PHASE I

Phase I includes master planning, environmental review and permitting in support of the overall development of the T-91 area north of the Magnolia Bridge.

The buildings proposed in Phase I will initially target current T-91 tenants and other maritime companies that have expressed an interest in growing their businesses.

The Port of Seattle Commission approved $4 million in January 2019 for the first phase of the project including:

- Creation and approval of Major Phased Development Plan covering Phase I and Phase II of the work
- Environmental review and community outreach for the Major Phased Development Plan
- Detailed site survey of the T-91 Uplands
- Infrastructure design
- Design of Phase I buildings and associated site improvements including stormwater upgrades

TIMELINE

The project will occur over the next 10-15 years in two phases. The second phase involves developing another 300,000 square feet of light industrial facilities. The Port will consider implementing Phase II after evaluating Phase I outcomes.

FUNDING

The project is funded in the port’s 2019 to 2023 Capital Improvement Plan. Phase I has an estimated project cost of $39 million.

QUESTIONS OR COMMENTS?

You can send a note to the project at: Terminal91Uplands@portseattle.org
STRONG DEMAND FOR INDUSTRIAL SPACE

A study of the industrial Real Estate Market in the Interbay/Ballard area commissioned by the port in 2016 found a vacancy rate of just 0.60 percent. The study also revealed that most fishing/maritime manufacturers and suppliers want to be close to their customers on the Lake Washington Ship Canal and Elliott Bay.