

PORTS IN WASHINGTON STATE

New Market Industrial Campus and Tumwater Town Center
Real Estate Development Master Plan
Public Meeting #1

March 5, 2015

TUMWATER TOWN CENTER

NEW MARKET
INDUSTRIAL CAMPUS

Real Estate Development Master Plan

cai community
attributes inc



Founded in 2005, **Community Attributes Inc. (CAI)** tells data-rich stories about communities that are important to decision makers.

- > Regional economics
- > Land use economics
- > Land use planning and urban design
- > Community and economic development
- > Surveys, market research and evaluation
- > Data analysis and business intelligence
- > Information design

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2. A Port's Purpose
3. Economic Impacts





1. Ports in Washington State

Ports in Washington State

75 Port districts in Washington State located in 33 of the 39 counties in Washington

Port of Allyn (Mason County)
Port of Anacortes (Skagit County)
Port of Bellingham (Whatcom County)
Port of Benton (Benton County)
Port of Bremerton (Kitsap County)
Port of Brownsville (Kitsap County)
Port of Camas-Washougal (Clark County)
Port of Centralia (Lewis County)
Port of Chehalis (Lewis County)
Port of Chelan County (Chelan County)
Port of Chinook (Pacific County)
Port of Clarkston (Asotin County)
Port of Columbia (Columbia County)
Port of Coulee City (Grant County)
Port of Coupeville (Island County)
Port of Dewatto (Mason County)
Port of Douglas County (Douglas County)
Port of Edmonds (Snohomish County)
Port of Eglon (Kitsap County)
Port of Ephrata (Grant County)
Port of Everett (Snohomish County)
Port of Friday Harbor (San Juan County)
Port of Garfield (Garfield County)
Port of Grand Coulee (Grant County)
Port of Grandview (Yakima County)
Port of Grapeview (Mason County)

Port of Grays Harbor (Grays Harbor County)
Port of Hartline (Grant County)
Port of Hoodspout (Mason County)
Port of Illahee (Kitsap County)
Port of Ilwaco (Pacific County)
Port of Indianola (Kitsap County)
Port of Kahlotus (Franklin County)
Port of Kalama (Cowlitz County)
Port of Kennewick (Benton County)
Port of Keyport (Kitsap County)
Port of Kingston (Kitsap County)
Port of Klickitat (Klickitat County)
Port of Longview (Cowlitz County)
Port of Lopez (San Juan County)
Port of Mabana (Island County)
Port of Manchester (Kitsap County)
Port of Mattawa (Grant County)
Port of Moses Lake (Grant County)
Port of Olympia (Thurston County)
Port of Orcas (San Juan County)
Port of Othello (Adams County)
Port of Pasco (Franklin County)
Port of Pend Oreille (Pend Oreille County)
Port of Peninsula (Pacific County)
Port of Port Angeles (Clallam County)
Port of Port Townsend (Jefferson County)

Port of Poulsbo (Kitsap County)
Port of Quincy (Grant County)
Port of Ridgefield (Clark County)
Port of Royal Slope (Grant County)
Port of Seattle (King County)
Port of Shelton (Mason County)
Port of Silverdale (Kitsap County)
Port of Skagit County (Skagit County)
Port of Skamania County (Skamania County)
Port of South Whidbey Island (Island County)
Port of Sunnyside (Yakima County)
Port of Tacoma (Pierce County)
Port of Tracyton (Kitsap County)
Port of Vancouver (Clark County)
Port of Wahkiakum County No. 1 (Wahkiakum County)
Port of Wahkiakum County No. 2 (Wahkiakum County)
Port of Walla Walla (Walla Walla County)
Port of Warden (Grant County)
Port of Waterman (Kitsap County)
Port of Whitman County (Whitman County)
Port of Willapa Harbor (Pacific County)
Port of Wilson Creek (Grant County)
Port of Woodland (Cowlitz County)

Ports in Washington State

- > Have more than 100 years of history in the state
- > Are a gateway in the Pacific Northwest for exports and imports
- > Share waterways, roads and railways to distribute goods and thereby drive regional infrastructure investments
- > Influence major sectors of Washington's economy, including Manufacturing, Warehousing, Transportation & others

Ports in Washington State

“Ports are a unique animal – a public entity with a profit motive, or public enterprises.

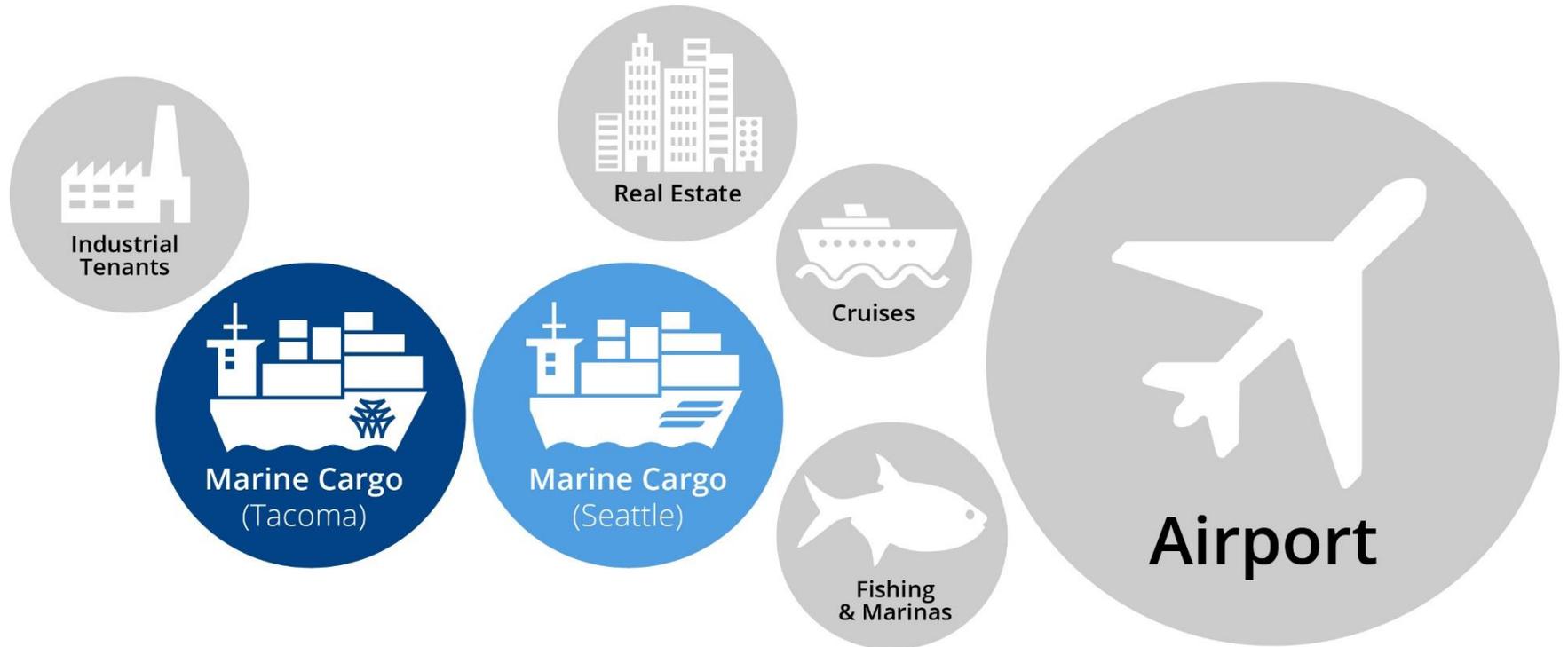
A port district's primary goal is economic development for its community, with the end result of job creation.

And not just jobs, but jobs that *pay a family wage* and encourage growth throughout the port's district. Port districts are able to finance the long-term investments needed for such growth with four difference sources of revenue: taxes, service fees, bonds, and grants or gifts.”

–Washington Ports Association

Ports in Washington State

Lines of business for Washington's ports:





2. A Port's Purpose

Ports, Established

RCW 53.04.010 Port districts authorized — Purposes — Powers — Public hearing.

Port districts are hereby authorized to be established in the various counties of the state for the purposes of acquisition, construction, maintenance, operation, development and regulation within the district of harbor improvements, rail or motor vehicle transfer and terminal facilities, water transfer and terminal facilities, air transfer and terminal facilities, or any combination of such transfer and terminal facilities, and other commercial transportation, transfer, handling, storage and terminal facilities, and industrial improvements.

In other words...

Key Port powers include:

- > Develop marine terminals, airports and other facilities for handling cargo and accommodating passengers
- > **Buy and improve pieces of property for lease – or sometimes to sell – to private industry for industrial and commercial uses**
- > Provide air and water pollution control facilities
- > Operate trade centers and export trading companies
- > Establish and operate foreign trade zones
- > **Provide environmental enhancement, protection and public access**
- > Build and operate or lease out marinas and related facilities and provide public boat ramps for public use
- > Promote tourism as an economic stimulus within the port district

A Port's Purpose

“The primary purpose of a port district in Washington State is economic development –

and you don't need a navigable waterway to do that. The Legislature has given ports broad authority to promote economic development –

they can build and operate airports, marine terminals, marinas, railroads, and industrial parks, and in some cases, promote tourism.”

– Washington Ports Association

A Port's Purpose

The process...

How Ports approach industrial development:

- > The Washington State Legislature has been generous in granting authority to pursue industrial development – the fastest growing segment among ports.
- > Port districts can construct buildings and structures to accommodate virtually any type of industrial or economic activity.
- > These facilities are generally the sort that the private sector can't -or won't – build or improve.
- > Ports can also develop the infrastructure – water and sewer systems, and roads – necessary to attract job-creating businesses.
- > Once a facility is built, it is often leased to businesses that generate jobs in the community.

Source: Washington Ports Association



3. Economic Impacts

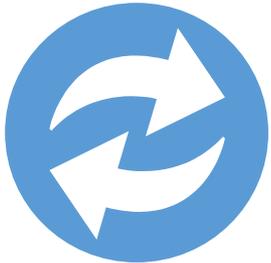
Ports in our Economy



Ports are critical infrastructure to facilitate trade, including both imports and exports



Example: The Port of Olympia administers a Foreign Trade Zone (FTZ) that includes the New Market Industrial Campus

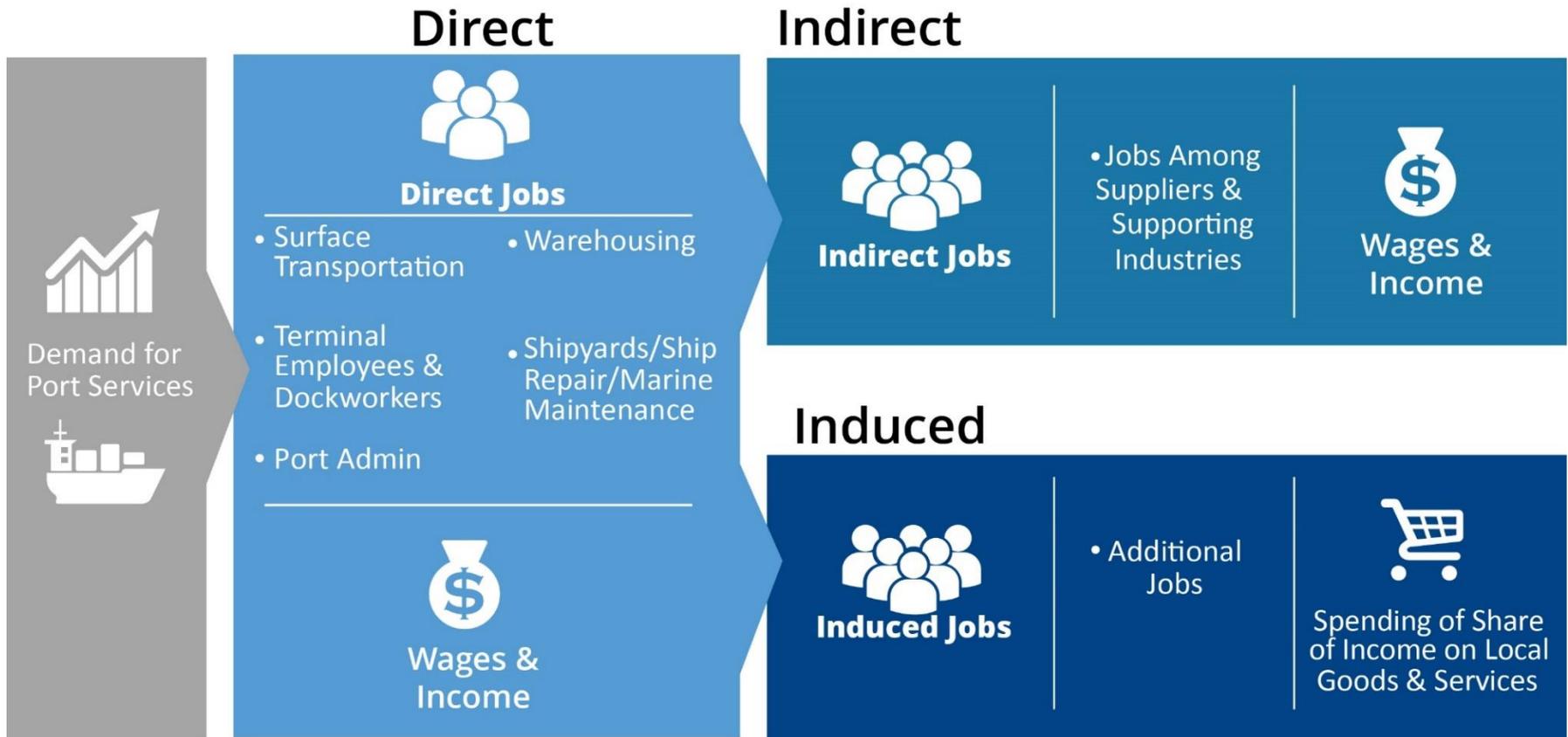


Imports and exports are important because they **grow regional and national economies**



Cities require strong economies to create opportunity for residents

Ports in our Economy



Ports in our Economy

Types of Indirect Spending



Parts & Equip.
Suppliers



Business Services



Office Equip.



Maintenance
& Repair



Fuel



Communications
& Utilities

Types of Induced Spending



Housing



Food



Restaurants



Home
Furnishings



Transportation

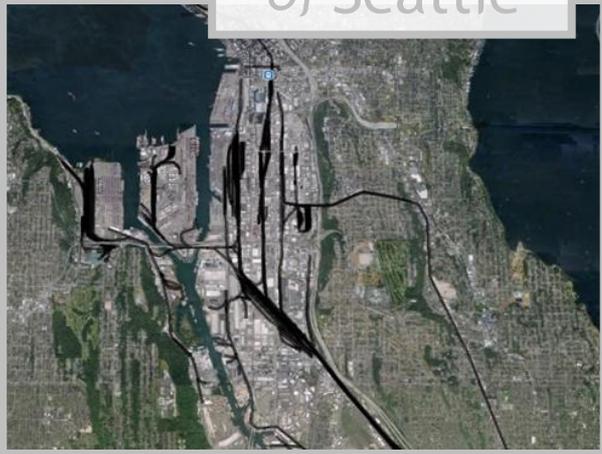


Health Care

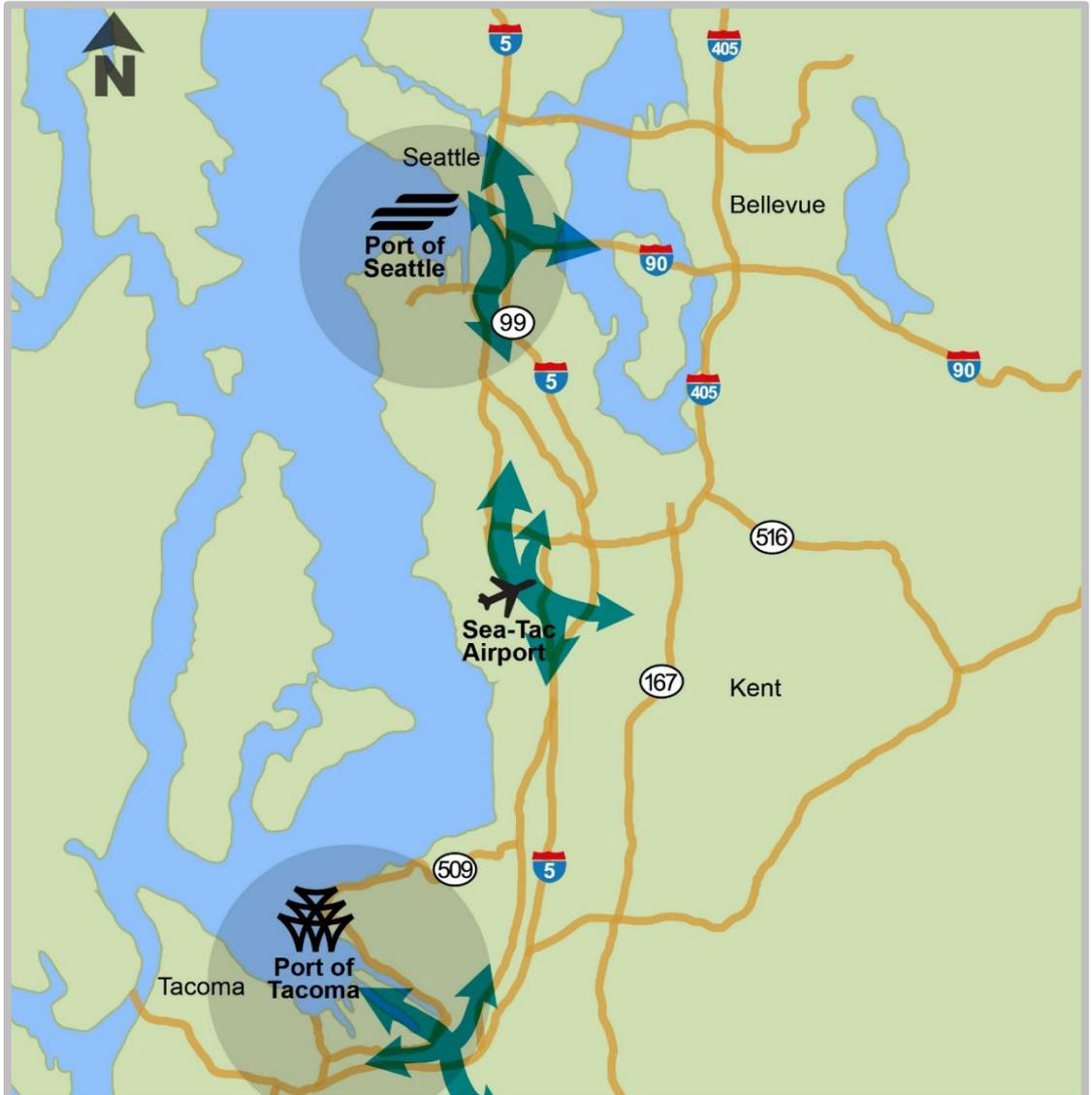


Entertainment

Port of Seattle



Port of Tacoma



Ports are gateways for exports & imports with shared waterways, roads & railways to distribute goods.

Ports of Seattle and Tacoma

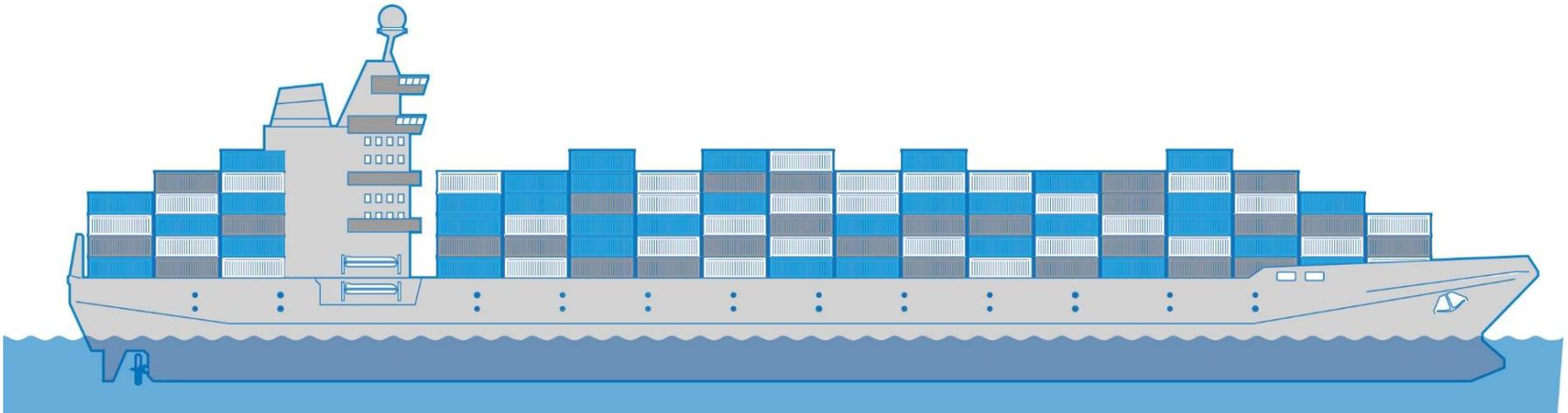


Washington State's reported Gross Domestic Product (GDP) totaled **\$409 billion** in 2013

\$4.3 billion in statewide business revenue generated by the Ports

The ports' economic activity is affiliated with a combined total of **\$138 billion in total economic activity** to the state, which is **one-third** of Washington's GDP (2013)

Sources: Martin Associates; Washington State Dept. of Revenue, 2014.



Port of Tacoma

Industrial Lease Tenants

The Port of Tacoma also leases land to non-maritime related tenants. Property is leased for manufacturing, office, warehouse and distribution, equipment maintenance and repair, construction contractors and equipment storage, fish processing and office space.

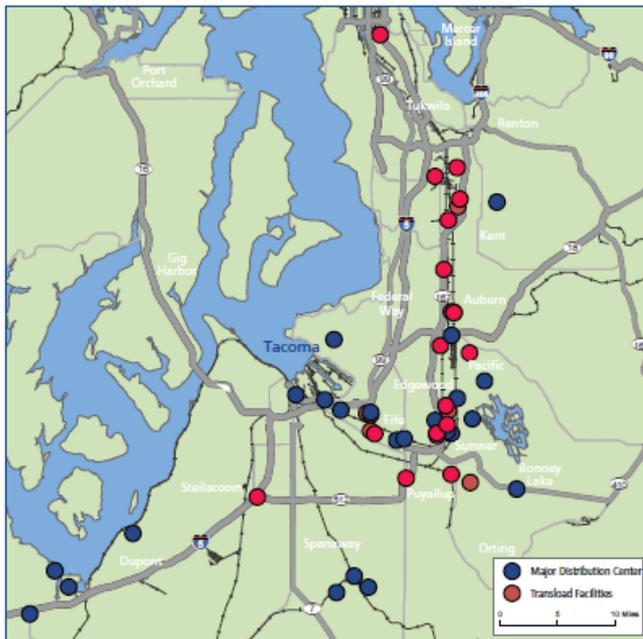
4,385
Jobs Impact

\$561 m
Revenue Impact

\$306 m
Personal Income Impact

\$88 m
Local Purchases

\$28 m
State & Local Tax Impact



Direct jobs from industrial lease tenants increased by 1,264 positions between 2004 and 2013



26% of direct jobs with Port industrial lease tenants are in fishing



Foreign Trade Zone #86 encompasses the Port of Tacoma industrial area and the rest of Pierce County



38% of direct jobs with Port industrial lease tenants are in manufacturing

Port of Ridgefield

Discovery Ridge



Residential, Commercial, Light Industrial

Size: 30 flat, divisible acres; 25 acres MOL net developable.

Utilities:

- Water & Sewer
- Electric
- Natural Gas
- Telecommunications

Miller's Landing



Site Condition

- Fully Remediated Brownfield Property
- No wetlands
- Environmental Areas Described
- All Development Areas are above
- 100 Year Flood Plain

Development Entitlements

- Phased Development Strategy
- Project Subdivision Pending
- Shoreline Vested
- Traffic Impact Analysis Completed

Public Amenities

- Paved Riverfront Walking Trail
- Improved Boat Launch
- Day Dock / Transient Moorage
- Public Use Areas
- Walking Access to
- Ridgefield National Wildlife Refuge

Port of Centralia

Centralia Station



Centralia Station

Centralia Station is a proposed development to be located off the new Mellen Street interchange that will create jobs and promote economic development in Centralia. The project will be a multi-use development envisioned to include:

- Large businesses including major retailers
- Community college facilities in partnership with Centralia College
- Retail space
- Office space
- Medical facilities
- Restaurants
- Sports fields
- Tech warehouse space

Benefits

- Project will create hundreds of local jobs during construction period
- Upon completion, Centralia Station businesses will create hundreds of permanent jobs
- Project will generate significant tax revenue to support important social services and education
- Partnership with Centralia College will expand education and learning opportunities
- Expanded retail and restaurant choices will serve nearby Providence Centralia Hospital
- Construction of sports fields and hiking trails will create new recreational opportunities

Port of Olympia

East Bay



Thank you!