Seattle – Tacoma International Airport
Seattle, Washington

CASE STUDY

OBJECTIVE

The Master Plan for Seattle-Tacoma International Airport calls for the expansion of the Central Terminal Area, realignment of the terminal highway system, and construction of a third parallel runway. However, implementation of the first Phase of the Master Plan calls for a minimum of five (5) existing air cargo facilities to be eliminated in order to accommodate the proposed terminal expansion. Before these existing structures can be reclaimed and the existing structures demolished, the Airport must accommodate the existing tenants within new or alternate facilities on a permanent or temporary basis.

Seattle-Tacoma International Airport controls several parcels of land in close proximity to the cargo area which are available for development of air cargo and freight facilities. In particular, the Airport owns an approximately 30 acre parcel of land on which it would like to develop permanent relocation facilities for those existing tenants which would be displaced by the master planned expansion of the Central Terminal Area. The major challenges associated with this site include the fact that the site is located on the opposite side of the main arterial freeway providing access for passengers to the Central Terminal Area. As such the site does not offer direct airfield access. In addition, the site contains significant topography challenges.

Trammell Crow Company was retained by Seattle-Tacoma International Airport and the Port of Seattle to serve as its consultant with respect to master planning of the approximately 30 acre parcel of land known as the "L-Shaped Parcel". The objective is to achieve maximum utilization of the available land by carefully defining each tenant's facility requirements, preparing the conceptual building plans and specifications, and preparing project development budgets.

STRATEGY

Trammell Crow Company conducted a thorough study of the existing facilities and the real estate needs of those customers directly impacted by the Master Plan. Working with local architects, engineers, and preferred service providers, Trammell Crow Company conducted a complete Master Plan study of the L-Shaped Parcel and surrounding land parcels to evaluate the most efficient alternatives for site planning the existing 30 acres as well as potential future acquisitions. During the study, critical attention was given to alternatives for integrating the site into the existing cargo area by way of various methods of ingress and egress including dedicated tug roads, brides, and expansion of existing infrastructure.

VALUE CREATION

Trammell Crow Company's final report provided Seattle-Tacoma International Airport with a comprehensive site planning study for the L-Shaped Parcel and surrounding land parcels and addressed infrastructure options for accommodating direct airfield access. The report gave careful attention to the needs of existing tenants directly impacted by the Master Plan as well as expansion options to accommodate future cargo growth at Seattle-Tacoma International Airport. Trammell Crow Company's study provided the Airport with several options for achieving maximum utilization of specifications, and preparing project development budgets.

Quick Facts

Services
- Airport Master Planning
- Project Development

Scope
- 30 Acre Parcel

Geography
- Seattle Tacoma International Airport