

October 5, 2018

Ms. Samra Seymour
Senior Planner – City of Lacey
420 College Street SE
Lacey, WA 98503

RE: Hawks Prairie Logistics Park
3800 Marvin Road, Lacey, WA

Ms. Seymour,

NorthPoint Development is pleased to submit for your consideration our project, Hawks Prairie Logistics Park, located at 3800 Marvin Road. In addition to the required engineering and planning documents, we would like to provide this narrative for more detail regarding the project. This narrative will provide specifics on viability of the buildings, potential for project success, and economic impact that the project will have on the community.

For the purposes of this narrative, I will highlight a few key details regarding the proposal.

Summary

Hawks Prairie Logistics Park is a light industrial and warehousing park located at the Northeast intersection of Marvin and Hawks Prairie Roads. The project consists of three (3) buildings with industrial use planned in all three. The property is currently zoned for the planned use, and no variances or extraordinary requests are expected from the applicant aside for permits allowing impact to onsite wetlands.

City Code requires this site to be planned into three (3) separate buildings as the site is greater than 40 acres. To achieve this, the applicant is proposing the following sized buildings based on tenant requirements for the site. Building #1 is a 1,267,110 square foot building measuring 570' deep by 2,223' long and will be occupied by Home Depot. Building #2 is a 587,500 square foot building measuring 470' deep by 1,250' long and will be occupied by Smart Warehousing. Building #3 is a 63,000 square foot building measure 120' deep by 525' long and is planned for small local or regional users.

Viability Statement – Building # 1

Building #1 will serve as a state-of-the-art DFC/MDC/MDO facility for Home Depot. The building size, dock count, parking count, road and parking circulation, site security, and other key aspects of the proposed project are requirements set forth by Home Depot and its facility prototype specifications for this market (U.S. Northwest) and its logistic demands.

Viability Statement – Building # 2

Building #2 will serve as a state-of-the-art distribution facility for 3PL (Third Party Logistics) provider Smart Warehousing. Currently Smart Warehousing leases over 1.5mm square feet from NorthPoint Development in other markets around the country. Smart has proven to be a leader in the 3PL world by utilizing sophisticated logistics technology to secure a blue-chip client list in which they provide logistics and warehousing services for.

Viability Statement – Building # 3

Building #3 is planned to service local or regional tenants requiring warehousing, distribution, or light manufacturing space close to key roads and infrastructure that this site presents. There is a strong demand in the market for leases as small as 10,000 SF, and up to 60,000 SF, a size range that this planned building could accommodate.

Requirements for Project Success

- Approval of three (3) building layout, size of buildings, planned setbacks, and planned parking and circulation of the site
- SEPA threshold determination
- USACE and WSDOE approval for wetland impacts
- Clear, grade, and building permits

Economic Impact for the Community

Hawks Prairie Logistics Park will bring jobs and positive economic benefit to the community while asking for no government assistance or incentive for the project. Attached to this letter you will find an economic impact statement

In conclusion, NorthPoint would like to thank the City of Lacey for the guidance and assistance throughout the process to date. NorthPoint and its tenants are confident it made the right decision when deciding to invest in Lacey. We ask for continued, direct, and open dialogue throughout the remainder of the project so that we can achieve success on all levels.

Sincerely,

Jed Momot
NorthPoint Development

Attachments: NP Hawks Prairie Economic Analysis