



BUILDING THE FUTURE

The Port of Seattle is working to build the most successful maritime industry in the world by focusing on innovation, inclusion, and sustainability. Our operations, programs, and capital investments make port-related industries and the region more competitive and resilient; expand community-based economic development and equity programs and reduce negative environmental impact.

In an era defined by economic paradox and geopolitical uncertainty, the Port's essential services, highly diversified businesses, and major investments provide a powerful and necessary economic driver for the region and state.



OUR VISION FOR A WORKING WATERFRONT

- Efficient operations at our gateways
- Good jobs for all local workers
- Cleaner sources of energy
- Healthy habitats and communities

Learn more at www.portseattle.org



1 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 be tenanted by Maritime Blue, a non-profit maritime incubator whose mission is to support next-generation inventions and companies. The Port is incorporating state of the art sustainability features into the renovated facility and will pursue Living Building Challenge certification. Construction is anticipated to commence in early 2024 and will be completed in 2025.

OBJECTIVES

- Serve as a focal point for maritime innovation
- 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: \$32.6 million

2 TERMINAL 91 UPLANDS

The Port is investing in the design of 120,000 square feet of speculative industrial space on the T91 Uplands. We hope to start construction on this set of 3 buildings at the North end of the uplands in 2025. With a multi-phase permit issued by the City of Seattle in 2023, the Port will have the opportunity to build up to 400,000 square feet on the uplands over the next 10-15 years. In Phase 1 we will construct flexible, light industrial building space to support maritime manufacturers and fishing industry suppliers. Phase 1 is in the design phase and expected to complete in 2024 with construction starting in 2025. Phase 2 is expected to begin pre-planning in 2024.

OBJECTIVES

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

PHASE 1 COST ESTIMATE: \$84 million

3 NEW CRUISE GANGWAYS AT PIER 91

The project includes the design, fabrication, and delivery of two new passenger secondary gangways at the Pier 91 cruise terminal, adding efficiency with by enabling two fully ADA gangways to operate at each of the East and West cruise vessel berths. These additional gangways will result in a safer, more efficient flow of passengers; and accommodation of a greater variety of cruise ships. This project is in pre-design; gangways are expected for the 2025 cruise season.

OBJECTIVES

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

COST ESTIMATE: \$9 million

4 TERMINAL 91 BERTHS 6 AND 8

The project will redevelop berths 6 and 8 and provide 750 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 final design; work is expected to complete in 2025.

Objectives

- Maximize the use of docks and upland buildings
- 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: \$76 million

5 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 bullrail. This project is under construction; the system is expected to be operational during the 2024 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 GHG 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: \$44 million

6 T-25 SOUTH HABITAT RESTORATION

This project will clean up existing soil contamination within a currently underutilized 9-acre area at the south end of Terminal 25 and create valuable off-channel habitat along the East Waterway that will help bridge the gap in the habitat network between the mouth of the Duwamish Estuary and the off-channel habitat upstream along this important fish migratory corridor.

OBJECTIVES

- Clean up existing in-water and upland soil contamination
- Restore beneficial environmental nearshore habitat
- Create revenue generating "mitigation credits", as part of the Port's multisite habitat mitigation bank program, to help resolve claims related to Natural Resource Damages
- Construct green infrastructure to treat upland stormwater runoff

COST ESTIMATE: \$90 million



7 TERMINAL 5 MODERNIZATION PROJECT

PROJECT STATUS: Construction phase

COMPLETION DATE:

Phase 1: Complete operations began January 2022,

Phase 2: Targeted for early 2024

COST ESTIMATE: \$454 million (including tenant investment of \$140-\$150 million)

8 TERMINAL 18 SHORE POWER, AND DOCK REHABILITATION

PROJECT STATUS: Design phase

COMPLETION DATE: 2026

TOTAL COST ESTIMATE: \$120 million for all parts of project



Pier 66 Shore Power Project submarine cable

OTHER PROJECTS UNDERWAY:

9 Terminal 91 Trail Bridge Removal and Segment Widening

PROJECT STATUS: Design phase

TOTAL COST ESTIMATE: \$1.525 million

10 Maritime Industrial Center Electrical Infrastructure Replacement

EST. COMPLETION DATE: 2024

TOTAL COST ESTIMATE: \$8.6 million

11 Fishermen's Terminal Northwest Dock West Improvement

PROJECT STATUS: Pre-planning phase

TOTAL COST ESTIMATE: \$52 million

12 Pier 90/91 Rehabilitation including Pile Cap and Deck Panels

EST. COMPLETION DATE: 2026

TOTAL COST ESTIMATE: \$21 million

13 Centennial Park Shoreline Stabilization

PROJECT STATUS: Pre-design phase

TOTAL COST ESTIMATE: \$8 million

14 Pier 66 Fender Upgrade

PROJECT STATUS: Construction phase

EST. COMPLETION DATE: 2025

TOTAL COST ESTIMATE: \$8 million

15 CEM/T5 Access

TOTAL COST ESTIMATE: \$10 million

16 Harbor Island Marina Dock-E Floats and North Pier Improvements

PROJECT STATUS: Design phase

COMPLETION DATE: 2024

TOTAL COST ESTIMATE: \$5 million

17 Gateway Park North

Project status: Pre-design phase; this project will be led by the City of Seattle with Port contribution and staff support, per MOA (pending approval).

COMPLETION DATE: 2028

TOTAL COST ESTIMATE: \$2.9 million



PUBLIC PORT BENEFIT

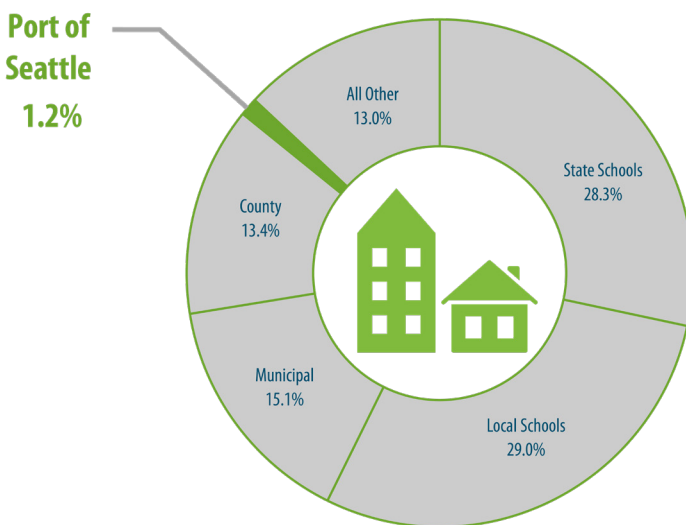
ENVIRONMENTAL STEWARDSHIP

In 2022, the Port of Seattle adopted a goal to eliminate greenhouse gas emissions from its own operations by 2040 and to support industries in becoming net zero by 2050. This ambitious goal joins other commitments to improve water quality and develop habitat. Environmental initiatives for 2024 include:

- Implement the Port’s Maritime Climate and Air Action Plan to phase out seaport emissions through the cruise-led Pacific Northwest to Alaska Green Corridor, a sustainable maritime fuels program, zero-emission infrastructure and building planning, and sustainable project design guidelines
- Undertake a strategic resilience and sea level rise planning initiative with partner agencies and stakeholders
- Implement pilot program with installation of self-sorting waste receptacle at Smith Cove Cruise Terminal
- Advance sediment cleanup at Terminal 91, the East Waterway, and Lower Duwamish Waterway
- Develop Sustainable Shorelines Program projects at Centennial Park, 8th Avenue South, Terminal 105, and Terminal 5 Southeast
- Secure programmatic permits for bankline stabilization and pile systems repair and maintenance
- Market and transact at least \$250,000 in credits from the Port’s Multi-Site Mitigation Bank
- Implement year three of stormwater utility strategic plan, including communicating water quality benefits to disadvantaged communities and installing at least two green or innovative stormwater infrastructure projects

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. 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.



King County Property Taxes by Source, 2022