

Attachment 2

Pacific Fishermen, Inc.

Pacific Fishermen Shipyard

Three Marine Railways and Lift Dock to 160 ft. x 600 Tons
Professional Ship and Yacht Repair Since 1946

PFI Marine Electric

UL Certified Switchboard Panel Shop
PFI Electric Dutch Harbor

Tel: 206-784-2562
Fax: 206-784-1986
DougD@PFIShipyard.com

5351 24th Ave NW
Seattle, WA 98107
www.pacificfishermen.com

January 5, 2022

Re: 2501 NW Market Street Project & Rezone

Dear Greg Johnson:

We are a longtime Ballard heavy industrial business, founded by 400 Norwegian heritage fishermen and their wives, operating a shipyard in Seattle since 1946. As the seller of the 2501 NW Market Street property site, Pacific Fishermen, Inc., is writing to express our support for the project and the necessary request for a one level rezone match of our split-zoned property to build this project and alignment with the character and public needs of Market Street.

There have been Nordic heritage shipyards in the vicinity of this vacant lot for 150 years, since 1871, before Ballard was annexed. Unlike like our IG1 heavy industrially zoned shipyard, this vacant property is “across the tracks” in a split IC light commercial/NC3 Neighborhood Commercial zone, out of the BINMIC Ballard Interbay Northend Manufacturing Industrial Center and IG1 zoning.

This site has never been used for an industrial purpose and is located within the Ballard Urban Village, meaning the proposed use is compatible with the urban nature of the neighborhood’s central business district. We have been unable to find a suitable industrial use. It has been used as boat, car and truck storage, as there was no tenant demand for other uses. It’s size and location have never lent itself toward an industrial tenant or long-term manufacturing, maritime or industrial use. In addition, it has been mostly vacant with no tenants displaced or demand for a use that will go unmet by a change in zoning.

In addition, the sale of this property will greatly benefit the Ballard industrial community. The rezone will provide Pacific Fishermen Shipyard with much-needed funds that will restore the Shipyard to its original capacity through costly dredging along the Ship Canal. The funds may also be used to help with our Union’s underfunded pension liabilities, which forced another shipyard, FVO Fishing Vessel Owners and Marine Ways at Fishermen’s Terminal into bankruptcy.

In conclusion, we strongly support this beneficial new project and its modest rezone request. If you have any questions, please contact me at DougD@PFIShipyard.com or (206) 718-0253.

Sincerely,

Pacific Fishermen, Inc.
Pacific Fishermen Shipyard and Electric, LLC



Doug Dixon
Corporate Secretary

Attachment 4

January 6, 2022

Re: 2501 NW Market Street Project & Rezone

Dear Greg Johnson:

As a longtime real estate broker and investor in the Seattle area, it is clear the site at 2501 NW Market has not been in industrial use for many years and would not be a candidate for a future tech-oriented R&D business, nor a campus-like environment for new tech-oriented industrial development.

This is due to the site's small size and the lack of demand in West Ballard for this type of use, compared to more competitive areas in South Lake Union, Kirkland and Bellevue. Additionally, this type of use wants to be closer to freeways and urban centers, not residential neighborhoods that are more access constrained.

Additionally, given the site's inclusion in the Ballard Urban Village, and the new developments in entitlement or under construction along NW Market St east of 24th Ave NW, it is clear the site is best suited for multifamily residential development.

Thank you,

A handwritten signature in black ink that reads "Timothy McKay". The signature is written in a cursive, flowing style.

Tim McKay
Senior Vice President
Colliers Seattle

ATTACHMENT C



May 17, 2022

Re: 2501 NW Market Street Project

Dear Greg Johnson:

As a longtime industrial real estate broker in Seattle, I am commenting today on the 2501 NW Market Street project.

In my opinion this site (~ 15,000 SF) would be considered too small to build a modern distribution center that is functional and cost effective. Additionally, distribution centers typically want to be closer to freeways and not access constrained as is 2501 NW Market Street.

Also, the site is on NW Market Street, adjacent to a mixed-use residential development. Most industrial distributors would likely be concerned about proximity to residential.

Given the property's inclusion in the Ballard Urban Village, and the new developments in entitlement or under construction along NW Market Street, as well as its size and access issues, it is my opinion that the 2501 NW Market Street site is better suited for other uses, such as multi-family.

Thank you.

A handwritten signature in black ink, appearing to read "Wilma Warshak".

Wilma Warshak, SIOR