

# JOBS PARCELS 4 & 5 AT UPPER HARBOR TERMINAL – Memo to UHT CPC

February 2020

## Concept Plan: Future Phases on the Southern Half of the Site

The Concept Plan did not specify the potential uses for the southern half of the site, envisioning that Development of the Future Phase parcels on the northern end of the site would occur in 2022 to 2024, or when market conditions allowed. The plans for the southern half of the site were expected to respond to community input, site conditions and the planned uses for the rest of the site. The concept plan anticipated that options to be explored could include job-generating uses (which could occur as soon as Phase 1, i.e., 2020 to 2023) or additional medium-density mixed-use development (which would not start until 2023 to 2026 or when market conditions allow).

## Coordinated Plan: Potential Jobs Uses on Parcels 4 & 5

For a variety of factors, including the guidance of the UHT CPC and continued presence of production uses to the south and west of the site, the development team is proposing only commercial uses that generate jobs for Parcels 4 and 5.

CPC Recommendations for the Coordinated Plan:

- EVALUATE JOBS SITE OPTIONS**
- EVALUATE EMPLOYMENT & HIRING STRATEGIES**
- IDENTIFY POTENTIAL DEVELOPMENT PARTNERS (PARCEL SPECIFIC)**
- EVALUATE MARKET & FINANCIAL FEASIBILITY (PARCEL SPECIFIC)**

Steps to Be Taken After the Coordinated Plan:

- NEGOTIATE TERM SHEET WITH THE CITY (PARCEL SPECIFIC)**
- SECURE FUNDING (PARCEL SPECIFIC)**
- DESIGN/ PLANNING PROCESS (PARCEL SPECIFIC)**
- CONSTRUCTION START (PARCEL SPECIFIC)**

The UHT CPC is being asked to make recommendations on the following:

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*Should buildings be limited in size to preserve view corridors or should the building be designed to be of a size that creates flexibility for a wide variety of users and job creators?*

*Should Parcels 4 & 5 focus on creating immediate jobs with companies that will meet the community benefit requirements or should we prioritize finding tenants in specific industries even if it takes longer?*

*If you want immediate jobs, what industries do you want to target, and what hiring goals should be applied? If you want specific types of jobs, how long are you willing to wait for that tenant/employer to emerge?*

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1) **EVALUATE SITE OPTIONS:** The development team has identified three options for each of the two jobs parcels.

*a. Scenario 1:*

- i. Parcel 4: Food Production/Aquaponics. Conceived as a single-story industrial building with 46,400 SF of light industrial space and 19,200 SF of office space with aquaponics greenhouses on the roof. Food production generated in this building could support community HUB or food hall uses on other parcels. Served by surface parking to the west. This option requires finding a viable tenant who could meet this programmatic use.
- ii. Parcel 5: Office & Production (Single Tenant). This building is designed to be a flexible office and production building that can accommodate a wide variety of users. The building assumes 97,200 SF of production, 19,200 SF of office and 97 stalls of surface parking. The 120' depth shown here is the minimum required for market feasibility for a "flex office" user, which can accommodate tenants with varying needs of office and production space. To accommodate most manufacturing or production tenants, the building depth must increase to 160', which is considered the specification standard for most tenants.

*b. Scenario 2:*

- i. Parcel 4: Office & Production. Conceived as a single tenant industrial building with 46,400 SF of light industrial space and 19,200 SF of office space. Served by surface parking to the west. This option could be built either speculatively or as a build to suit once a tenant is identified. 160' depth provides maximum flexibility for a wide variety of tenants.
- ii. Parcel 5: Office & Production (Two Tenants). This building is designed to be a flexible industrial building that can accommodate up to two potential users with 86,400 SF of production, 38,400 SF of office and 166 stalls of surface parking. This option could be built either speculatively or as a build to suit once a tenant is identified. The 120' depth shown here is the minimum required for market feasibility for a "flex office" user, which can accommodate tenants with varying needs of office and production space. To accommodate most manufacturing or production tenants, the building depth

must increase to 160', which is considered the specification standard for most tenants.

*c. Scenario 3*

- i. Parcel 4: Riverfront HUB: Parcel 4 could support a 90,000 SF community hub building with a food hall/dining room (featuring local chefs), event hall, restaurants (featuring local chefs), daycare, school, live music, local artist galleries, music school/academy, performing arts centers, museum, education centers (history/North side), and boat house as potential program uses.
- ii. Parcel 5: Office & Production (Two Tenant Buildings). These two industrial buildings are designed to address planning guidelines that would preserve view corridors along vacated street easements for 34<sup>th</sup>, 35<sup>th</sup> and 36<sup>th</sup>. The two individual buildings can accommodate up to two potential users with 89,500 SF of production, 33,000 SF of office and 141 stalls of surface parking. This option could be built either speculatively or as a build to suit once a tenant is identified. One building is shown at 120' depth which is the minimum required for market feasibility for a "flex office" user and can accommodate tenants with varying needs of office and production space. The other building depth is 160', which is considered the specification standard for manufacturing and production and will accommodate the largest pool of tenants.