

Item: 10B  
Date: 2/21/24

# Earley Business Center Scenario Planning

Jan 2024

ehdd.

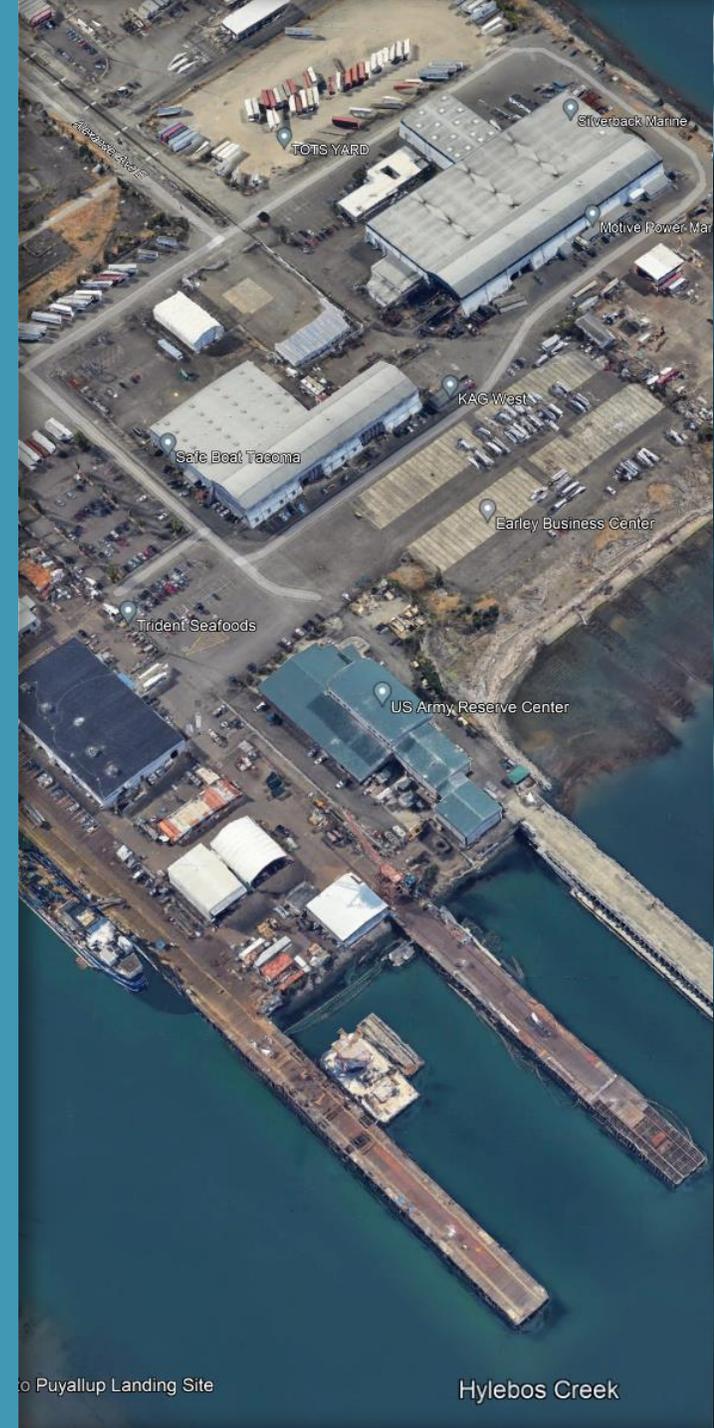


moffatt & nichol

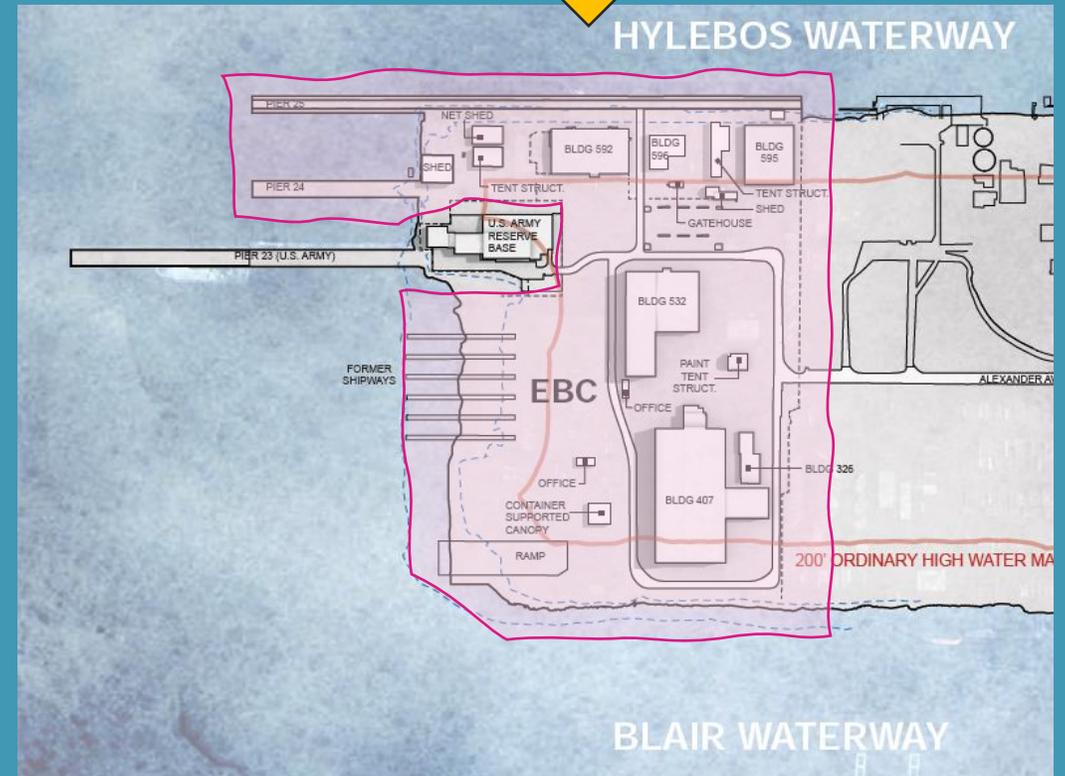


# Step 1

## Input Information for Planning



# Earley Business Center



## Boundary:

Pink Area

## Timeline:

25 yrs

## Total Area:

50.33 acres

## Tenants:

Water dependent users: 2+3

Water independent user 5

## Environmental Issues:

Contaminations Reported

## Infrastructure:

Pier: 143,500 sf (SL 0-5yrs)

Warehouse: 280,334 sf (SL 0-15yrs)

Office: 68,654 sf (SL 0-15yrs)

Parking: 120,000 sf

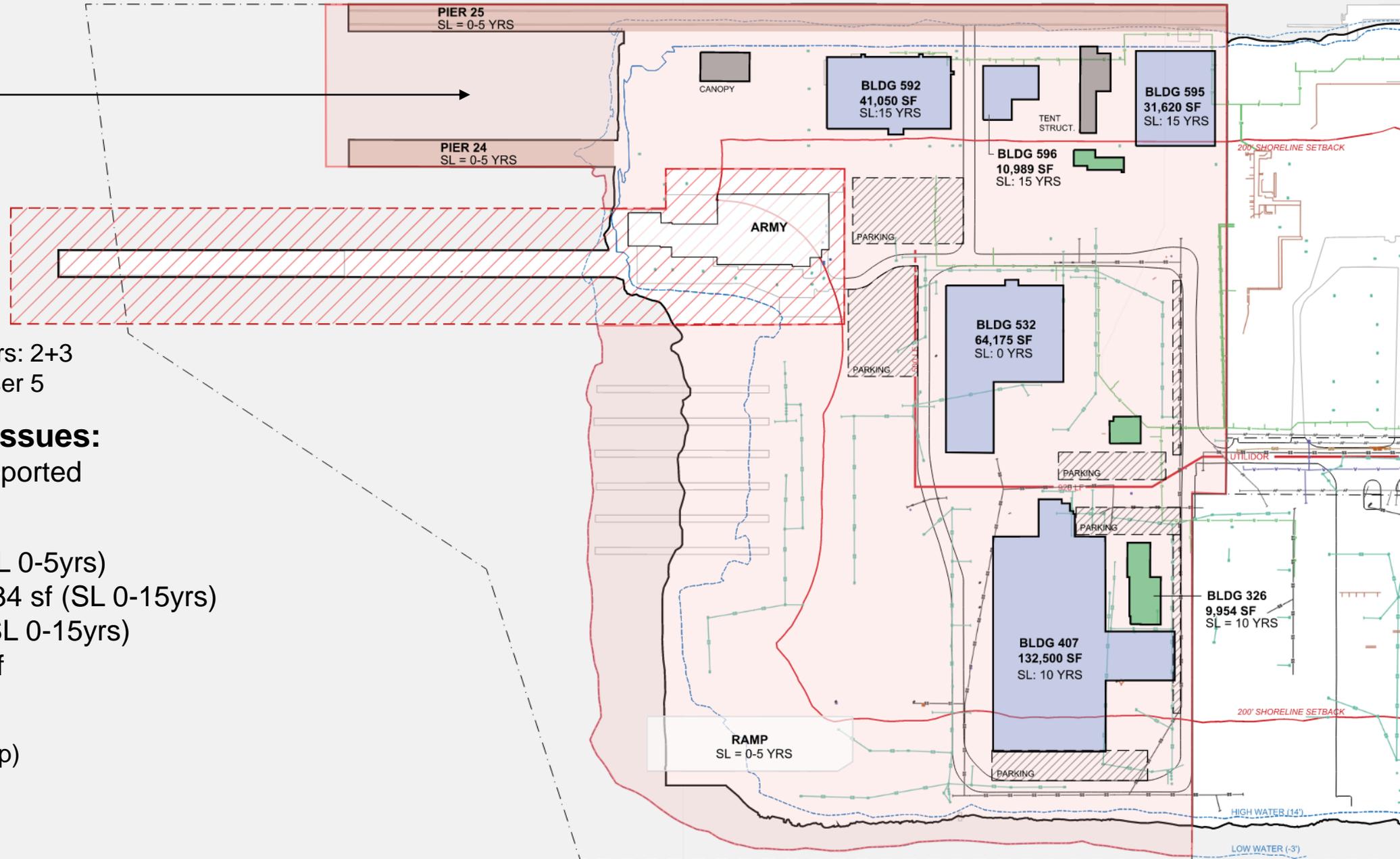
## Accessibility:

Water (3 Piers + Ramp)

Land (Road)

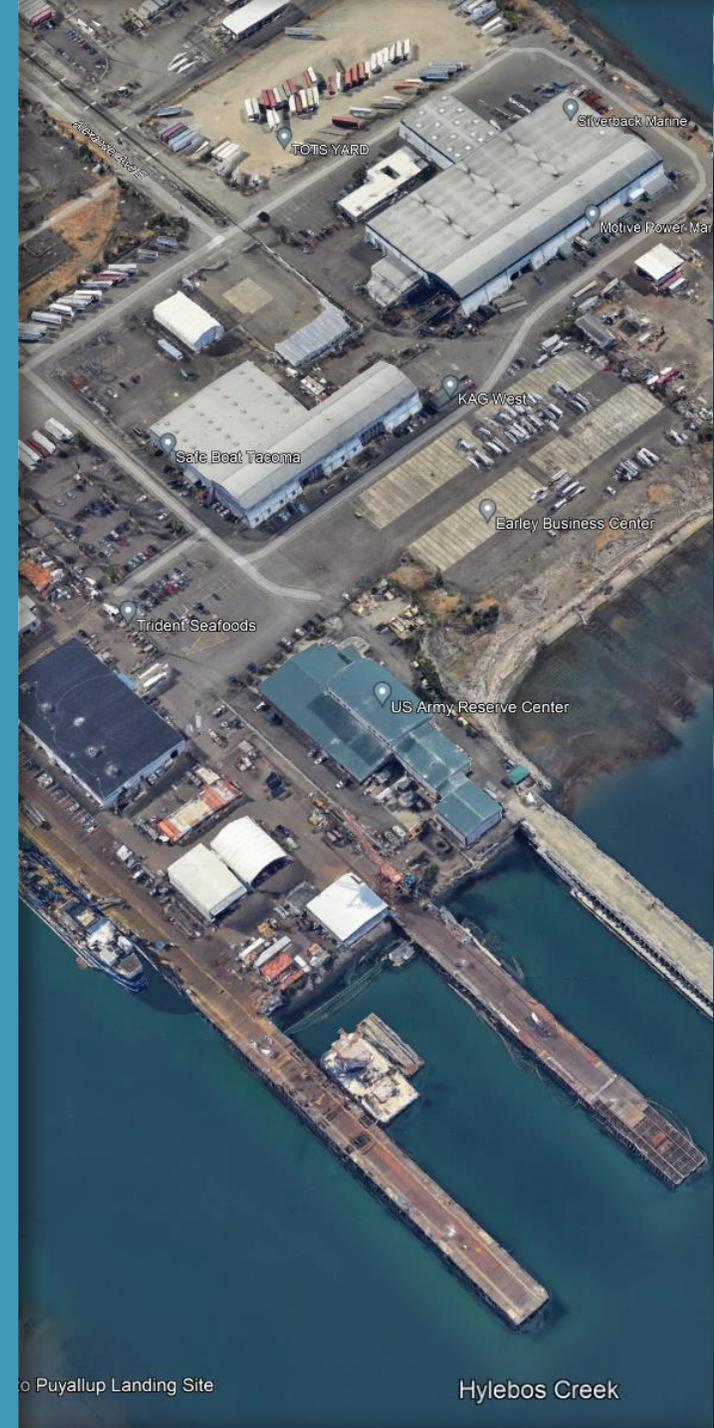
## Soil condition:

Liquefaction Prone (1970s)

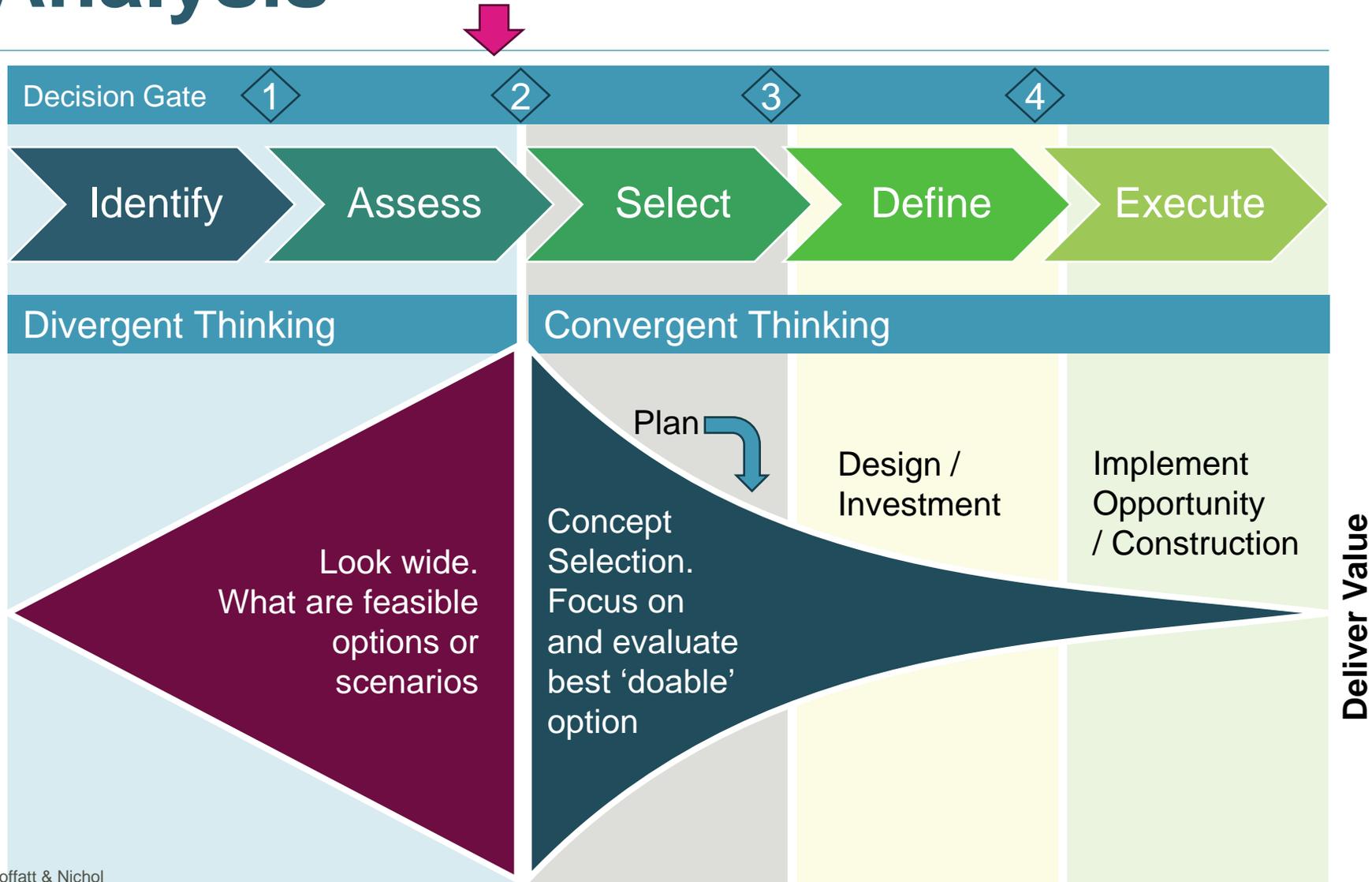


# Step 2

Scenario Analysis



# Scenario Analysis



# Scenario Analysis

## Scenario 1. Status Quo

*keep current break-fix approach and current mix of water dependent and independent users*

## Scenario 2. Redevelop for Current Users

*plan to keep current mix of water and non-water dependent uses*

### Scenarios

## Scenario 3. Develop with a Focus on Water

*plan for only water dependent users and absorb new water dependent users*

## Scenario 4. Build All New with Focus on Water

*plan for a new water dependent user*

# Scenario Ranking

		Scenarios			
		Scenario 1	Scenario 2	Scenario 3	Scenario 4
Ranking Criteria	Financial Evaluation <sup>1</sup>	+	-	-	-
	Environment	-	○	+	+
	Risk Assessment	-	○	++	+
	Water Use Dependency	-	+	++	++
	Community Impact (Jobs) <sup>2</sup>	○	○	+	+

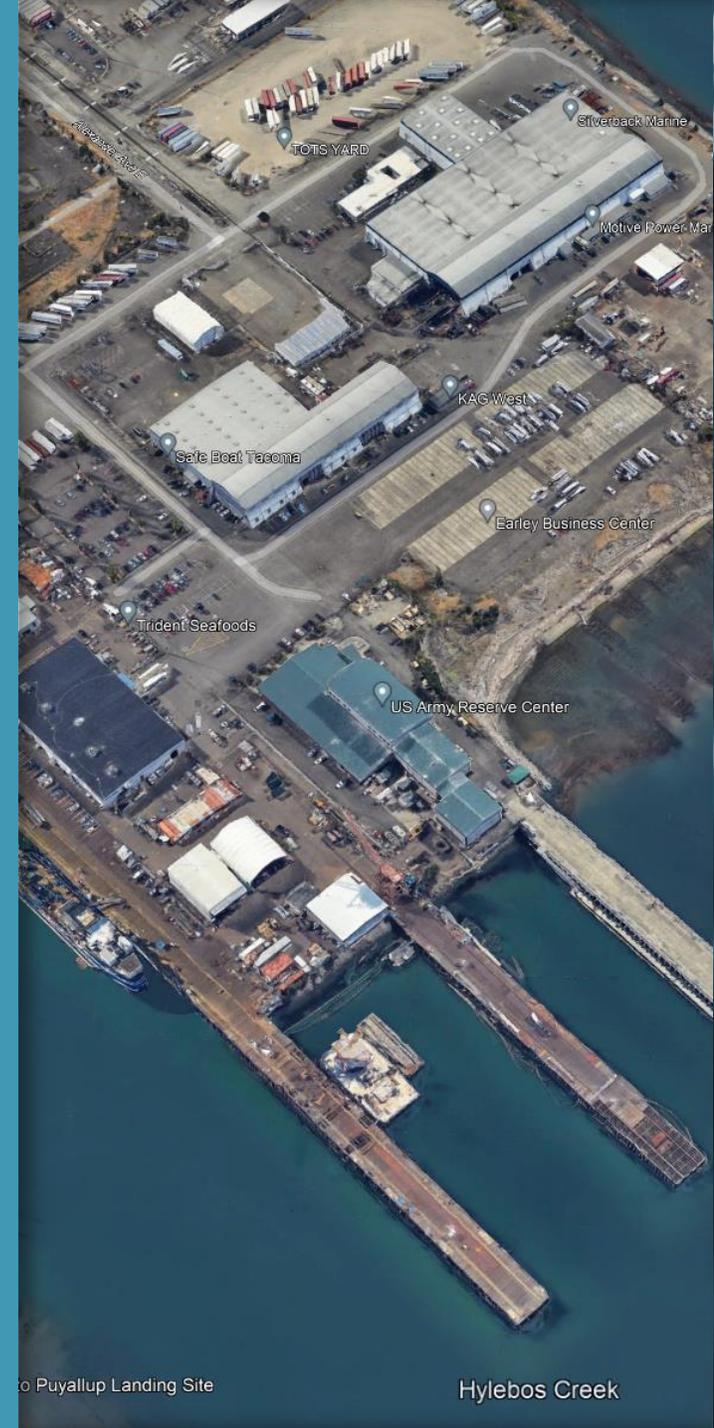


1. Financial Evaluation without external investment or grant.
2. Qualitative assessment on potential job impact.



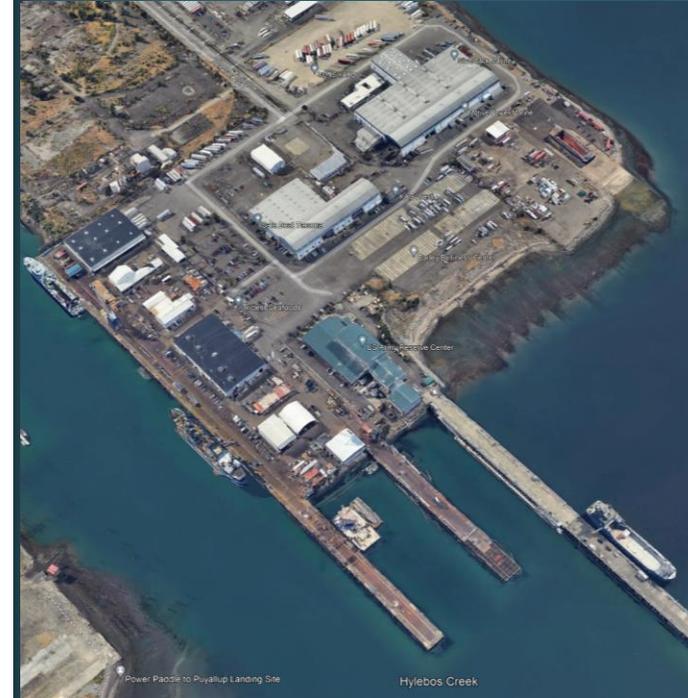
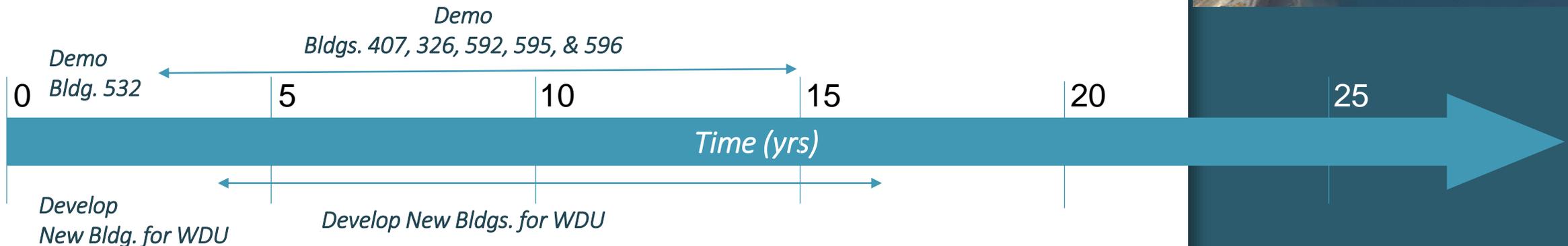
# Step 3

Results

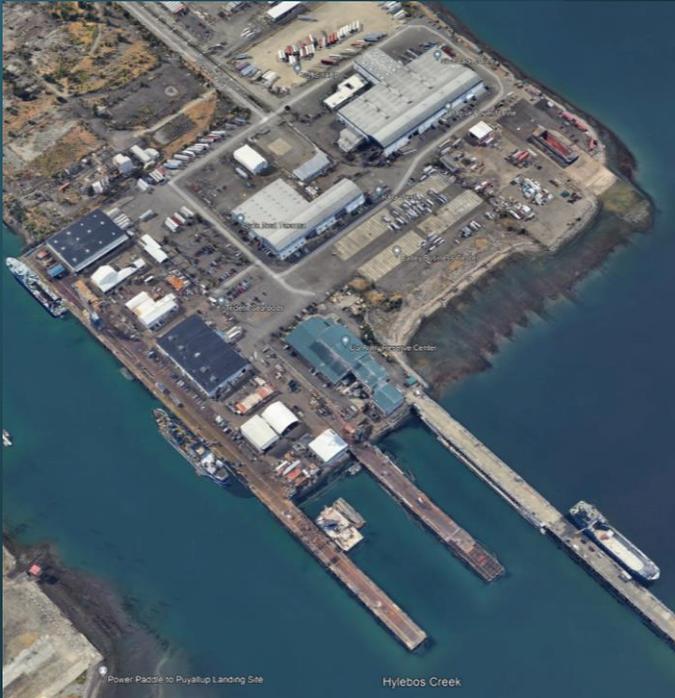


# Recommended Scenario

- › **Scenario name:** Develop with a Focus on Water
- › **Objective:** To plan for only water dependent users and absorb new water dependent users (or water born users)
- › **Goal:** In this scenario, the goal is to replace the existing assets with new ones that accommodate the needs of the (new and old) water dependent user(s).
- › **Preference:** User(s) with water dependent usage from emerging industries will be preferred and the asset will be planned, designed and built based on their needs. A good example of a new user in the emerging industry are such as eTug manufacturer, OSW supporting industry, etc. Also, it considers conventional users such as small boat builders, cold storage, etc.
- › **Assumption:** It is assumed that the lease of the current users have expired and only two water dependent user are kept. No lease will be broken.



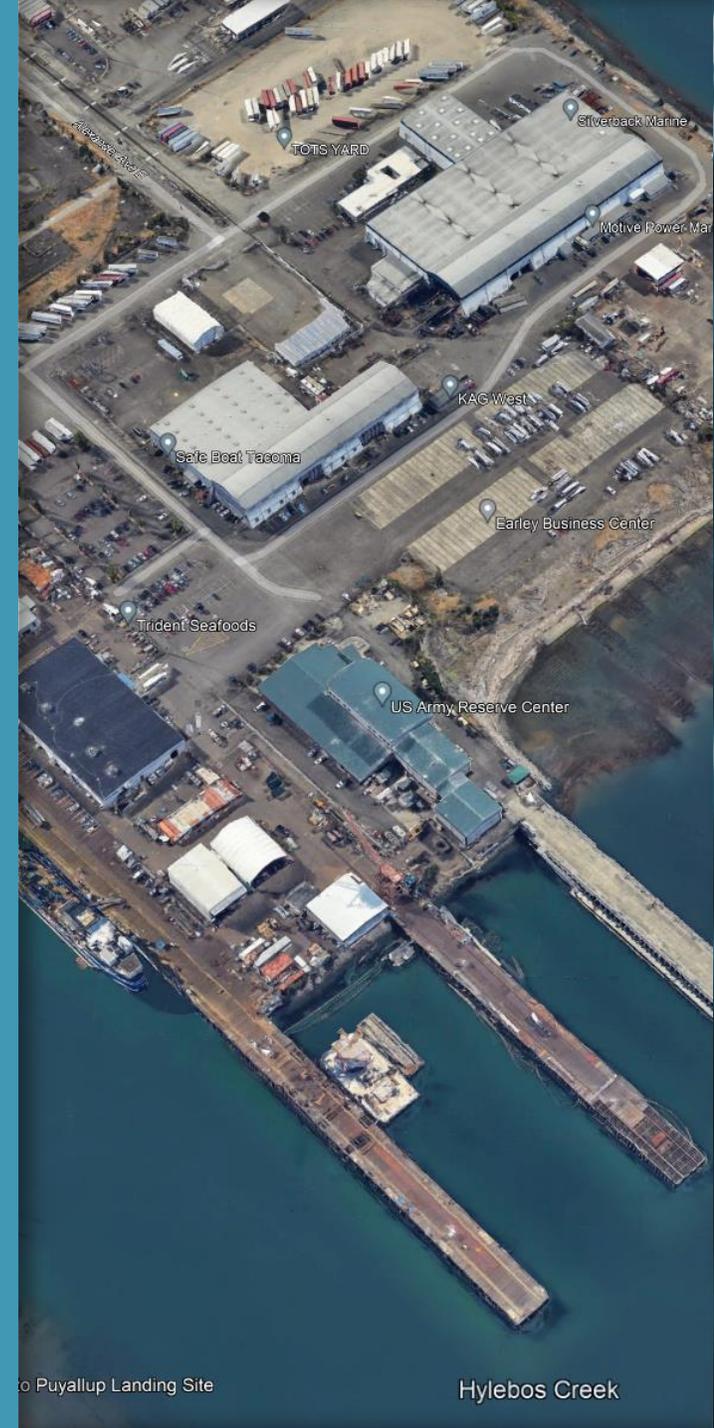
# Outcomes



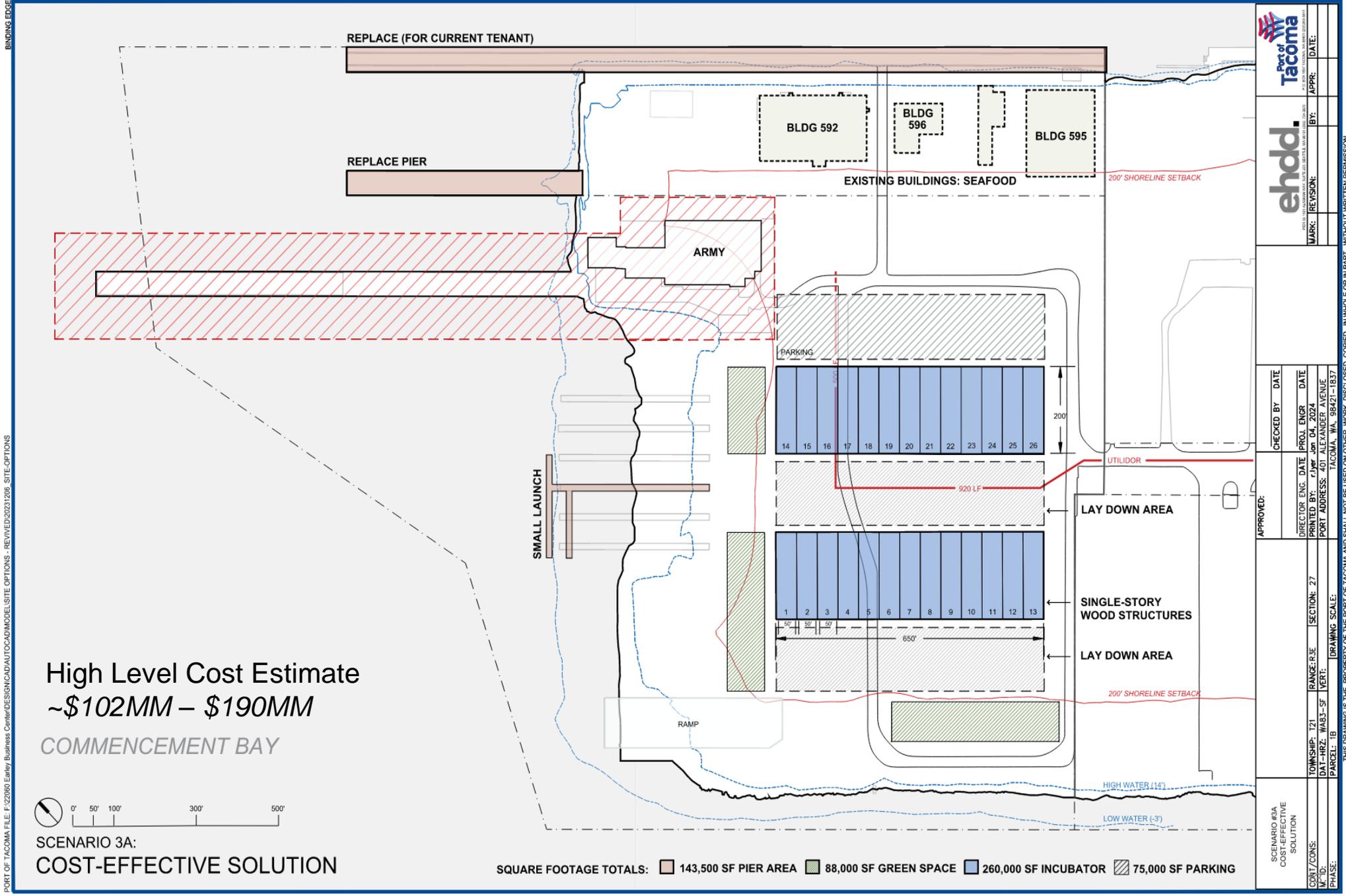
- ❑ The recommended scenario aligns with Port's goals and Guiding Principles
- ❑ In the recommended scenario, all buildings and water access facilities will provide functionality needed for water dependent uses.
- ❑ The recommended scenario could be regarded as a Strategic Business Initiatives for emerging industries with interest in investing.
- ❑ The recommended scenario was evaluated to have the least risk among all scenarios, when evaluating the financial, legal, public relations, safety & health, people, environmental risks.
- ❑ In comparison to other scenarios, the recommended scenario has the potential to create more job opportunities, directly and indirectly due to modernization.
- ❑ From financial analysis point of view, in all scenarios where development of the site is required, either grant or capital investment are needed.

# Examples

3 Examples for Recommended Scenario



# Example 1



PORT OF TACOMA FILE: F:\22960\Early Business Center\DESIGN\CAD\AUTOCAD\MODEL\SITE OPTIONS - REVISED\20231206\_SITE-OPTIONS

MARK:	REVISION:	BY:	DATE:
APPROVED:		CHECKED BY:	DATE:
DIRECTOR:	ENG. DATE:	PROJ. ENGR:	DATE:
PRINTED BY:	TACOMA, WA, 98421-1837		
PORT ADDRESS:	TACOMA, WA, 98421-1837		
SCENARIO #3A	RANGE: R-3E	SECTION: 27	
COST-EFFECTIVE SOLUTION	TOWNSHIP: T21	DATE: 01/04/2024	
	DAT-HRZ: WA83-SF	VERT: 1B	
	PARCEL: 1B	DRAWING SCALE:	

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# Example 2

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BINDING EDGE

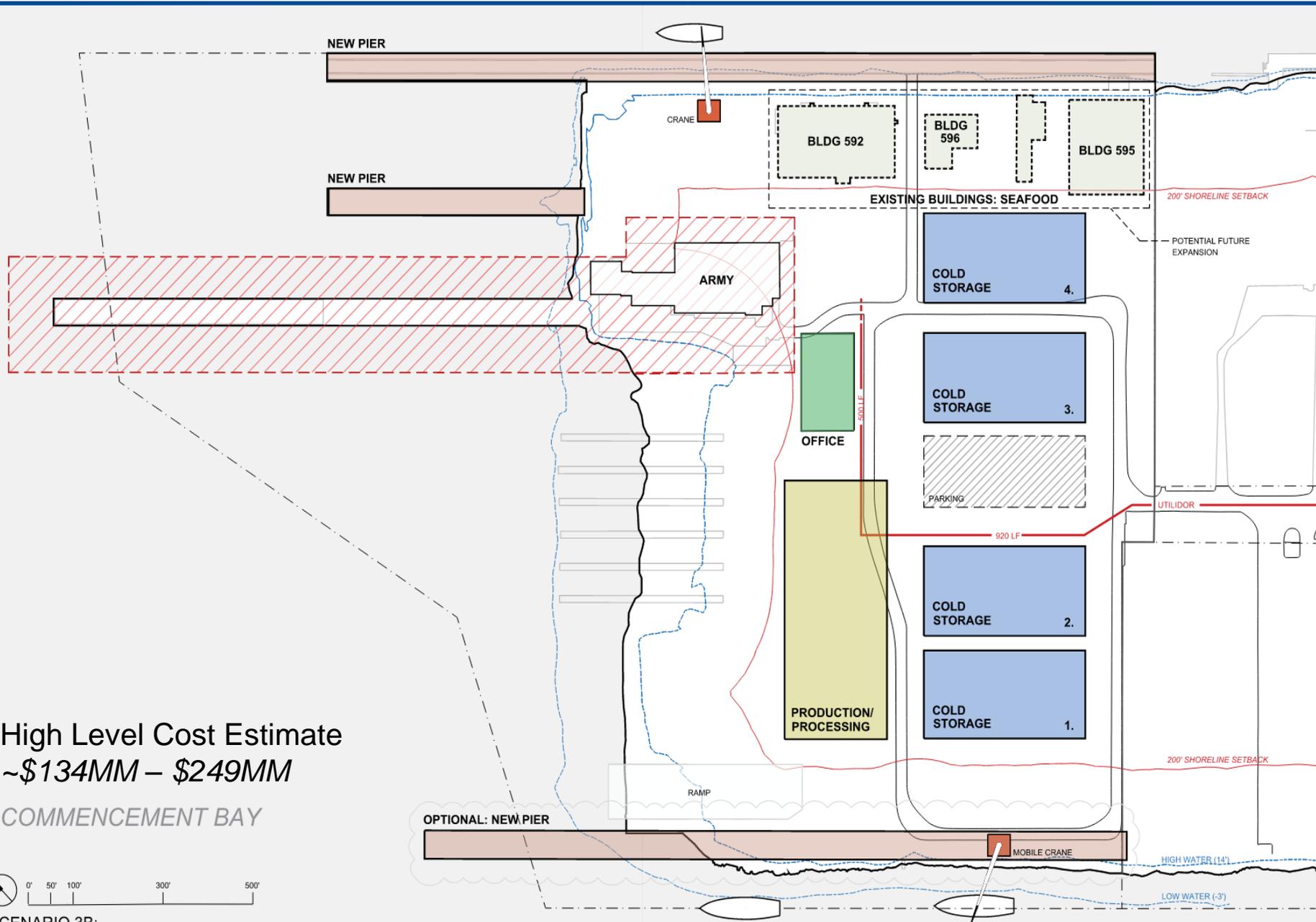
High Level Cost Estimate  
~\$134MM – \$249MM

COMMENCEMENT BAY



SCENARIO 3B:  
SEAFOOD (MID/HIGH RANGE)

SQUARE FOOTAGE TOTALS: 270,000 SF COLD STORAGE 70,000 SF PROD. 25,000 SF OFFICE 50,000 SF PARKING 143,500 SF PIER

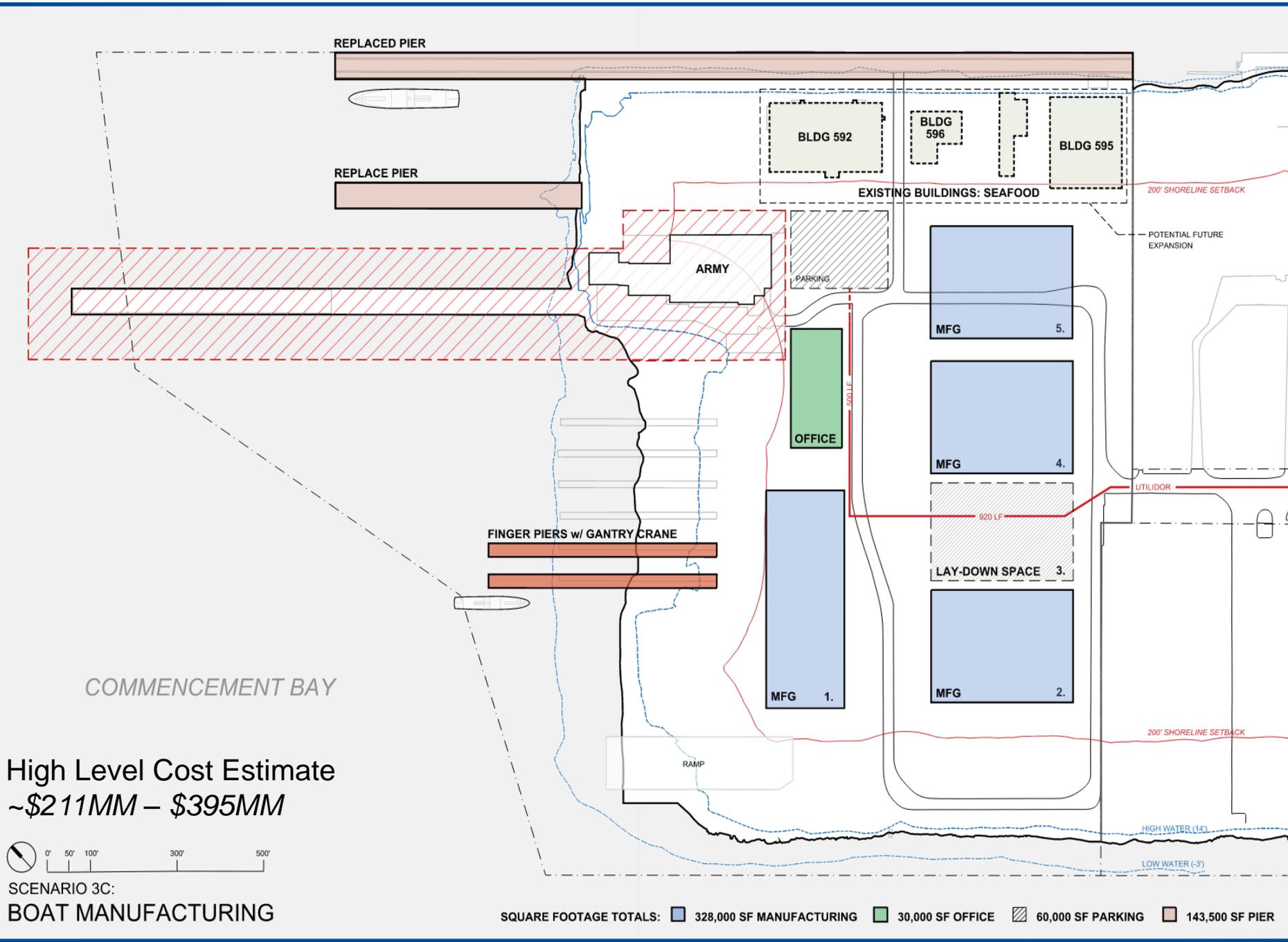


SCENARIO #3B SEAFOOD (MID TO HIGH RANGE)	APPROVED:		CHECKED BY:	DATE:
	ehdd.		BY:	DATE:
CONTR/CONS:	TOWNSHIP: T21	RANGE: R3E	SECTION: 27	
M. ID:	DATE-HRZ: WAB3-SF	VERT:	DRAWING SCALE:	
PHASE:	PARCEL: 1B			
DIRECTOR: ENG. DATE: 1/04/2024		PROJ. ENGR:	DATE:	
PRINTED BY: c.j.yer		DATE:		
PORT ADDRESS: 401 ALEXANDER AVENUE		TACOMA, WA, 98421-1837		
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# Example 3

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BINDING EDGE



High Level Cost Estimate  
 ~\$211MM – \$395MM



SCENARIO 3C:  
 BOAT MANUFACTURING

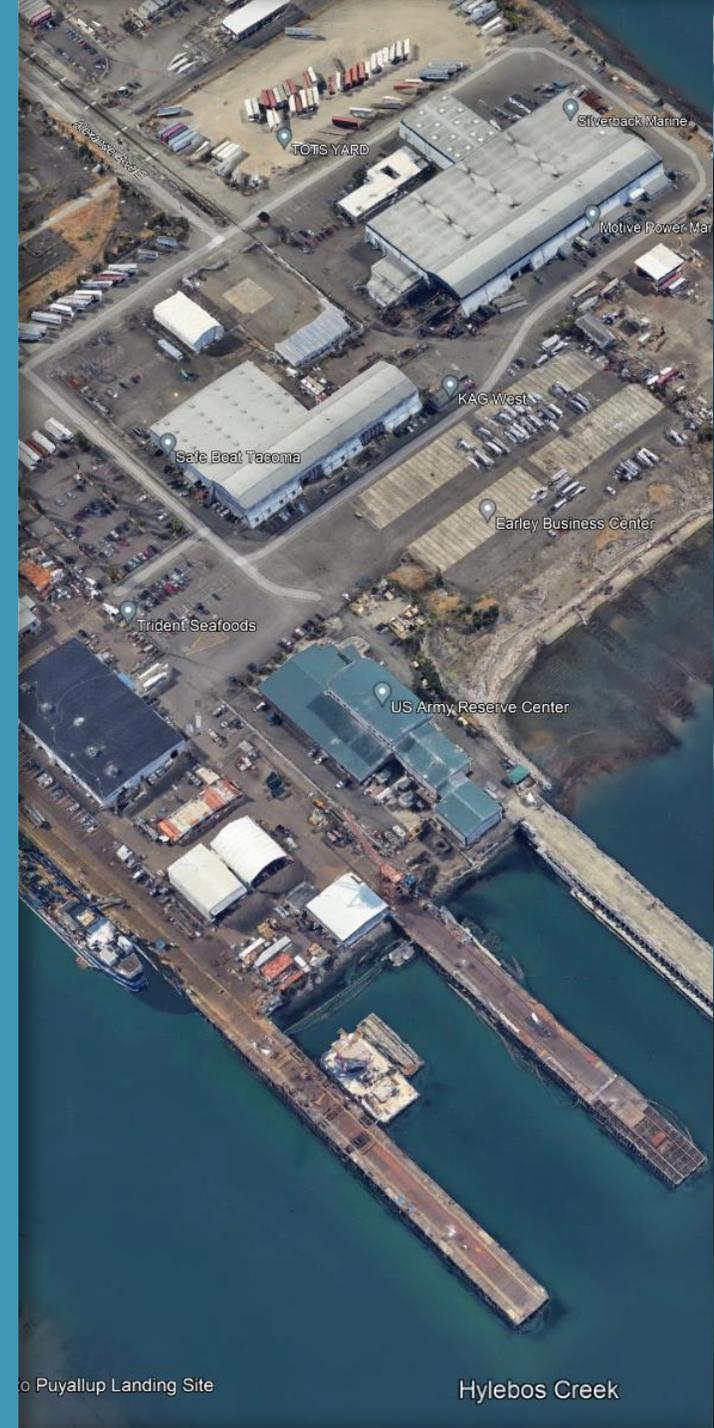
SQUARE FOOTAGE TOTALS:  328,000 SF MANUFACTURING  30,000 SF OFFICE  60,000 SF PARKING  143,500 SF PIER

SCENARIO #/C: BOAT MANUFACTURING	CHECKED BY: _____ DATE: _____	APPROVED: _____	ehdd. Port of Tacoma 401 ALEXANDER AVENUE TACOMA, WA, 98421-1837
CONT/CONS: TOWNSHIP: T21 DAT-HRZ: WAB3-SF M. ID: PARCEL: 1B	DIRECTOR: ENG. DATE PROJ. ENGR DATE PRINTED BY: rjw Jan 04, 2024 PORT ADDRESS: 401 ALEXANDER AVENUE TACOMA, WA, 98421-1837	MARK: _____ REVISION: _____ BY: _____ APPR: _____ DATE: _____	PHASE: _____

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# Last Step

Recommendation and Decision



# Next Step

## Develop for Water Dependent Users

### Interim Plan

1. Clean up contamination
2. Identify investors
3. Apply for grants
4. Plan for transition of water independent users

### Long Term Plan

1. Develop site for water dependent users based on attracted investor and awarded grants



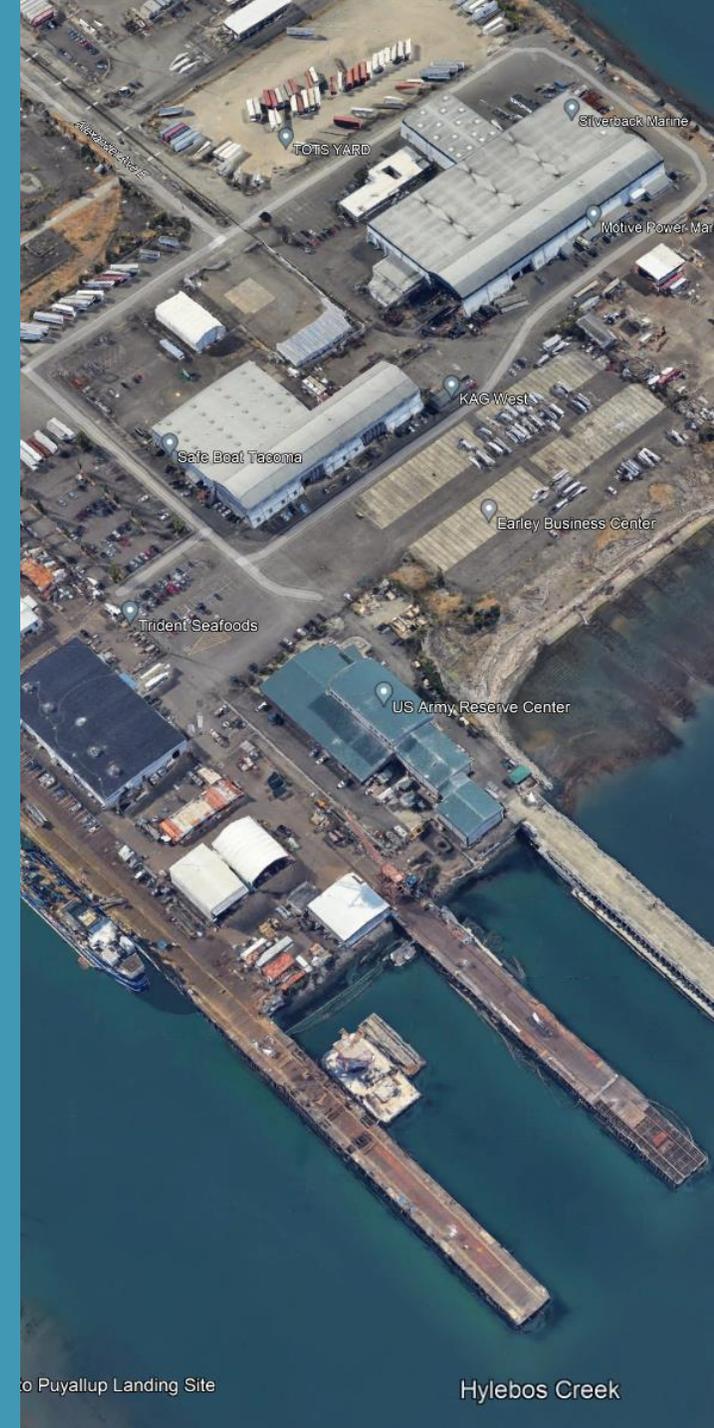
## Recommendations:

The team has recommended a scenario that is inline with the Port's goals and guiding principles.



## Decision Requests:

Go/No-Go decision to proceed with the recommended scenario for the EBC master plan.

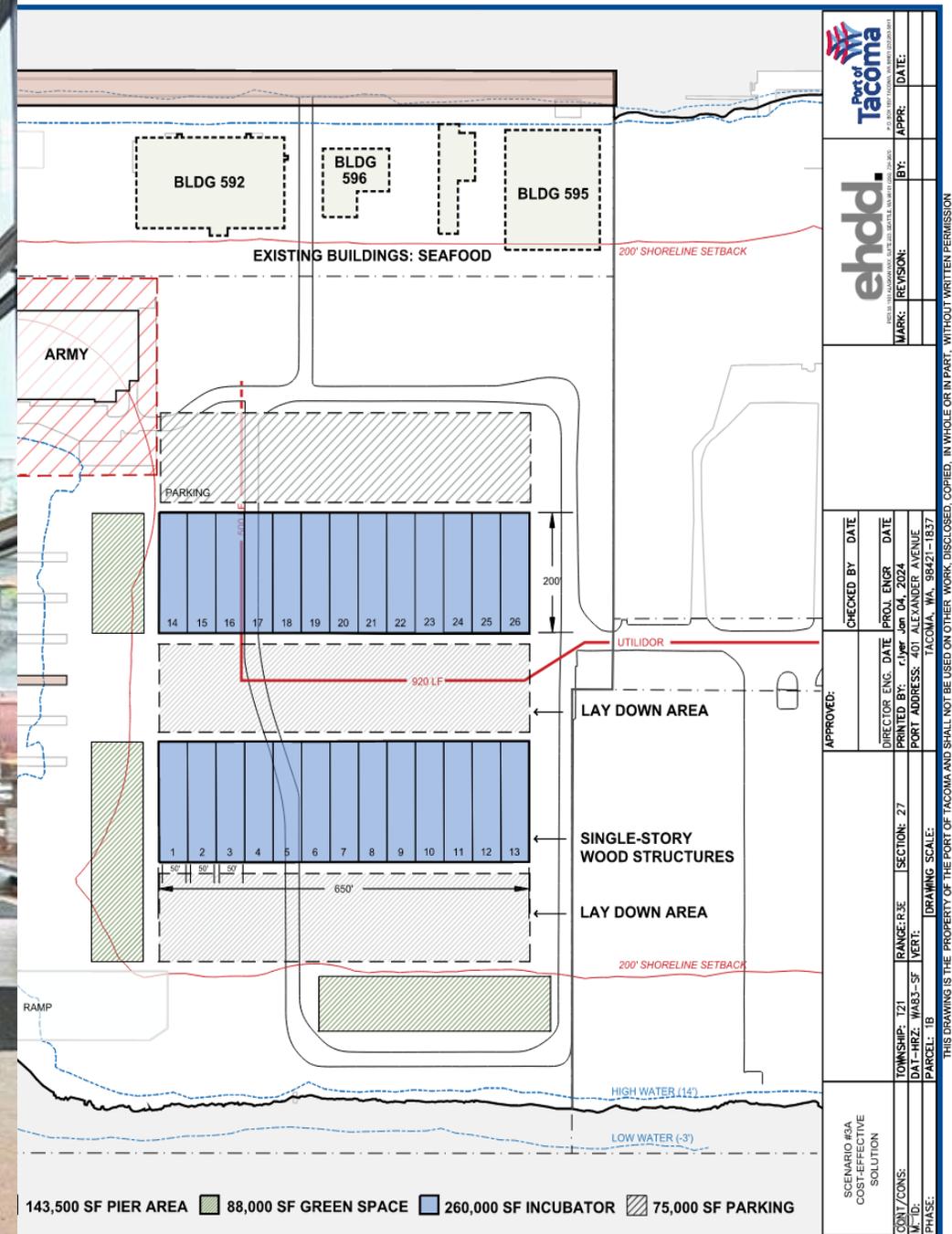


# Thank you

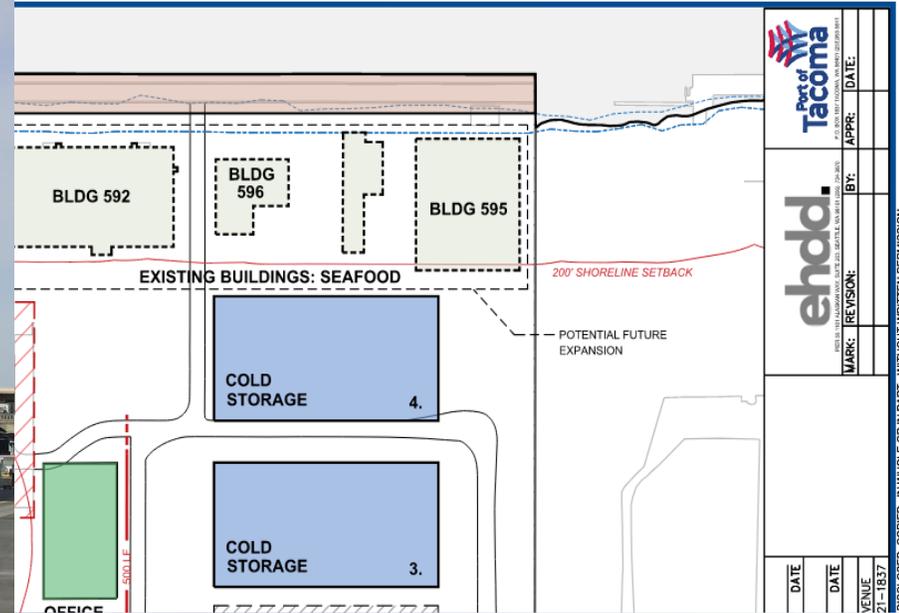
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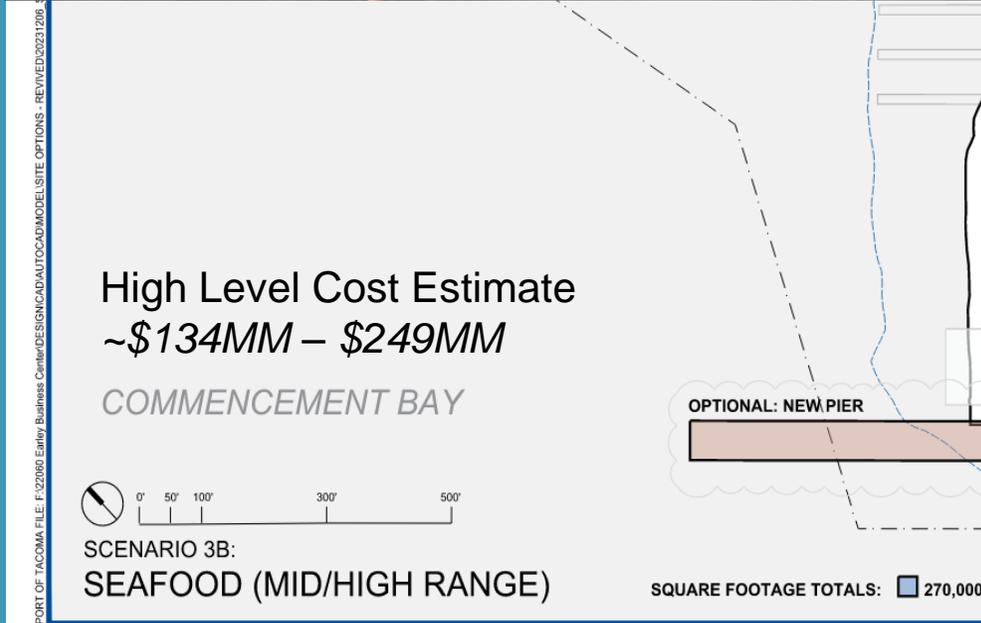
# Example 1



# Example 2



DATE	DATE	VENUE	21-1837
ehdd.		MARK: REVISION:	BY:
Part of Tacoma		APPR:	DATE:



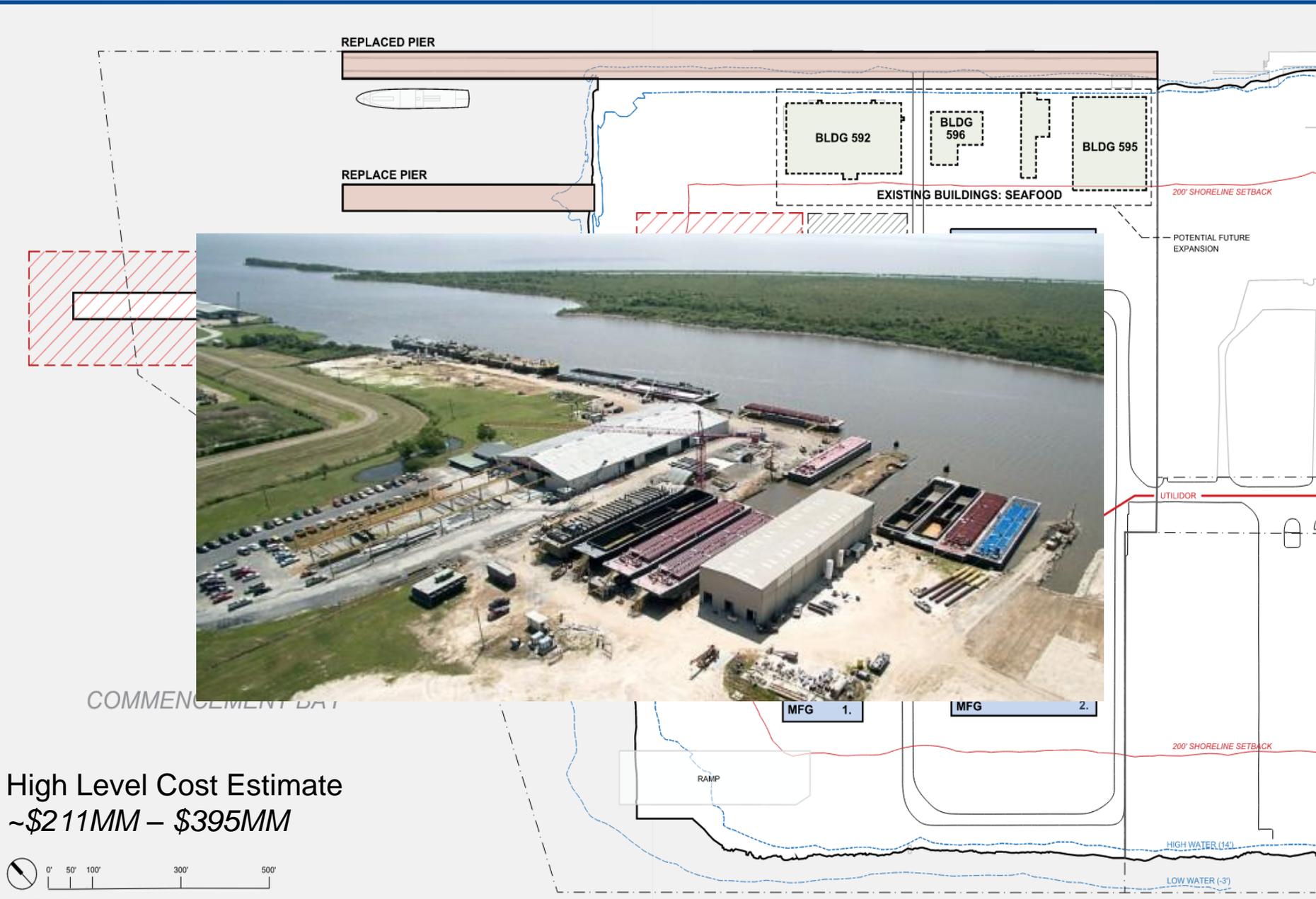
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# Example 3

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BINDING EDGE



High Level Cost Estimate  
 ~\$211MM – \$395MM



SCENARIO 3C:  
 BOAT MANUFACTURING

SQUARE FOOTAGE TOTALS:  328,000 SF MANUFACTURING  30,000 SF OFFICE  60,000 SF PARKING  143,500 SF PIER

SCENARIO #/C: BOAT MANUFACTURING	CHECKED BY: _____ DATE: _____ DIRECTOR: _____ ENG. DATE: _____ PRINTED BY: rjw/Jan 04, 2024 PORT ADDRESS: 401 ALEXANDER AVENUE TACOMA, WA, 98421-1837	MARK: _____ REVISION: _____ BY: _____ APPR: _____ DATE: _____	
TOWNSHIP: T21 DAT-HRZ: WAB3-SF PARCEL: 1B	RANGE: R-2 SECTION: 27 DRAWING SCALE:	APPROVED: _____ THIS DRAWING IS THE PROPERTY OF THE PORT OF TACOMA AND SHALL NOT BE USED ON OTHER WORK, DISCLOSED, COPIED, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION	