Port industry recruitment, career fairs, open houses
- Community-based projects
- WMBE and small business resources
- Duwamish River People's Park stewardship
- Professional development and Port-career readiness workshops



Facility Users and Partnerships

Immediate Proposed Uses - 2021

- Duwamish River Peoples Park (formerly Terminal 117) Construction Field Office
- Port Community Action Team (PCAT) Engagement and Capacity Building
- Duwamish River Green Jobs Program
- Youth Internship Recruitment
- Maritime High School

Longer-term Planning - 2022 and beyond

- Partnership with City/County/WorkSource to build out small business/workforce development center

Facility Costs

Buildings Expenses	Psf/year	Monthly	Annual
Rent, Building	\$28 x 2300 sf	\$5359	\$64,308
Rent, Parking	\$3.60 x 9700 sf	\$2910	\$34,920
Taxes*	\$6300	\$525	\$6,300
Insurance*	\$2460	\$205	\$2,460
Maintenance	\$2448	\$204	\$2,448
Tenant Work	N/A	\$0	
		\$9,203	\$110,436

Managing Operations

- The Port will contract with an entity to operate the facility.
 - Economic Development Division will procure operator for facility for 1st year at cost of \$50,000.
 - The Division will hire operator over term of lease and will explore how other partners can help cover this expense.
- Operator helps ensure that building uses fall within the Port's legal jurisdiction.
- The operator will manage use of the facility, oversee daily operations, and help the Port screen prospective subtenants.
 - The Port will ultimately approve subleases for the premises.
- To ensure equity and community leadership, the contractor will collaborate with the Duwamish Valley PCAT and Port staff to identify, prioritize and implement the facility's day-to-day programming, events, and activities.

Questions?