

The Pacific Coast Intermodal Port (PCIP)



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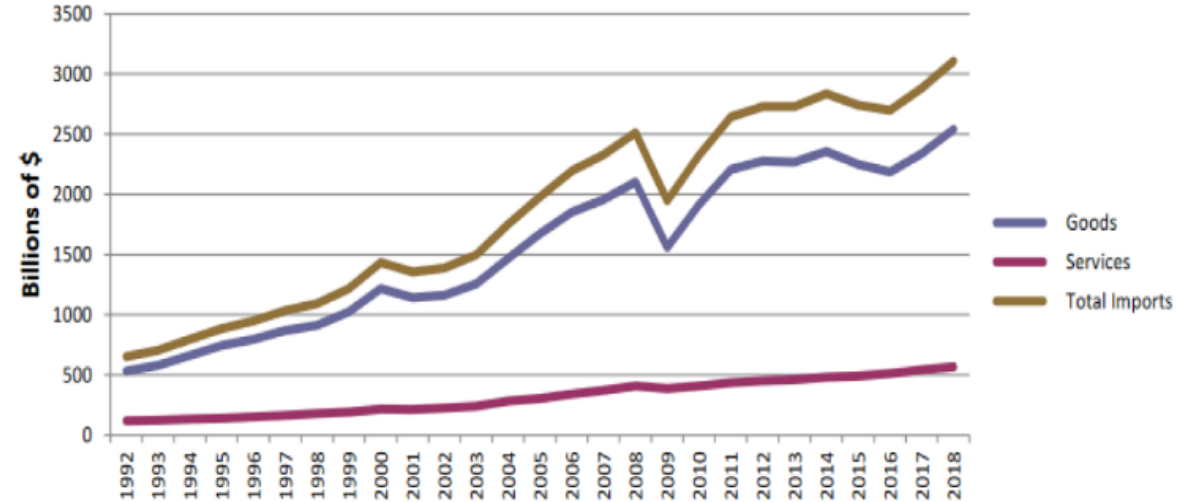
Why Build a New Port?

Container traffic on the U.S. Pacific Coast is projected to grow significantly for the foreseeable future.

Infrastructure at existing U.S. Pacific Coast ports is incapable of handling this future growth in trade

Coos Bay is the one location where significant port capacity can be added.

A Coos Bay intermodal port will serve as a relief valve lessening pressure on current domestic and international freight logistics and boast myriad environmental benefits.



Why Coos Bay?

The Port of Coos Bay is the ideal location for a world-class port because it has three critical elements:

- An existing rail line that connects to the Class 1 rail system
- A naturally deep channel maintained on an annual basis by the U.S. Army Corps of Engineers
- Hundreds of acres of undeveloped land zoned as industrial



Three Components



Intermodal Terminal



Navigation Channel

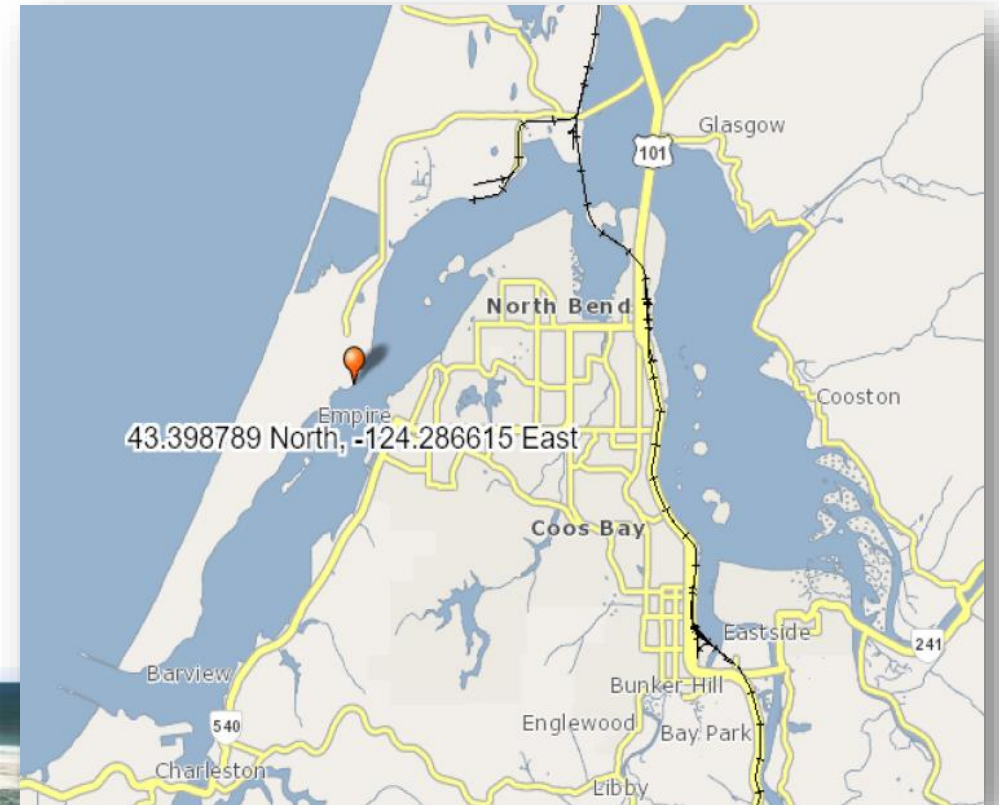


Rail Line



Intermodal Terminal

The new Intermodal Terminal will be built on the North Spit on land owned by OIPCB





Intermodal Terminal

3 berths for container vessels each carrying up to 6500 TEU of cargo

State-of-the-art direct ship to rail/rail to ship on West Coast:

- The port will be fitted with electric power plug-ins that will power ships at berth
- Green electricity produced by renewable energy sources used for cargo handling equipment, vehicle charging and on-shore power

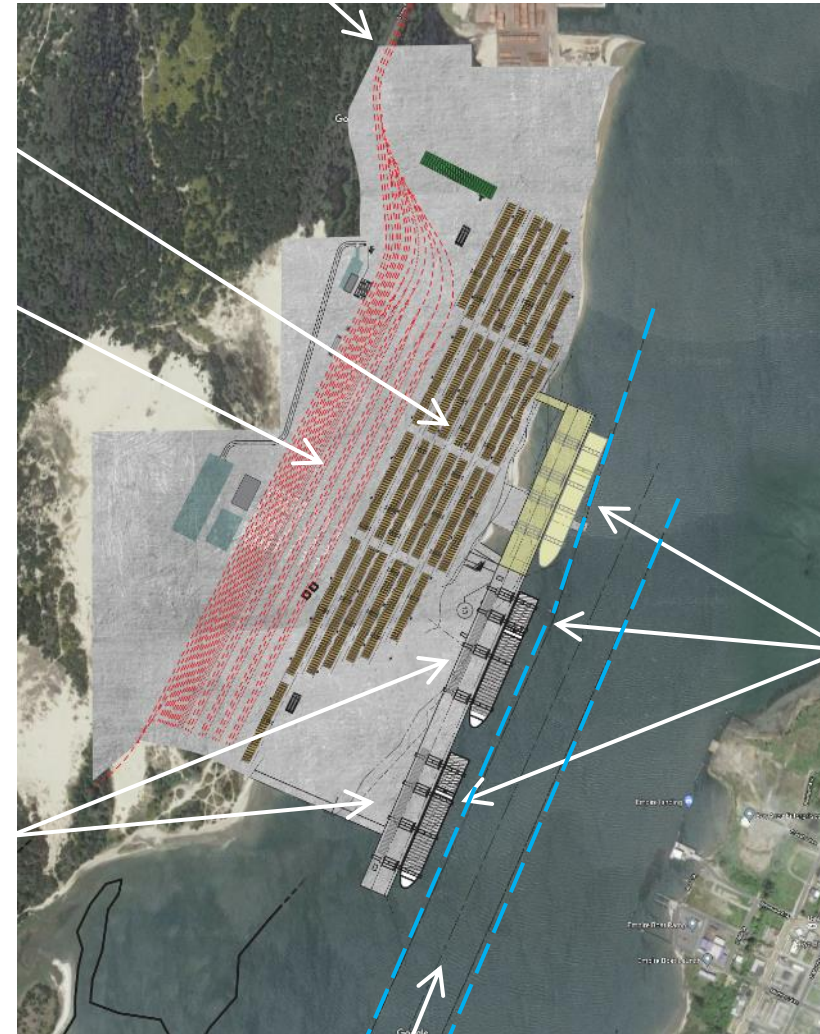
TEU = Twenty-foot equivalent unit, a unit of volume equivalent to a 20-foot ISO container

Link to the Coos Bay Rail Line (CBRL)

Container Yard

Rail Yard

Cranes



Berths for 3 Vessels

Channel from Ocean



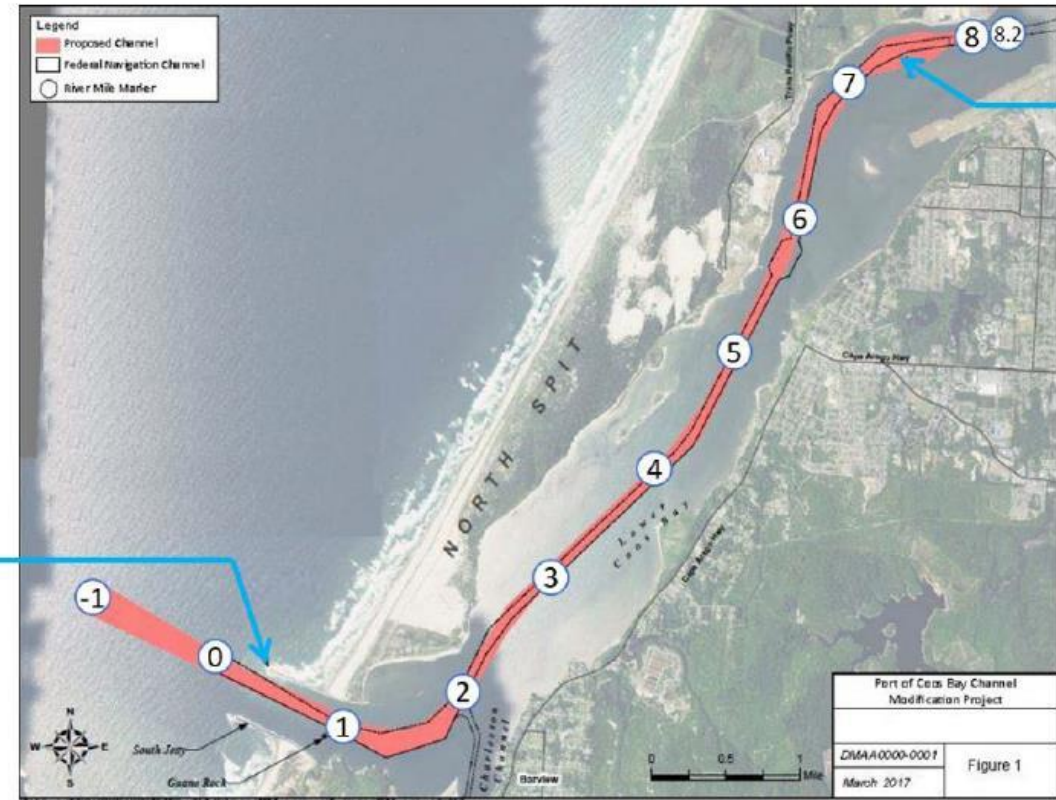
Navigation Channel

Work on the Navigation Channel will include:

- Dredging to accommodate larger cargo ships
- Creation of a vessel-turning basin
- Protective measures for the North Jetty
- Relocation of aids to navigation (ATONs)
- Increased advance maintenance dredging

Protective Measures for the North Jetty

Vessel Turning Basin



Existing Channel		Modified Entrance		Modified Channel	
Width	Depth	Width	Depth	Width	Depth
300'	-37'	1,180'	-57'	450'	-45'

Modifications to the Federal Navigation Channel



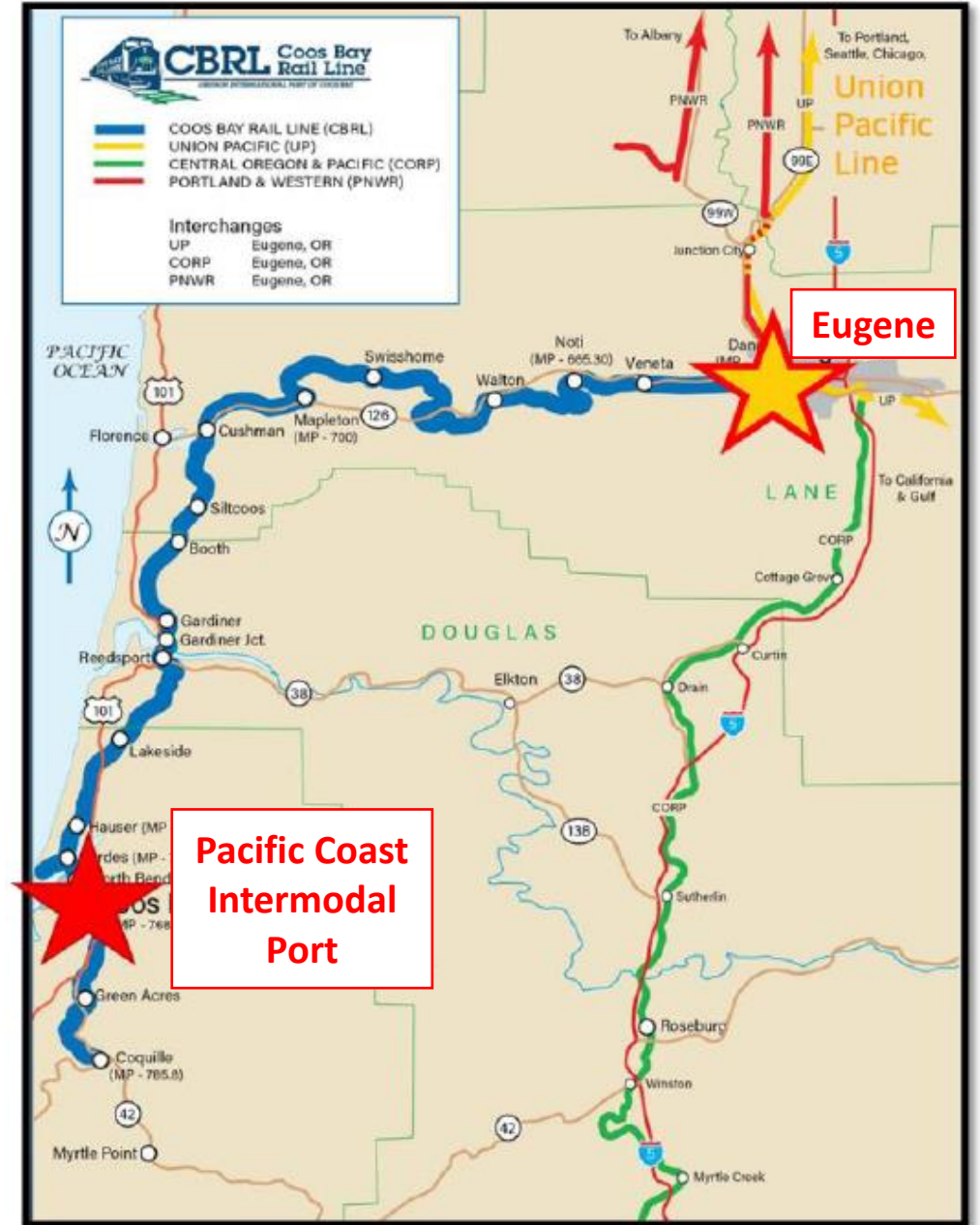
Rail Line

One of this project's greatest strengths is the existing Coos Bay Rail Line (CBRL) which is owned and operated by OIPCB.

The CBRL is a Class 3 134-mile railroad line from Eugene to the Port of Coos Bay and Coquille, Oregon.

In Eugene, the CBRL connects to the Union Pacific Class 1 railroad. Interstate 5 is also very close for cargo that will be distributed locally

The site for the new Intermodal Terminal is <1 mile from a spur of the CBRL on the North Spit



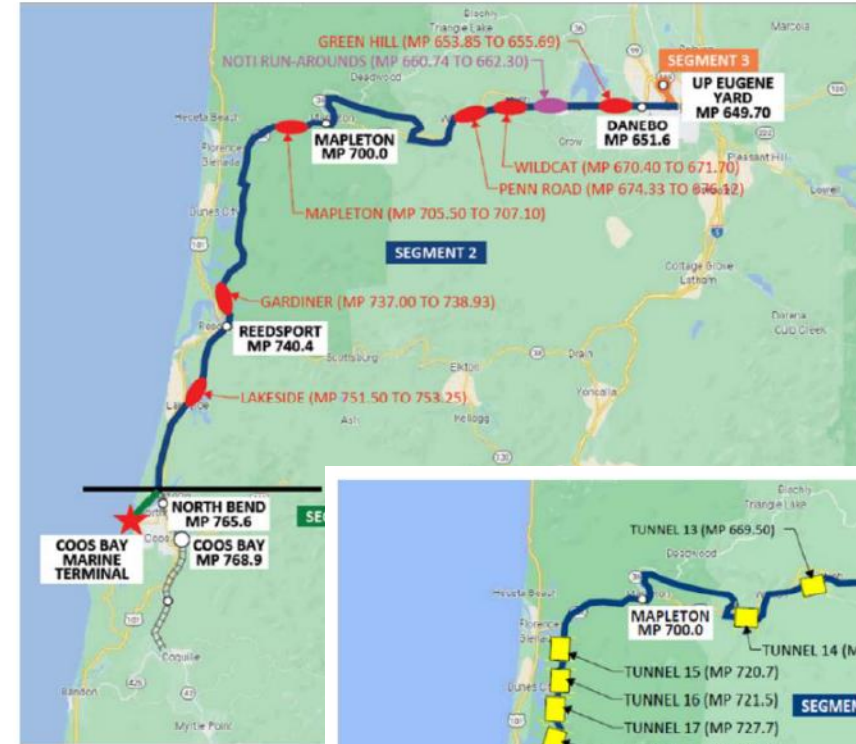


Rail Line

The objective is to increase train speed to 25 mph or more, and to run twelve trains per day (six from PCIP to Eugene, and six from Eugene to PCIP).

Work on the CBRL will include:

- Replacing track and ties so that the track can meet Class 2 (25mph) and Class 3 (40 mph) track standards
- Rehabilitating bridges to meet 25mph or higher speeds
- Increasing height for 9 tunnels along the line to accommodate double-stack container cars
- Adding seven 8,000' sidings to allow trains to pass one another



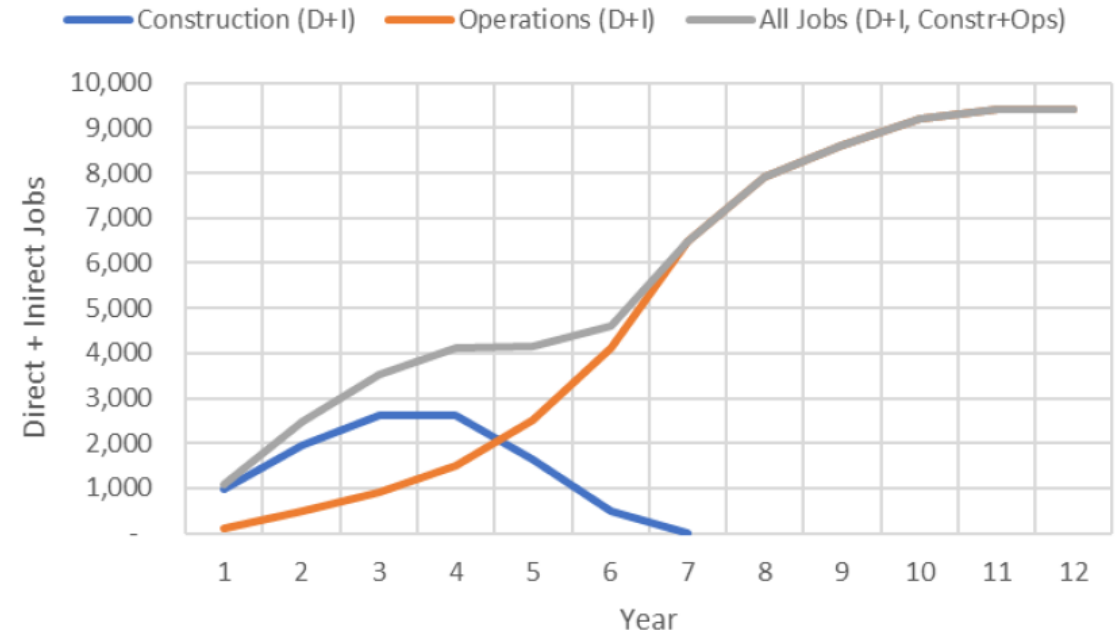
7 new sidings

Increased height for 9 tunnels



Some Benefits of the Project

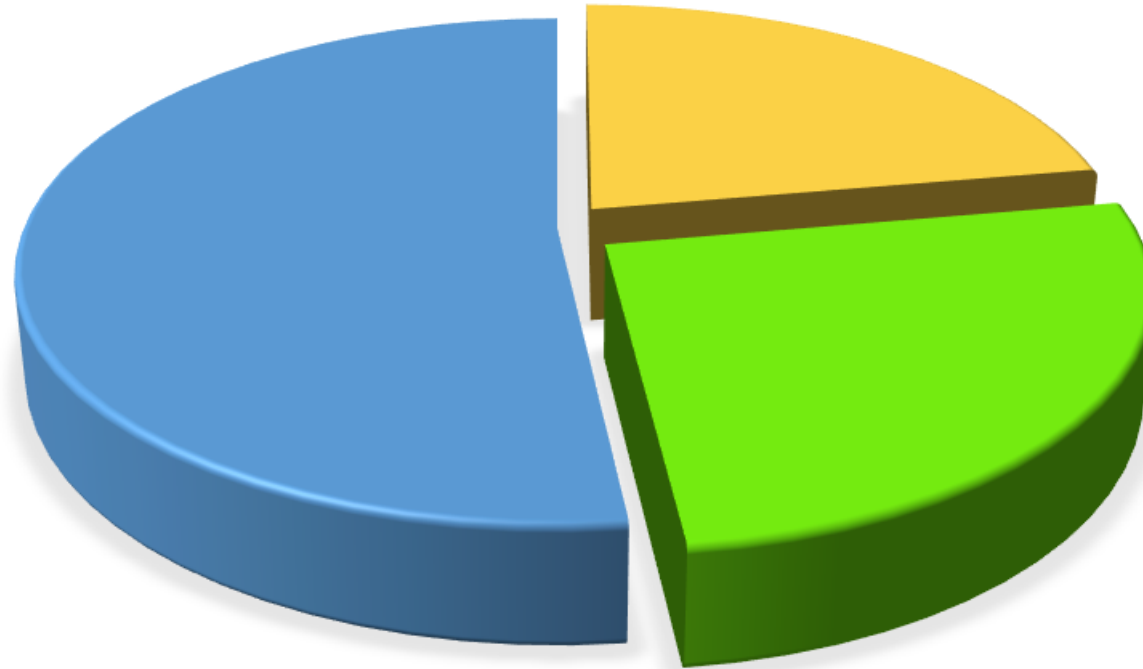
- 1.2 MM TEUs per year
- New gateway for import of containers from Asian Markets
- Enhanced opportunity to export agricultural and forest products
- Approximately 3,500 construction jobs estimated over five year period
- Thousands of new long-term jobs in the Coos, Douglas and Lane Counties (direct & indirect)



Project Costs

Rail Line.

Intermodal Terminal,



Navigation Channel,

\$1.77 Billion
Total Cost

A Public-Private Partnership



The PCIP project is a public-private partnership between Oregon International Port of Coos Bay (OIPCB) and NorthPoint Development.

NorthPoint have made a \$447M commitment to the project (25.2% of the total project cost)

122.3+
MILLION SF
CURRENT
INDUSTRIAL PORTFOLIO

43.8+
MILLION SF
INDUSTRIAL SPACE
UNDER CONSTRUCTION

29.3+
MILLION SF
INDUSTRIAL SPACE
LEASED IN 2021

\$11.4+
BILLION
TOTAL CAPITAL RAISED
SINCE INCEPTION

78+
THOUSAND
EST. JOBS CREATED
IN OUR DEVELOPMENTS

\$1.6+
BILLION
INCENTIVES NEGOTIATED
FOR OUR CLIENTS

*All stats last updated beginning of Q1 2022

465+ INDUSTRIAL CLIENTS |
References available from our clients; a few are represented below



Federal & State
Funding

NorthPoint
Development

