

BUILDING THE FUTURE

The Port of Seattle is working to build the most equitable, sustainable, and successful maritime industries in the world. Our capital improvement plan makes travel and trade more efficient, expands community-based economic development and environmental programs, and reduces our own environmental impact.

COVID-19 RESPONSE

We remain focused on completing an equitable recovery while maintaining the health and safety of employees, customers, and the public. Most Port business lines moved towards recovery in 2021.

In 2022, we will expand investments that drive jobs and long-term economic activity, while maintaining fiscal stewardship and focusing on rebuilding the capacity of our own organization.



MAJOR WATERFRONT PROJECTS

1 TERMINAL 91 UPLANDS

Over the next 10-15 years, this two-phase project will construct flexible, light industrial building space to support maritime manufacturers and fishing industry suppliers in the Ballard Interbay Manufacturing Industrial Center. Phase 1 will develop 100,000 square feet of light industrial space with minimal site infrastructure improvements. Phase 2 will involve construction of approximately 300,000 square feet of additional industrial building space along with extensive utility improvements. Phase 1 is in the design phase and expected to complete in 2025. Phase 2 is expected to begin pre-planning in 2026.

OBJECTIVES

- Support fishing and maritime supply chain companies seeking to expand within the Ballard-Interbay area
- Create additional industrial space for fishing fleet and maritime industrial sectors
- Support new jobs, generate new revenue, and advance maritime innovation for long-term financial stability

COST ESTIMATE: \$225 million

2 TERMINAL 91 BERTHS 6 AND 8

The project will redevelop berths 6 and 8 and provide 800 feet of moorage to ensure the long-term viability of the Port as the home to the North Pacific Fishing Fleet. Improvements include pile replacement, a new wharf structure, a new float system, bulkhead improvements, and office consolidation for operations, fishing and industry customers. The new berths will be equipped with shore power for fishing and industrial vessels. This project is in design; work is expected to complete in 2025.

Objectives

- Maximize the use of docks and upland buildings to support economic development
- Invest in strategic capital improvements to attract new business, enhance revenue, and ensure long-term viability of the North Pacific Fishing Fleet
- Improve marine environment by removing creosote timber pilings

TOTAL COST ESTIMATE: \$65 million

3 NEW CRUISE GANGWAYS AT PIER 91

The project includes the design, fabrication, and delivery of two new gangways at the Pier 91 cruise terminal, adding efficiency with two gangways per berth. The project may also include some landside support infrastructure. These improvements will result in a more efficient flow of passengers, smoother cruise terminal operations, and support improved guest satisfaction ratings. This project is in pre-design; gangways are expected for the 2023 cruise season.

OBJECTIVES

- Enhance passenger operations and customer service for larger cruise vessels
- Support safe and efficient embark and debark processes

COST ESTIMATE: \$7 million

4 DUWAMISH RIVER PEOPLE'S PARK

The project will convert 14 acres of degraded industrial shoreline to valuable habitat for salmon and other Duwamish River fish and wildlife species, supporting recovery of endangered Southern Resident Orcas by increasing available habitat for their prey, Chinook salmon. The project also includes public access features, including an over-water viewpoint pier, walkways, elevated viewpoints, a hand-launch boat ramp, and "hands-on" habitat area. Project is in construction and expected to be complete in 2022.

OBJECTIVES

- Build community capacity by building amenities and interpretive materials through collaboration with the community
- Restore salmon habitat for healthy environment and communities
- Fund a "green economy" through a local "habitat credit bank," allowing third parties to invest in habitat projects and re-invest revenues in additional habitat restoration projects
- Serve as a learning lab for young environmentalists, providing hands-on experience in habitat restoration and marine wildlife conservation

COST ESTIMATE: \$25.9 million

5 MARITIME INNOVATION CENTER

The Port's historic Ship Supply Building will be restored and modernized into an innovation center that anchors economic recovery for the region's fishing and maritime industries. The facility will support next-generation inventions and companies that drive the competitiveness of Washington's Blue Economy, and bring together leaders from education, industry, and government to address both challenges and opportunities within the maritime industry. The Port is incorporating state of the art sustainability features into the renovated facility and will pursue a Living Building Challenge certification. This project is in design and will be completed in 2024.

OBJECTIVES

- Serve as a focal point for maritime innovation
- Offer an incubator and accelerator environment for emerging and established companies
- Support investment in BlueTEch start-ups and new technologies
- Drive equitable economic development
- Support workforce development and maritime career explorations

COST ESTIMATE: \$20 million

6 TERMINAL 46 NORTH PIER

The project will address the condition issues of the North Pier of Terminal 46. The 60-year-old structures are beyond their expected service life and need to be reconstructed to preserve vessel access to deep water moorage. This project is in planning. Design and permitting are expected to start in 2023.

Objectives:

- Restore asset to preserve valuable deep-water moorage for a diverse range of maritime uses.

Total Cost Estimate: \$60 million

OUR VISION FOR A WORKING WATERFRONT

- Reliable jobs for local workers
- Cleaner sources of energy
- Healthy habitats and communities

7 SHORE POWER AT PIER 66

This project creates a shore power system for the cruise ship berth at Pier 66. An underwater cable will bring power from Terminal 46 to the berth. On-site work includes the installation of new equipment such as transformers, and a cable positioning device at the bull rail. This project is in design; work is expected to complete by the 2023 cruise season.

OBJECTIVES

- Phase out Port-related maritime air emissions by 2050 and meet the Port goal to be the greenest and most energy efficient port in North America
- Significantly reduce greenhouse gas emissions from cruise vessels at berth, improving air quality for maritime workers and historically underserved communities
- Increase resiliency of critical port infrastructure
- Spur growth and employment in electrification, renewable fuels, and clean technology sectors

COST ESTIMATE: \$17 million

NORTHWEST PORTS SEAPORT ALLIANCE SEATTLE HARBOR PROJECTS:

8 Terminal 5 Modernization

Project Status: Construction phase

Completion Date: Phase 1 operations slated to begin January 2022 and Phase 2 operations targeted for early 2023

Total Cost Estimate: \$390 million
(including tenant investment of \$140-\$150 million)

9 Terminal 18 Bollards, Shore Power, and Dock Rehabilitation

Project Status: Pre-design phase

Completion Date: 2026

Total Cost Estimate: \$95.6 million for all three projects

MORE PROJECTS UNDERWAY:

10 Jack Block Pier Replacement

Project Status: Pre-design phase
Completion Date: 2025
Total Cost Estimate: \$8 million

12 Pier 66 Fender Upgrade

Project Status: Pre-design phase
Completion Date: 2024
Total Cost Estimate: \$5 million

14 West Waterway Deepening

Project Status: Pre-design phase
(on hold)
Total Cost Estimate: \$28 million

11 Fishermen's Terminal Northwest Dock West Improvement

Project Status: Preplanning phase
Total Cost Estimate: \$52 million

13 Gateway Park North

Project status: Pre-design phase
Completion Date: 2024
Total Cost Estimate: \$2.9 million



More information: www.portseattle.org

PUBLIC PORT PUBLIC BENEFIT

ENVIRONMENTAL STEWARDSHIP

In addition to protecting human health and the environment, these environmental initiatives support a reduction in greenhouse gas emissions, water quality improvements, and habitat development.

ENVIRONMENTAL INITIATIVES UNDER CONSIDERATION FOR 2022 INCLUDE:

- Implement the Port's Maritime Climate and Air Action Plan to phase out seaport emissions
- Continue to work with partners on cleanup of the Lower Duwamish Waterway Superfund Site
- Complete construction and planting at the Duwamish River People's Park and Shoreline Restoration site; begin the 10-year monitoring phase
- Begin clean up and design for a new habitat restoration site at Terminal 25
- Implement recommendations from the Port's Ocean Acidification Action plan
- Demonstrate the work and benefits of the Stormwater Utility to disadvantaged near-port neighbors and communities
- Complete a maritime guidance manual for the Sustainable Evaluation Framework and continue to invest in green alternatives for maritime capital project



HOW THE PORT IS FUNDED

The Port is primarily funded by fees, bond proceeds, and operating revenue. Funds from King County's property tax levy makes up just 4.8 percent of Port funds. The airport is primarily self-funded and not supported by taxpayer dollars.

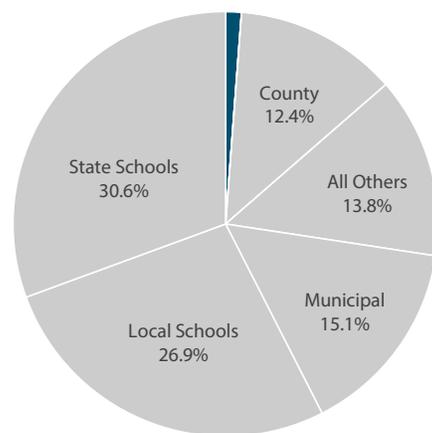
The Port has a history of carefully stewarding resources to maximize operating revenue and limit reliance on public funding. These investments fit within our framework of financial and environmental best practices.

Tax levy funds are critical for maritime capital infrastructure investments, regional transportation initiatives, workforce development initiatives, community environmental projects, and maritime environmental remediation.

HIGHLIGHTS

- The 2022 levy represents a three percent increase from \$78.7 million in 2021 to \$81.0 million in 2022
- In 2022 the median King County homeowner will pay an estimated \$72 to the Port
- Just 1.2 percent of all the property taxes collected in King County went to the Port in 2021

Port of Seattle 1.2%



King County Property Taxes by Source, 2021