

WEST HYLEBOS TERMINAL – RFP SITE TOURS QUESTIONS & ANSWERS

The following are answers to questions that occurred during the West Hylebos Terminal Tours held on December 10th and 14th, 2020.

1. What are the allowed uses and development guidelines (setbacks, building FAR, heights) for the West Hylebos Terminal?

A: For information about the uplands area that is zoned PMI please see [Title 13 Land Use Regulatory Code](#) that is part of the Tacoma Municipal Code. For the wharf area that is within the Shoreline District-10 area please see [Title 19 Shoreline Master Program](#) that is also in the Tacoma Municipal Code.

2. Where do the utilities enter the site and how are they laid out on the site?

A: NWSA can provide this information upon your request to realestate@nwseaportalliance.com

3. Does NWSA have and can NWSA provide a Phase 1 and Phase 2 Environmental Site Assessment?

A: NWSA has a Phase 1 Environmental Site Assessment which can be provided upon your request to realestate@nwseaportalliance.com. NWSA does not have a Phase 2 Environmental Site Assessment.

4. How will stormwater maintenance be allocated?

A: In the case of one Lessee occupying the entire site, stormwater maintenance will be the responsibility of the Lessee. In the case of multiple Lessees on the site, stormwater maintenance responsibilities will need to be negotiated based on the portion of the Premises occupied by each Lessee.

5. When was the West Hylebos Stormwater Treatment System built?

A: The system was completed in December 2013.

6. What is the maximum lease term that will be considered for the West Hylebos Terminal?

A: WA State RCW 53.08.080 calls out a maximum lease term of 50 years with up to three 10-year options for a total of 80 years.

7. Will the NWSA entertain proposals for less than the entire terminal footprint?

A: Yes.

8. What are the NWSA's expectations regarding dock maintenance?

A: The NWSA expects dock maintenance to be the responsibility of the Lessee.

9. What are the specification of the West Hylebos Terminal dock?

A: The berth is minus 32 feet at Mean Low Low Water. The dock height is 18 feet at Mean Low Low Water. The dock has a uniform load rating of 600 pounds per square foot.

10. Who has labor jurisdiction for cargo operations over the dock?

A: Historically, the International Longshore and Warehouse Union Local 23 has had labor jurisdiction for cargo operations over the dock. Each use will need to verify labor requirements.