

# ***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](mailto:DougD@PFIShipyard.com)

5351 24th Ave NW  
Seattle, WA 98107  
[www.pacificfishermen.com](http://www.pacificfishermen.com)

January 5, 2022

Greg Johnson CNU-A, AICP  
Senior Land Use Planner  
Seattle Department of Construction and Inspections  
206-727-8736 | [greg.johnson@seattle.gov](mailto:greg.johnson@seattle.gov)

Re: 2501 NW Market Street Project & Rezone

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](mailto:DougD@PFIShipyard.com) or (206) 718-0253.

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



Doug Dixon  
Corporate Secretary