

Strategic Planning – New Economic Strategy Triangle (NEST)

Project Outline

A partnership formed by the Puget Sound Regional Council consisting of the Port of Seattle and cities of Des Moines, Burien, and SeaTac wants to create a strategy for developing eight underutilized properties with close proximity to Seattle-Tacoma International airport. The partnership is hoping to use the roughly 400 acres of land, originally acquired by the Port of Seattle for noise mitigation purposes, for economic development. The GVA Kidder Mathews team was selected to develop redevelopment strategies. .

Services Provided

The scope of work included preparing a background analysis, property inventory, market and financial analysis, highest and best use analysis, estimation of development potential and costs, measurement of public costs and benefits, and working collaboratively with the partners to develop a strategic real estate plan.

Result

GVA Kidder Mathews put a strategic plan in place that is supported by each of the members of the partnership. The cities are actively working with the Port of Seattle to implement the plan's recommendations. To date the Port of Seattle and the City of Des Moines have completed a master plan for the 60-acre Des Moines Creek Business Park and put the property on the market. The Port and the City of Burien have completed a development agreement and master plan to facilitate redevelopment of land located in Burien. The Port of Seattle and the City of SeaTac have completed transportation planning work needed to make redevelopment possible in its City.

Team

The prime consultant was GVA Kidder Mathews with Blair Howe as Project Manager. Subconsultants were Perteet, Property Counselors, URS Engineers, and Project Dimensions

