

Fishermen's Terminal Gateway Building Design

January 22, 2019

New Development at Fishermen's Terminal

- Requesting authorization to continue design work on 60,000 square foot planned light industrial building at entrance to Fishermen's Terminal
- Part of FT Long-Term Strategic Plan developed in 2016



Maritime Manufacturing & Supplier Facility

- **Gateway Building will Support growth of commercial fishing and Maritime Cluster**
 - Industrial property in Ballard/Interbay area in short supply
 - Rising rents and building sales prices
 - Fishing tenants want suppliers at or near FT



Port of Kalama Flex Industrial Building

Go to Market Strategy

- **Industrial development typically does not lend itself to pre-leasing:**
 - Nearly all light industrial developments initiate construction on a spec basis with no tenant agreement in place
 - Smaller tenants can't/don't want to commit to a lease with a long lead schedule
 - The buildings are simple and without tenants the design and construction is quicker
 - Pre-leasing results in lower rents overall and greater tenant concessions
- **Demand for space continues to be very strong**

Project Timeline

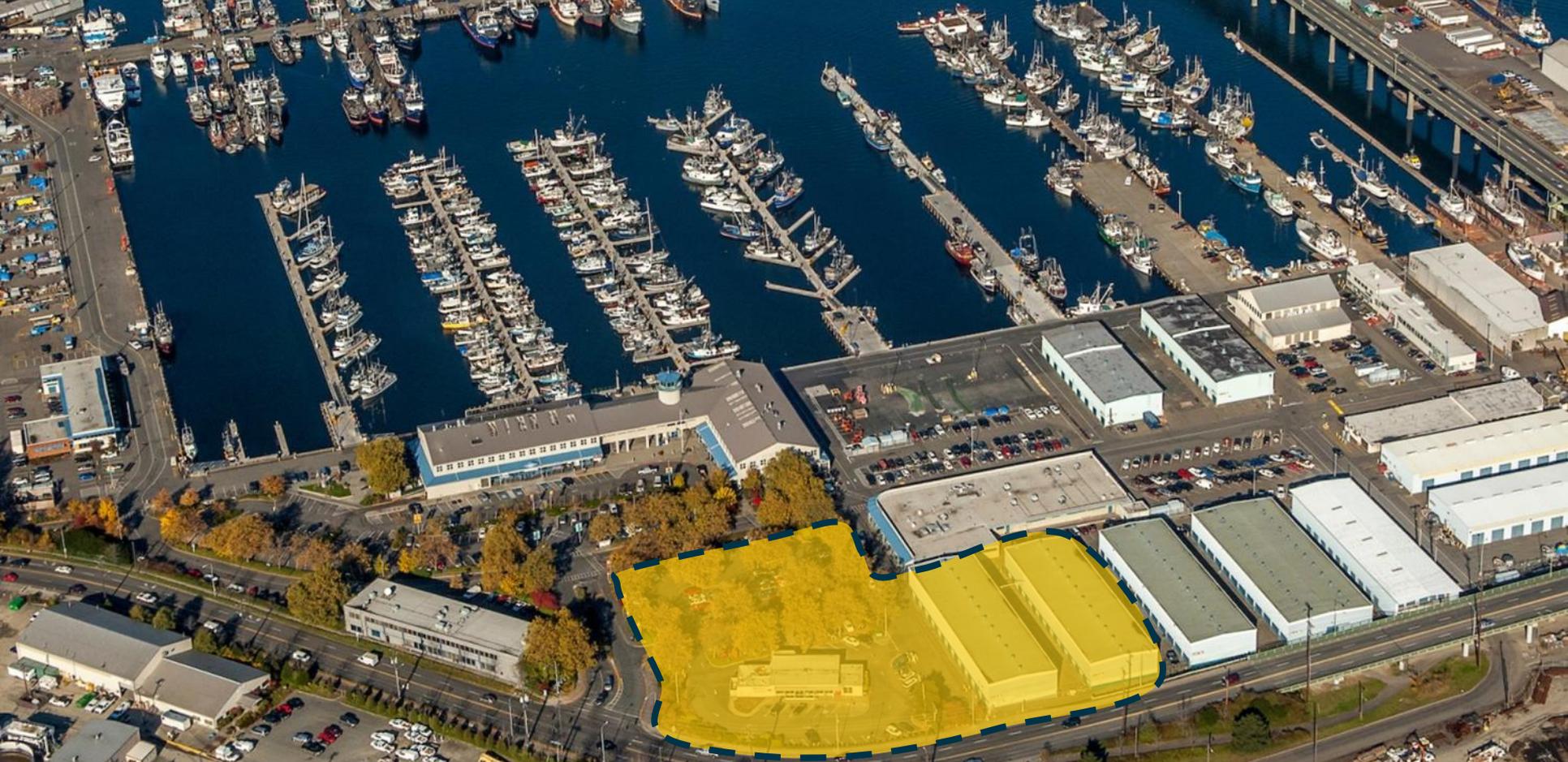
Maritime/Economic Development Projects	Project Sponsor	Project Manager	Project Complexity	2018				2019				2020				2021				2022				2023							
				Q1	Q2	Q3	Q4																								
Fishermen's Terminal Gateway Building	Jeffrey Utterback	Tim Leonard	2																												

- Community Engagement *
- Commission Approval
- Planning / Notebook
- Design
- Construction

Fishermen's Terminal Gateway Building to be Completed by Q3 2022

Tenant Leasing Strategy/Timing

- **Every time we discuss or do anything at FT we get inquiries from prospective tenants:**
 - During previous FT Planning process
 - During Net Shed demolition planning and Commission Approval
- **Today's action will generate new/renewed interest**
- **Staff will select tenants and negotiate leases as construction unfolds**



Proposed Gateway Building Area

**Existing Bank Building and
Net Sheds 7 & 8 to be demolished**

**Gateway
Building Area**

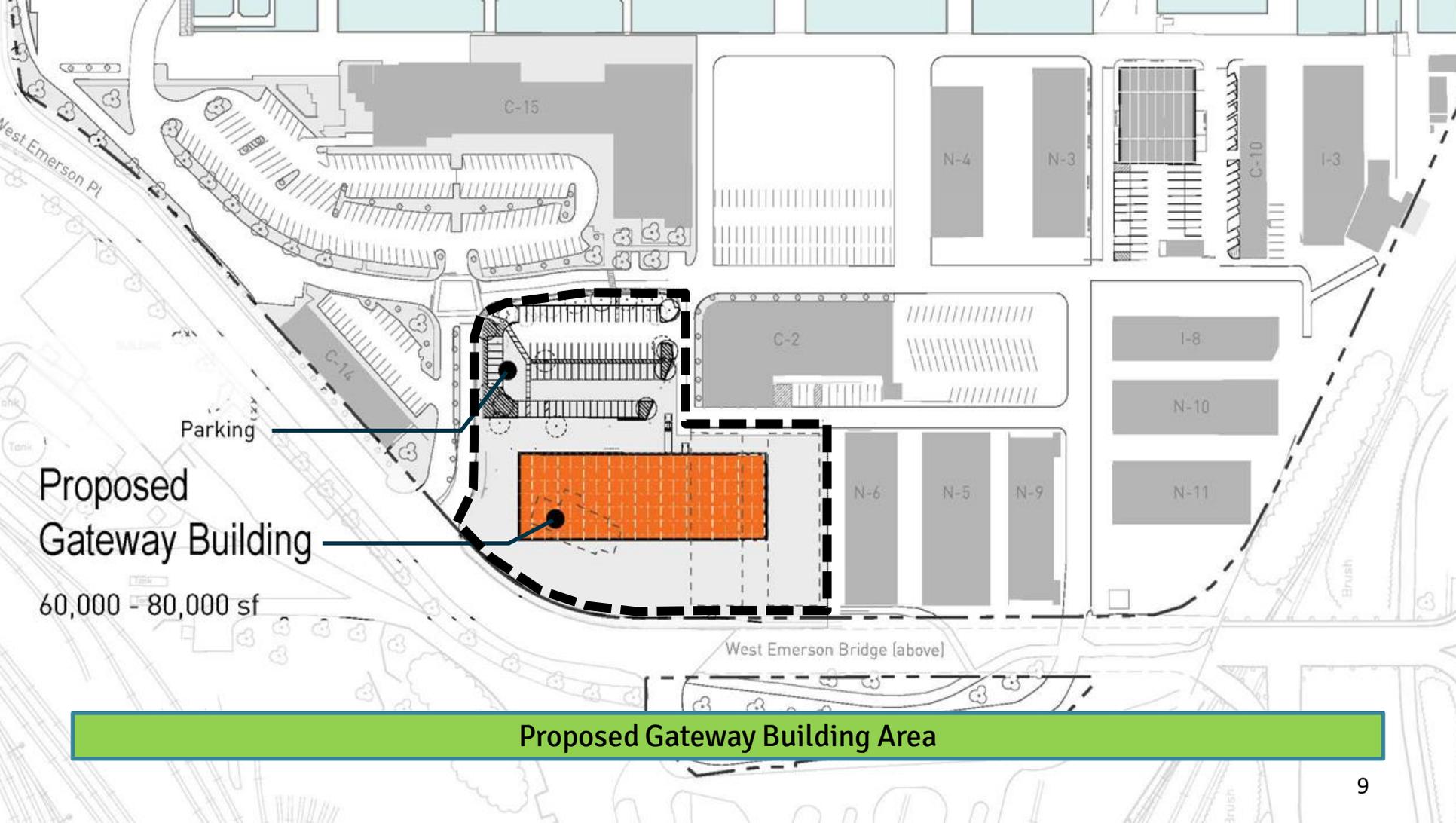
Parking Area

Bank Building

Net Shed 8

Net Shed 7

Gateway Building Area Existing Condition



Proposed
Gateway Building

60,000 - 80,000 sf

Parking

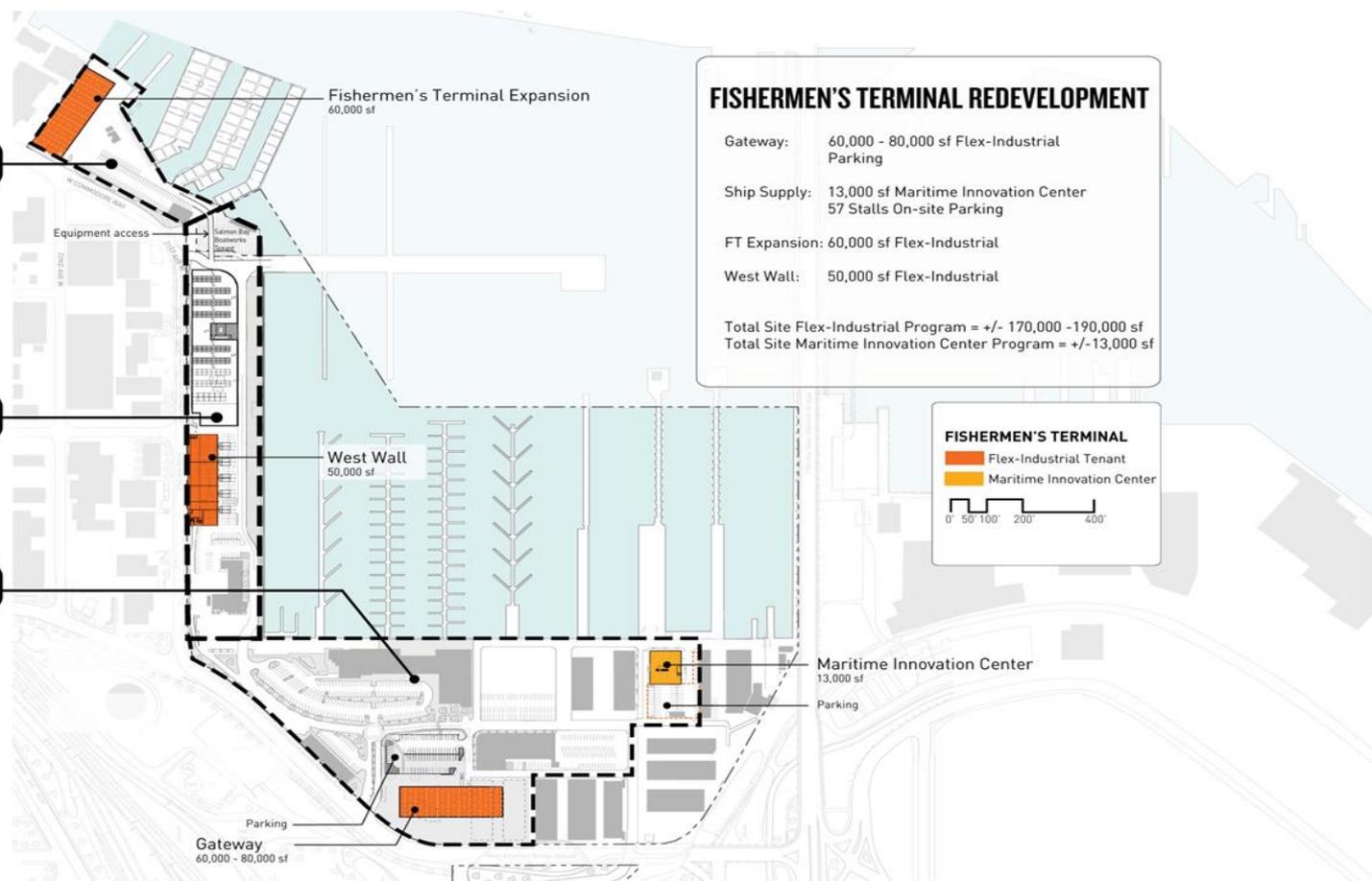
West Emerson Bridge (above)

Proposed Gateway Building Area

PHASE III
FISHERMEN'S TERMINAL EXPANSION

PHASE II
FLEX-INDUSTRIAL - GEAR STORAGE

PHASE I
GATEWAY & MARITIME INNOVATION CENTER



Long Term Facility Plan

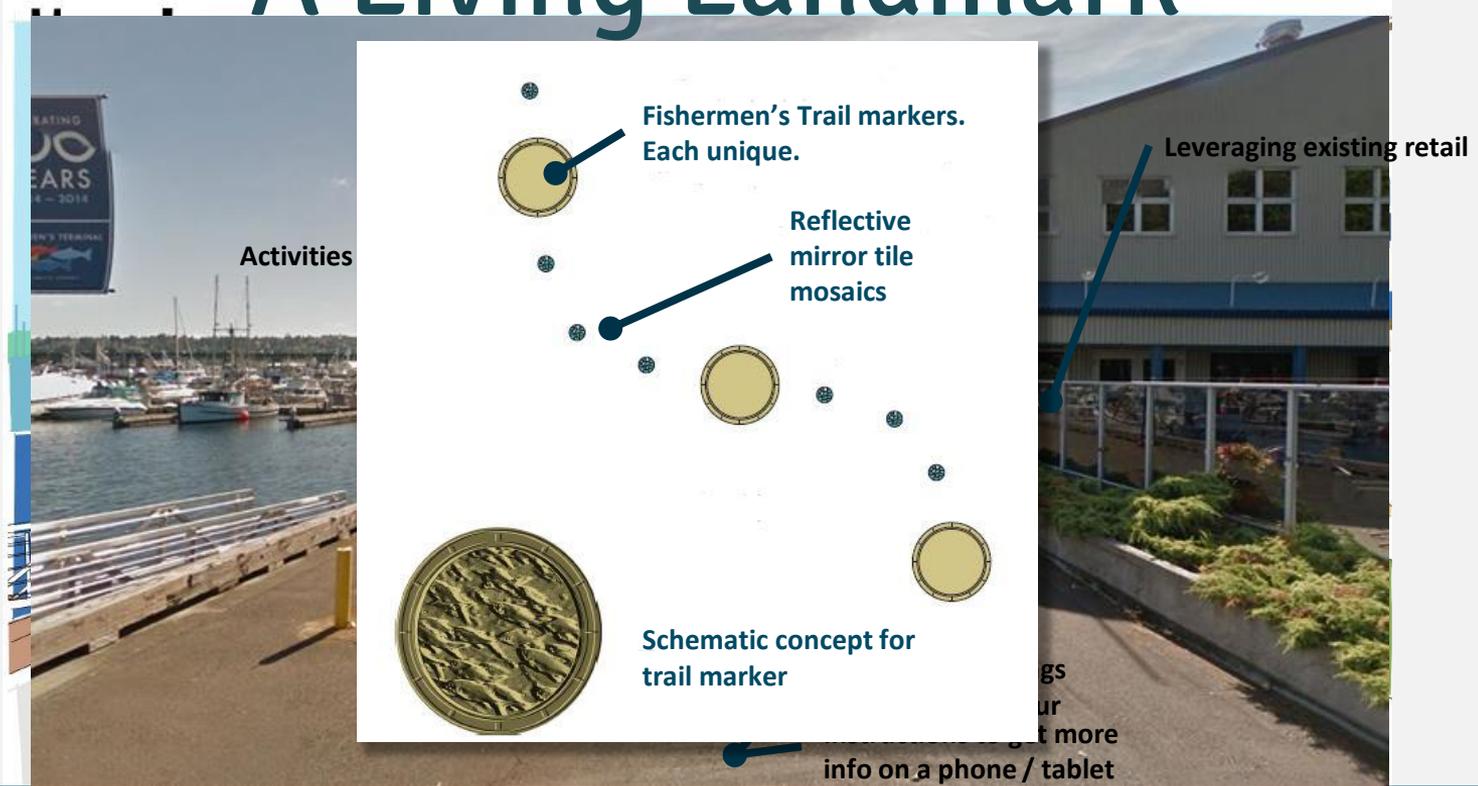
APPENDIX

Environmental Graphics



Installation of displays is part of development project

A Living Landmark



Existing Condition

Improved Wayfinding

Public Relations, marketing and Tourism Development Plan

- Digital Advertising
- 15th Ave Billboard
- Visits to the Website and Terminal

Telling the story of commercial fishing without interfering with industrial operations

Digital Campaigns

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FISHERMEN'S TERMINAL



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PROVIDED BY PORT OF SEATTLE

Meet the captains of Fishermen's Terminal

Originally published June 5, 2007 at 10:26 pm | Updated June 20, 2007 at 1:01 pm



On boats like the *Lulu*, spring prep before heading out to sea often entails repairing nets and other gear. (Photo courtesy of Fishermen's Terminal)

Get a taste of what it's really like to live the mariner's life.

By Port of Seattle

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You probably know Fishermen's Terminal from driving over the Ballard Bridge. A complex tangle of boats and equipment that looks larger than life docked in Seattle, but ebbs in the summer as 400 commercial fishing vessels head to Alaska to catch cod, crab, halibut, mackerel and salmon.

What's it like to work on the water year after year as a real-life fishing vessel captain? We spoke with a handful of local fishing skippers this spring to learn how they prepare for the season, what commercial fishing is really like and how they balance life at sea with life at home in Greater Seattle.

Prepping to set sail

The boats in the commercial fishing fleet at Fishermen's Terminal range from 30 to 200 feet long, depending on the type of gear used. Think trailers, gillnetters, purse seiners, longliners and pots.

Although most captains set sail in the spring (and return late summer or fall), preparation for the season starts several weeks or months ahead of time. Michael Offeman, 40, from Edmonds, starts thinking about the fall and winter projects he needs to tackle on his 99-foot boat, *Business*, while out at sea during the summer. Typical post-season touch-ups include painting, remodeling and electrical and mechanical tweaks, followed by a thorough inspection.

"I can be coordinating schedules with carpenters, welders and electricians a year in advance," says Offeman, a fourth-generation fisherman who's been fishing for 18 seasons.

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Separate Initiative but coordinated with development project

Retailer Profiles



Separate Initiative but coordinated with development project

15th Avenue Billboard

FISHERMEN'S TERMINAL

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