



2026 MASTER PLANNING REVIEW OF INITIAL SCOPE DISCUSSION + NEXT STEPS

BRANDON BAKER, EXECUTIVE DIRECTOR

MARCH 31, 2026



MP3: Recap

- Request for all historical documents related to past Master Planning efforts 
- Create an Ad-Hoc committee for RFP scope creation 
- Port Commission to review the final RFP before going out to bid
- Selected consultant will be expected to review historical documents
- Emphasis placed on economic feasibility as part of the Master Planning process
- The importance of continuous collaboration throughout the process was discussed



RFP Scope Summary

The Port is seeking a qualified consultant to develop a high-level Port Master Plan that provides a comprehensive, strategic framework for the long-term development and use of all Port-owned properties. This plan will serve as Phase One of the Port's 2026 Master Planning effort and will guide future phases, including subsequent detailed redevelopment plans for specific property areas such as the Port's eastside holdings.

The Lead consultant (Project Manager/Lead) will work closely with Port staff, the Port Commission, and the consultant team to evaluate current conditions, **conduct economic feasibility analysis**, identify future opportunities and constraints, and prepare a high-level vision with associated planning concepts, priorities, and implementation options.



Key Components



Planning Development



Port Objectives and
Vision Setting



Stakeholder and
Community Engagement
Public Advisory Group
Pre-Engagement efforts



Concept Selection and Final
High-Level Master Plan Report
Interactive, creative,
explorable files



NEXT STEPS

1. Ad-Hoc committee will craft a final scope of work to be included with the RFP
2. Port Commission will review the final scope
3. Staff will manage an RFP to select a consultant



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