



TERMINAL 91 UPLANDS

The Port of Seattle is preparing to develop two 50,000 square-foot maritime light industrial buildings on the Terminal 91 Uplands north of the Magnolia Bridge.

The buildings will support fishing and maritime manufacturers, suppliers and vendors looking for room to grow in the Ballard/Interbay area. Fishing and maritime industry manufacturers and suppliers have expressed strong interest in such facilities close to their customers in the fishing and maritime industries. The buildings will be part of the port's Maritime Innovation District, where companies will collaborate, innovate, and develop and adapt new technologies.

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.

