

T-91 Uplands Development Design Funding

February 26, 2019

New Development at Terminal 91

- Requesting authorization for overall master planning, environmental review, permitting and Phase I design located at the northeast end of Terminal 91 Uplands
- Total authorization to date to \$4,300,000.
- Part of 2019-2023 Capital Improvement Plan



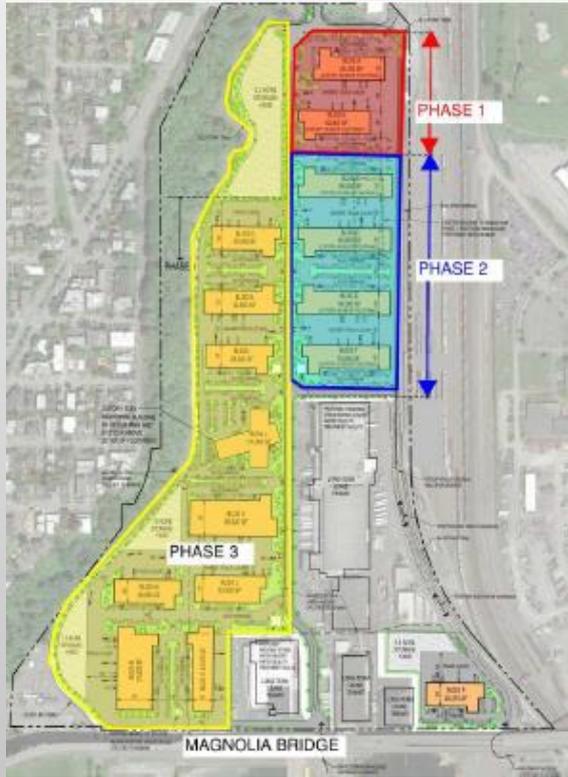
Terminal 91: Many Attempts to Develop Uplands

- 2000: Harbor Development Strategy
- 2004: North Bay plan proposed mixed use (including biotech)
- 2012: Proposed mix of light industrial buildings and yard leases (considered parking garage and office building)
 - Proposed ground lease to 3rd party developer
 - Challenged with cost of infrastructure



Lots of Effort – No Substantial Uplands Development

Terminal 91 Uplands Infrastructure Study



	Square Footage of Building Development	Infrastructure Costs
Phase 1	100,000	\$700k
Phase 2	300,000	\$5M
Phase 3	300,000 to 600,000	\$28.3M
TOTAL	700,000 to 1,000,000	\$34M

P1

- Off-site connection to City sanitary sewer to north
- New Port electrical transformer & communications pedestals
- Minor natural gas relocation

P2

- New sanitary sewer main sized for full 1 million sf development
- New regional storm drain water quality treatment facility
- New Port electrical transformer

P3

- Construction of central arterial access road & associated utility corridor
- Replacement of existing 42" storm drain main within western development footprint with new pipe in utility corridor
- Add cooling fans to 2 existing site electrical substations to increase site power capacity (by Seattle City Light)

Defining Utilities and Infrastructure Needed to Support Future Development

Developing Facilities for Maritime Manufacturers & Suppliers

- **Supports growth of commercial fishing and Maritime Cluster**
 - Industrial property in Ballard/Interbay area in short supply
 - Rising rent costs and high building sales prices
 - Fishing and maritime manufacturers and suppliers want space at Terminal 91

“The limited supply of industrial property in Seattle in general, and Ballard Interbay in particular, is resulting in rising rents and building sale prices. The Port is in a position to relieve some of this pressure while supporting the fleet and the maritime industrial sector by developing additional industrial space...”

**Fishermen’s Terminal Real Estate Demand Study
and Fishing Cluster Economic Growth Model
Madison Bay Commercial (12/15/15)**

Types of Companies Interested in T91

- Demand for space continues to be very strong:

- Seafood processing equipment manufacturer 40-50,000 sf
- Fishing gear manufacturer and supplier 30-40,000 sf
- Fishing vessel processing equipment manufacturer 40-50,000 sf
- Fishing/Cruise industry refrigeration supplier 50,000 sf
- Cold and dry storage warehouse 100,000 sf

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- Local plastics manufacturer 50-100,000 sf
 - Data Center 2 acres

Significant Demand for Light Industrial Facilities from Maritime Companies

Tenant Leasing Steps & Timing

- Today's action will generate new/renewed interest
- Staff will follow up with prospective tenants and negotiate leases as construction unfolds

Leasing Steps/Strategy

1. Finalize and permit new buildings and start construction on-site
2. Complete underwriting and rental rates
3. Develop list of prospective tenants and size/infrastructure needs
4. Identify best user/covenant criteria
5. Sign initial leases during construction period

Leases will be finalized prior to completing construction to allow for tenant specific fit-outs

Major Phased Development Plan

- Unique permit in Seattle land use code
- One land use permit provides up to 15 years of construction authorization
- Applies to multiple developments phased over time on one large site



Master Phased Development provides flexibility in design, permitting, and construction

Terminal 91 Development Schedule

Maritime/Economic Development Project	Project Sponsor	Project Manager	Project Complexity	2018	2019	2020	2021	2022	2023
				Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4
T-91 Uplands Development Design Funding	Economic Dev Division	Tim Leonard	3		     				

* Community engagement tasks will vary by project needs

 Community Engagement*  Commission Approval

 Environmental Review

 Planning/Design

 Construction

Community Engagement and Communications

- Robust community outreach and communications efforts will augment the EIS.
- Outreach will keep a wide range of stakeholders informed about schedule, design scope, impacts, etc.
- Liaison work will continue with transportation planning teams from the City of Seattle, METRO and Sound Transit



APPENDIX

Terminal 91

HISTORY

- Late 1800's - Intertidal marsh land
- 1913 to 1917 - Piers 90 & 91 constructed (originally called pier 40 & 41)
- WWII - Navy acquires for Supply depot
- 1974 - Port re-acquires terminal from Navy
- 1974 to Present - Facility used to support a number of maritime cargo and fishing related services such as cold storage, moorage, automobile imports, fish processing, light manufacturing, fuel tanks, open storage and a cruise terminal

ZONING AND DEVELOPMENT

- Zoning is IG1 – U45 - This means the facility is allowed to support any industrial activity.
- Critical Areas (ECA) - T91 lies within the liquefaction and Steep Slope geography of the ECA.

PORT UPLANDS DEVELOPMENT PLANS/ATTEMPTS

- 2004: North Bay plan proposed mixed use (including biotech)
- 2012: Proposed mix of light industrial buildings and ground leases but NPV negative due to needed infrastructure investments

T91 Uplands – Phase 1 Redevelopment



SITE PLAN - SITE DEVELOPMENT EVALUATION (PHASE 1)

SCALE: 1" = 140' (PRINTED 22x34) (1" = 280' PRINTED 11x17)

SITE INFORMATION

GROSS SITE AREA = 88.93± ACRES
 LONG TERM LEASE TO REMAIN = 18.54± ACRES
 TRAIL AND GREEN AREAS = 16.24± ACRES
 DEVELOPMENT SITE AREA = 54.15± ACRES
 PHASE 1 DEVELOPMENT AREA = 5.73± ACRES
 FUTURE DEVELOPMENT AREA = 48.42± ACRES
 TOTAL BUILDING FOOTPRINT = 60,000 SF
 TOTAL BUILDING AREA = 120,000 SF
 PHASE 1 SITE COVERAGE = 48.06±%
 (INCLUSIVE OF MULTI-STORY AREAS)

PHASE 1 BUILDING SUMMARY:

BUILDING A - B:
 2-STORY FLOOR AREA = 60,000 SF

ZONING (CITY OF SEATTLE) = IG1,U45



T91 Uplands – Phase 2 Redevelopment



SITE PLAN - SITE DEVELOPMENT EVALUATION (PHASE 2)

SCALE: 1" = 140' (PRINTED 22x34) (1" = 280' PRINTED 11x17)

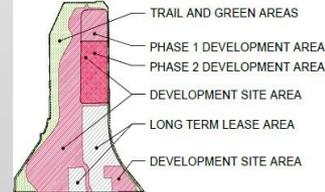
SITE INFORMATION

GROSS SITE AREA = 88.93± ACRES
 LONG TERM LEASE TO REMAIN = 18.54± ACRES
 TRAIL AND GREEN AREAS = 16.24± ACRES
 DEVELOPMENT SITE AREA = 54.15± ACRES
 PHASE 1 DEVELOPMENT AREA = 5.73± ACRES
 PHASE 2 DEVELOPMENT AREA = 11.55± ACRES
 FUTURE DEVELOPMENT AREA = 36.87± ACRES
 TOTAL BUILDING FOOTPRINT = 157,500 SF
 TOTAL DEVELOPMENT AREA = 315,000 SF
 PHASE 1 SITE COVERAGE = 62.59±%
 (INCLUSIVE OF MULTI-STORY AREAS)

PHASE 2 BUILDING SUMMARY:

BUILDINGS C - E: 80,000 SF
 2-STORY FLOOR AREA =
 BUILDING F: 75,000 SF
 2-STORY FLOOR AREA =

ZONING (CITY OF SEATTLE) = IG1,U45



T91 Uplands – Phase 3 Full Build Out



SITE PLAN - SITE DEVELOPMENT EVALUATION
SCALE: 1" = 140' PRINTED (2046) (1" = 200' PRINTED (144))

SITE INFORMATION

GROSS SITE AREA = 88.93± ACRES
 LONG TERM LEASE TO REMAIN = 18.54± ACRES
 TRAIL AND GREEN AREAS = 16.24± ACRES
 DEVELOPMENT SITE AREA = 54.15± ACRES

TOTAL BUILDING FOOTPRINT = 584,100 SF
 TOTAL BUILDING AREA = 880,475 SF

DEVELOPMENT SITE COVERAGE = 37.3±%
 (INCLUSIVE OF MULTI-STORY AREAS)

ZONING (CITY OF SEATTLE) = I01.148

TRAIL AND GREEN AREAS

DEVELOPMENT SITE AREA

LONG TERM LEASE AREA

DEVELOPMENT SITE AREA

BUILDING A - B:	3-STORY FLOOR AREA =	60,000 SF
BUILDING C - E:	3-STORY FLOOR AREA =	80,000 SF
BUILDING F:	2-STORY FLOOR AREA =	75,000 SF
BUILDING G:	FLOOR AREA =	29,500 SF
BUILDING H:	FLOOR AREA =	32,500 SF
BUILDING I:	FLOOR AREA =	29,000 SF
BUILDING J:	3-STORY FLOOR AREA =	111,000 SF
BUILDING K:	FLOOR AREA =	55,625 SF
BUILDING L:	FLOOR AREA =	51,675 SF
BUILDING M:	FLOOR AREA =	28,850 SF
BUILDING N:	FLOOR AREA =	51,675 SF
BUILDING O:	FLOOR AREA =	29,675 SF
BUILDING P:	FLOOR AREA =	25,375 SF



Real Estate Development Work @ T91

- Completed comprehensive infrastructure analysis in 1/2018
- Completed initial masterplan study for 1M SF of light industrial development
- Prepared Commission request for design funding of Phase 1 of 100k SF
- Engaged in ongoing discussions with Expedia on future transportation impacts
- Engaged with SDOT regarding re-evaluation of existing Magnolia Bridge
- Engaged with Sound Transit on future Interbay/Ballard transit line location