

## Oxbow Development Feasibility Study

### Project Outline

During the 1930's, the Harris Trust's client purchased roughly 80 acres of rich Duwamish River bottom land to grow produce for local markets. In the 1940s and 1950s the area began to convert from agricultural to industrial uses and the land was leased to local manufacturing firms. Fifty years later, with key leases scheduled to expire, the owners sought to understand the redevelopment potential of the property and chart a course for its future.

### Services Provided

As the trust's real estate advisor, GVA Kidder Mathews was assigned the project. The scope of work included understanding the property characteristics, identifying critical entitlement issues, performing a market analysis, creating possible development scenarios, establishing highest and best use(s), and the creation of disposition and lease renewal strategies.

### Result

The effort resulted in an increase in trust income of over 65%.

### Team

The GVA Kidder Mathews team included Gordon Buchan, Curt Ghan, and Blair Howe.

