

## ***STATE ENVIRONMENTAL POLICY ACT***

### **DETERMINATION OF NON-SIGNIFICANCE FOR**

### **TERMINAL 91 UPLANDS REDEVELOPMENT**

**Date Issued:** July 14, 2023  
**SEPA Lead Agency:** Port of Seattle  
**Agency File Number:** 2023-01  
**Agency Contact:** Laura D. Wolfe, AICP, ENV SP  
Senior Environmental Program Manager  
Port of Seattle  
P.O. Box 1209, Seattle, WA 98111  
E-mail: [SEPA@portseattle.org](mailto:SEPA@portseattle.org)  
Phone: 206-247-2193

**Name of New Proposal:** Terminal 91 (T-91) Uplands Redevelopment

**Background:** The overall T-91 property is established with a mix of marine commercial/ industrial and marine transportation uses, including Piers 90 and 91, which host the North Pacific Fishing Fleet and a cruise ship terminal south of the Magnolia Bridge, and cruise terminal accessory parking, warehouse, and outdoor storage uses north of the Bridge. T-91 is part of the Ballard Interbay Northend Manufacturing & Industrial Center (BINMIC). The T-91 Uplands Redevelopment site is located north of the Bridge and is a maritime light industrial center within the Interbay neighborhood of Seattle. The approximately 21-acre T-91 Uplands Redevelopment Project site consists of two phasing areas (Phase 1 and Phase 2), and currently contains five buildings with approximately 56,000 square feet of building space.

**Description of Proposal:** To meet the demand for maritime light industrial space in the Interbay/Ballard area, the Port of Seattle is proposing to develop up to approximately 406,000 square feet to 460,000 square feet (including mezzanines) of maritime light industrial space on the upland portion of T-91, which will be completed in two phases (Figure 1). Phase 1 includes the construction of three buildings with approximately 118,250 square feet of space, parking and loading areas, driveways, and utility connections; up to 16,010 square feet of mezzanine may be installed for a total Phase 1 square footage of 134,260. Phase 1 development would be located in the northern portion of the site (Phase 1 area), with construction anticipated for completion by approximately 2025. Phase 2 includes the construction of one building with approximately 288,000 square feet of space, parking and loading areas, driveways, and utility connections; up to 38,990 square feet of mezzanine may be installed for a total Phase 2 square footage of 326,990. Phase 2 development would be located in the southern portion of the site (Phase 2 area), with construction anticipated for completion by 2032. The T-91 Uplands Redevelopment project has a goal of acquiring LEED Core and Shell Silver certification for the buildings.

**Location of Proposal:** The T-91 Upland Redevelopment site is located in the northeastern portion of the overall Port of Seattle T-91. The T-91 Upland Redevelopment site is bounded by the Elliott Bay Trail and roadway dead-ends associated with 20th Avenue W and 21st Avenue W to the north, BNSF rail lines and switching yard to the east, and T-91 marine industrial area to the west and south.

The site is addressed as 2001 W Garfield St., Seattle, WA 98119.

**Determination:** The Port has determined the proposed project will not have probable significant adverse impacts on the environment. As such, an environmental impact statement (EIS) is not required under the provisions of the Washington State Environmental Policy Act (RCW 43.21, WAC 197-11) and Port of Seattle SEPA Policies and Procedures (Port Commission Resolution 3650). This decision was made after review of a completed Environmental Checklist, which is available online at <https://www.portseattle.org/environment/sepa-nepa>.

This determination is based on the following findings and conclusions:

- The completed environmental checklist for the Terminal 91 Redevelopment Project did not identify potentially significant adverse effects on the environment, including environmentally sensitive areas or areas designated for governmental protection.
- The proposed development is an allowed use under the City of Seattle zoning classification and is consistent with the comprehensive plan designation of Manufacturing Industrial Center.
- A traffic impact analysis has been conducted and the development is not anticipated to have a significant impact on traffic operations.
- The new buildings will result in additional greenhouse gas emissions related to construction and new building development, which will be minimized through removal of existing aging buildings, energy efficient development, and the pursuit of LEED Core and Shell Silver.
- The Port of Seattle will engage a qualified firm to develop and implement an archaeological monitoring plan for ground disturbance during construction.
- The T91 Uplands Redevelopment Project will generate environmental benefits by:
  - decreasing impervious surface
  - incorporating native plants in landscaping
  - upgrading stormwater infrastructure with bioretention planters and filtration at catch basins that will treat water prior to entering Elliott Bay
- The project will comply with all state, federal and local regulations, best management practices, and agency requirements to minimize construction impacts that could occur from the project (traffic, noise, etc.).

**Supporting Information:** Information used to reach this determination is available upon request. The 2021 Determination of Non-significance (POS SEPA File No. 23-01) and Environmental Checklist are available online at <https://www.portseattle.org/environment/sepa-nepa>.

**Public and Agency Comment:** No action will be taken on this proposal until after the 14-day public comment period expires at 4:00 PM on July 28, 2023. The Port will accept public and agency comments until 4:00 PM on July 28, 2023. After July 28, the Port will (1) formally adopt this Determination of Non-Significance; (2) clarify or review the proposal; or (3) complete additional environmental analyses, as appropriate. Please refer any questions relating to this determination or to the proposed actions to Laura Wolfe, Maritime Environment and Sustainability Department, P.O. Box 1209 Seattle, Washington 98111. Telephone 206-247-2193. Email the Port of Seattle SEPA address at [SEPA@portseattle.org](mailto:SEPA@portseattle.org). Include your mailing address when submitting comments to the email address.

**SEPA Responsible Official:** Sarah Ogier, Director of Maritime Environment and Sustainability

Signature:   
Sarah Ogier (Jul 10, 2023 16:10 PDT)

Date: 07/14/2023



Figure 1. T-91 Uplands Redevelopment Site

