



moffatt & nichol

FREIGHT AND RAIL ECONOMIC DEVELOPMENT



WE UNDERSTAND RAIL



The freight and economic development team at Moffatt & Nichol takes a rail-centric, site-focused approach to economic development projects.

Successful Class I railroad and economic development specialists have developed this strategy over the course of several decades. Our experts excel at evaluating rail-served sites, positioning communities for industrial success, placing opportunities into their appropriate market and strategic context, and orchestrating deals.

This team possesses a varied range of skills and nearly a century of combined expertise in the rail and transportation industries. Moffatt & Nichol, a global engineering firm with over 950 dedicated professionals, provides a depth of project experience and technical knowledge. Our clients have direct access to engineering design support for projects with a transportation, port, or water component due to our comprehensive and collaborative approach.

We can expand your organization's capacity to attract discretionary investment and create jobs, while boosting the competitiveness of your enterprise or region.

METHODOLOGY WE ADOPT

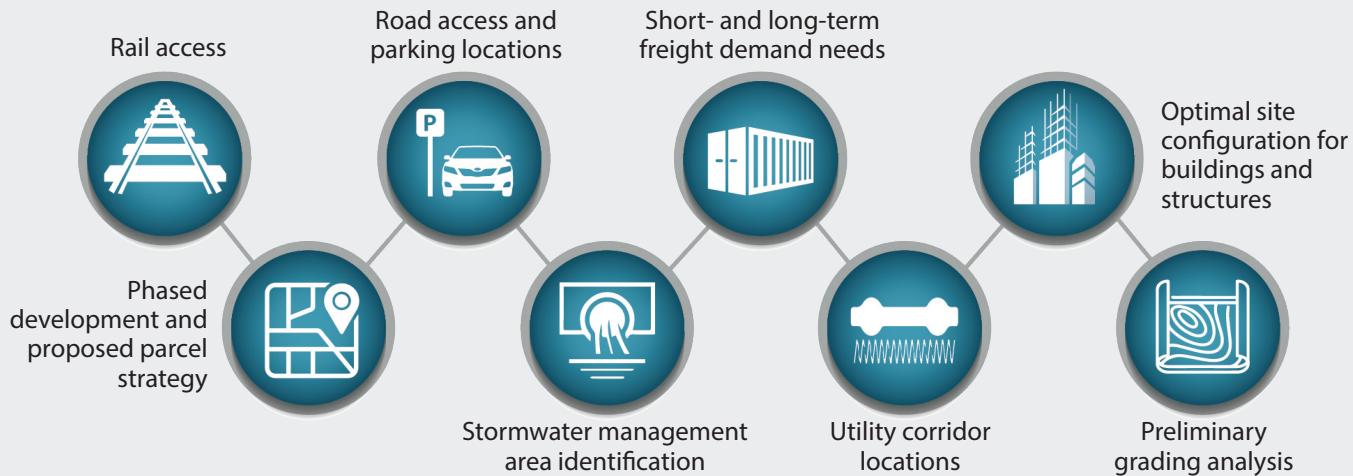
SIZE AND LOCATION MATTER

Having a sizable inventory of good industrial rail-served sites or upgrading a specific site's base engineered infrastructure significantly improves a region's potential to attract discretionary investment, create jobs, and boost the competitiveness of existing businesses.

DATA-DRIVEN STRATEGY

Our technical team applies engineering judgment—based on years of rail design experience—at the outset of projects to reassure clients that they are making a sensible investment choice. The analysis is typically produced using online GIS tools bolstered by input from local economic developers, utility providers, federal and state agencies, and market analysis.

OUR TEAM CAREFULLY CONSIDERS THE FOLLOWING TYPICAL SITE DEVELOPMENT CHALLENGES:



A TEAM CENTERED ON ALLIANCES

Through years of experience in the industry, our team has developed an extensive network, and we know how to cultivate the right partnerships.

Our clients have an excellent opportunity to achieve success, benefiting from our team's connections with local and state decision makers and important railroad and utility stakeholders—relationships earned over many years of successful project engagement. We structure industrial and logistic properties for success, in terms of physical characteristics, operational serviceability and placement within broader public policy and market frameworks.



SERVICES

LEAD AND INFLUENCE

- Strategic Advisory
 - Site strategy
 - Connect right site to right industry
 - Unite communities and railroads
 - Market and user demand
- Corridor Strategy
 - Public-private partnership strategy and implementation
- Project Management
 - Holistic and comprehensive rail and economic development
 - Years of developing industry alliances
 - State and local economic development partnerships
 - Class 1 and shortline carriers
 - Utility provider interfacing

IDENTIFY, EVALUATE, AND VISUALIZE

- Technical Industrial Site Review
 - Preliminary engineering
 - Feasibility studies
 - Repurposed industrial and logistic site analysis
 - Brownfield site assessment and revitalization
- Industrial and Logistic Site Comparison
 - Rail-served site identification and comparison services
- Rail Corridor Articulation and Analysis
- Marketing Material Creation and Site Attraction
 - 3D rendering and animation capabilities
- Supply Chain Analytics
 - Market, logistics, and workforce analysis
 - Multimodal and intermodal optimization





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ABOUT MOFFATT & NICHOL

In 1945, John G. Moffatt and Frank E. Nichol formed partnerships in California and Oregon to provide engineering and design services for infrastructure on the rapidly growing U.S. West Coast, focusing on harbor works and waterways, bridges, buildings, industrial facilities, military installations, and public works. Since then, the company has expanded services to include economics, planning, architecture, and construction management for coastal and water resource, energy, environmental, transportation, and urban improvement projects. We are proud to have served public and private clients for more than 75 years, with 80 percent of our business from repeat clients. Today, from offices in North America, Latin America, and Europe, we continue to provide leading-edge engineering and consulting services to clients in the marine terminal, transportation, energy, environmental, and urban development markets around the world.

SERVICES

Ports

Container and Cargo Facilities
Military Facilities
LNG, Oil, and Gas Energy
Ferry Facilities
Cruise Homeports and Ports-of-Call
Dry Bulk and Material Handling
Offshore Wind Energy

Water

Numerical Modeling
Watersheds, Rivers, and Floodplains
Piers, Marinas, Wharves, and Waterfronts
Urban Planning and Redevelopment
Coastal Structures and Shoreline Stabilization
Dredging and Sediment Management
Beaches, Inlets, and Estuaries
Stormwater and Green Infrastructure

Transportation

Rail and Intermodal
Bridges and Grade Separations
Roadway and Civil

Environment

Environmental Assessment, Investigation, and Remediation
Permitting, Biological Assessments, and Monitoring
NEPA/SEPA and Environmental Studies
Compensatory Mitigation
Watershed, Stream, Wetland, and Ecosystem Planning and Restoration
Living Shorelines
Water, Noise, and Air Quality Assessments

Commercial

Transportation/Intermodal Studies
Grant Application Support
Strategic Development Studies
Alternative Use Studies
M&A Due Diligence Support
Lenders' Technical Advisory Services
Market Studies and Competitive Analysis
Benefit Cost Analysis
Container, Dry Bulk, and Cruise Volume Forecasts
Master Planning Support

To contact one of our experts, email fcdev@moffattnichol.com