

New Market Industrial Campus & Tumwater Town Center Real Estate Development Master Plan

The Port of Olympia

March, 5 2015



TONIGHT'S AGENDA

1. Overview of Project
2. The Role of Ports in Western Washington
3. Tumwater Town Center Planning Efforts
4. Project Objectives and Technical Studies
5. Group Exercise
6. Report Back
7. Closing



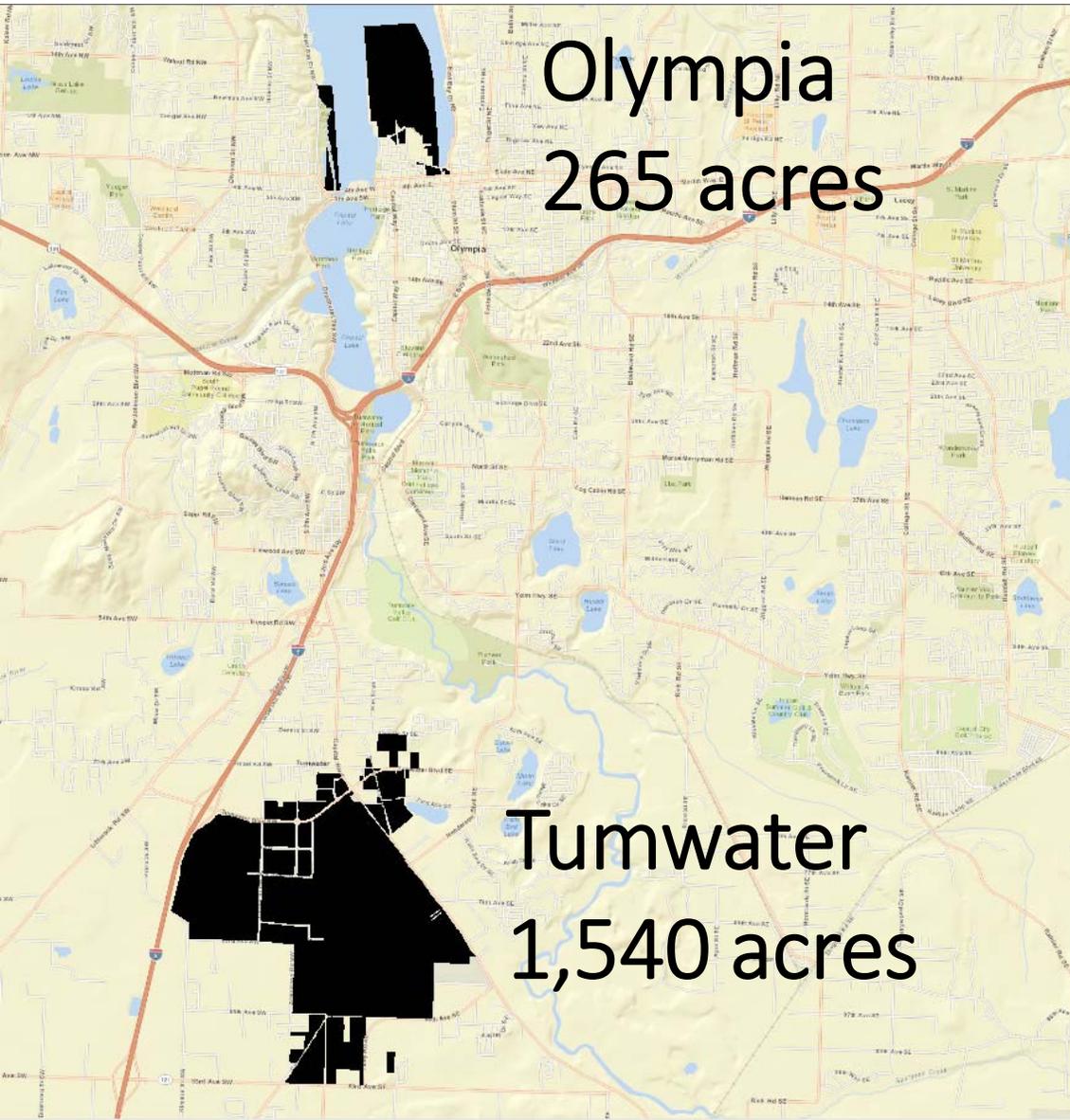
Port of Olympia

Mission

Create economic opportunities by connecting Thurston County to the world by air, land and sea.

Facilities and Lines of Business

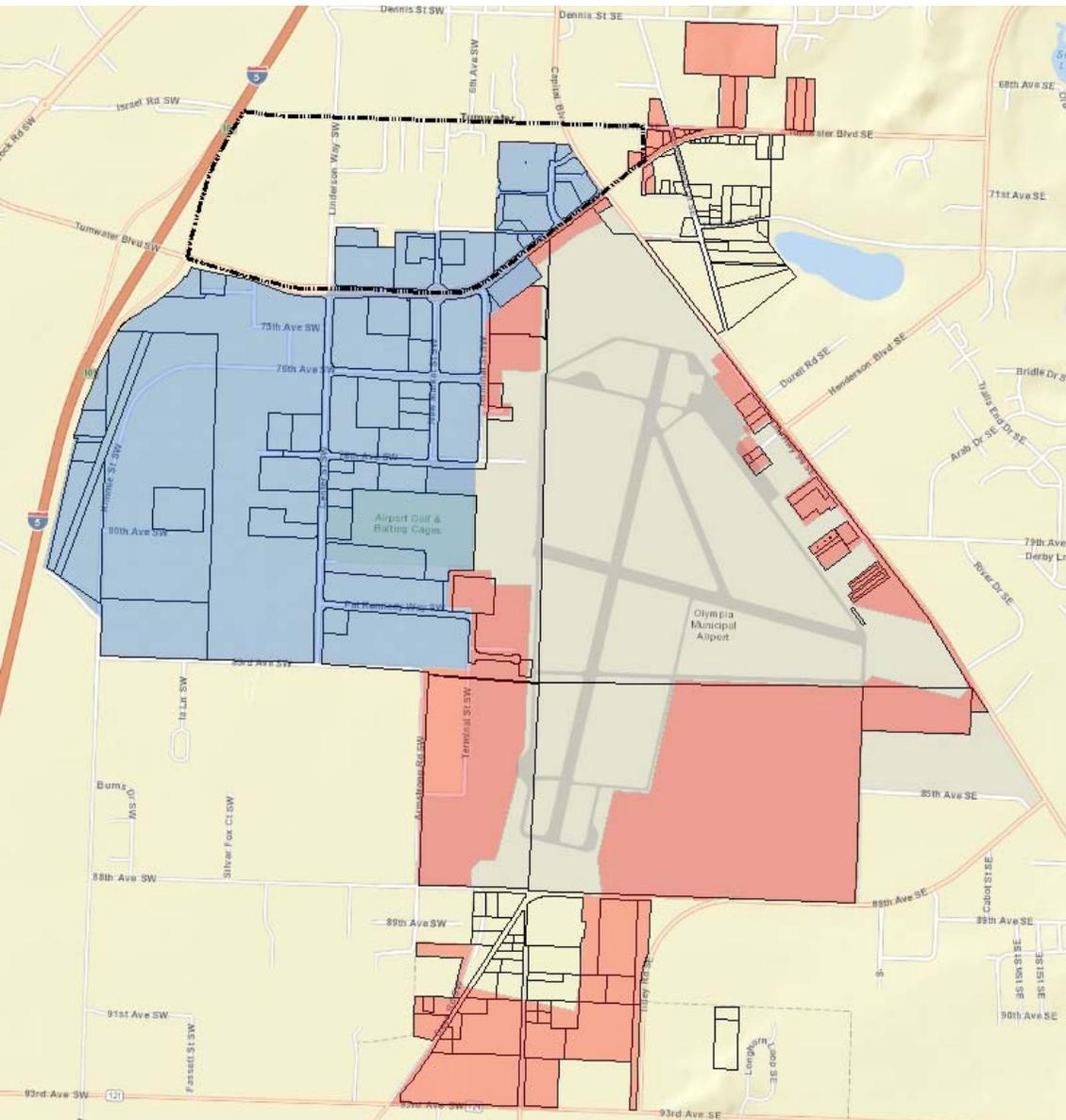
1. **Marine Facilities** – terminal, container yard, on-dock rail & warehouse, deepwater berths
2. **Marina and Boatworks** – Swantown public harbor, haulout and boatyard facility
3. **Olympia Regional Airport** – aircraft services, flight instruction, hangars, tie down space, state and corporate aviation facilities, aviation-related lease options
4. **Commercial and Industrial Properties** – Port peninsula in Olympia and Tumwater properties near Olympia Regional Airport



1,805 acres in
Port ownership

Port primarily develops
property to:

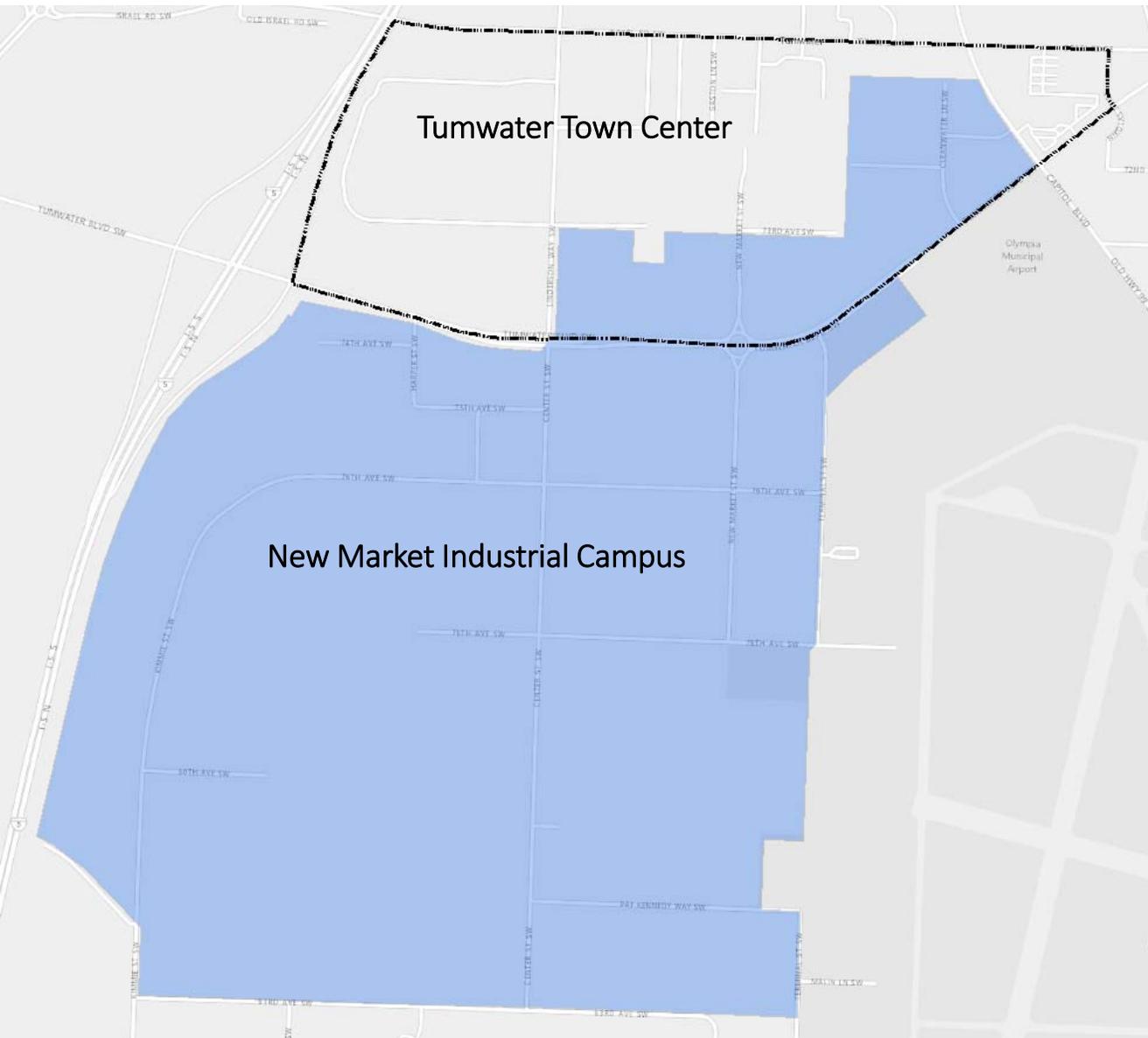
- Generate jobs
- Create revenue opportunities
- Address environmental clean up



Tumwater Properties

Districts

- Olympia Regional Airport
990 acres
- New Market Industrial
Campus 550 acres
 - Of these, 52 are in the
Tumwater Town Center



Port's Strategic Plan: Vision 2025

Development Targets

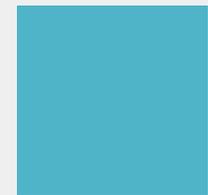
Work with Tumwater to generate

- 15 acres commercial
- 30 acres of industrial

On Port owned Tumwater properties



15 Acres Commercial



30 Acres Industrial

Real Estate Development Planning Needs



15 Acres Commercial

Environment - *Wetlands, Habitat, Soils*

Infrastructure - *Transportation, Telecom, Stormwater, Landscaping*

Market - *Site Characteristics and Assets, Economic Analysis, Opportunity Assessment*

Planning - *Existing Plans, Zoning, Regulations*

Community - *Stakeholder Involvement, Values, Supported Vision*

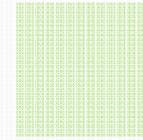
Desired Outcome

Data Supported - *Expert studies identify challenges and propose solutions*

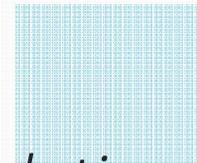
Financially Viable - *Recommendations build value for the region*

Compatible - *Builds upon and is consistent with other partners plans: Tumwater Capitol Blvd, Brewery District, Sustainable Thurston*

Community Supported - *Stakeholders contribute to the process and the plan reflects community values*



15 Acres Commercial



30 Acres Industrial

Primary Partners

Port of Olympia

City of Tumwater

Thurston Economic
Development Council

Technical Studies and Plan Development

SCJ Alliance

Community Attributes,
Inc.

Public Participation

Thurston Regional
Planning Council

Project Advisory
Committee

Community
Stakeholders

Public Meetings

New Market Industrial Campus and Tumwater Town Center Real Estate Development Master Plan Project



Welcome! This is the public information resource for the Port of Olympia's New Market Industrial Campus and Tumwater Town Center Real Estate Development Planning Process.

Calendar View All Events >>	
<p>Mar 5</p> <p>Public Meeting - Port of Olympia NMIC and TTC</p> <p>More Information >></p>	<p>Mar 12</p> <p>Advisory Committee Meeting</p> <p>More Information >></p>



Get Involved

Learn more about the project

Attend a public meeting to share your ideas or express your concerns

Receive project updates

For Email Marketing you can trust.

Resources

Ports 101

Learn how ports assist Washington communities in promoting economic development.

Interactive Map of Study Area

[View as full screen interactive map](#)



Project Partners

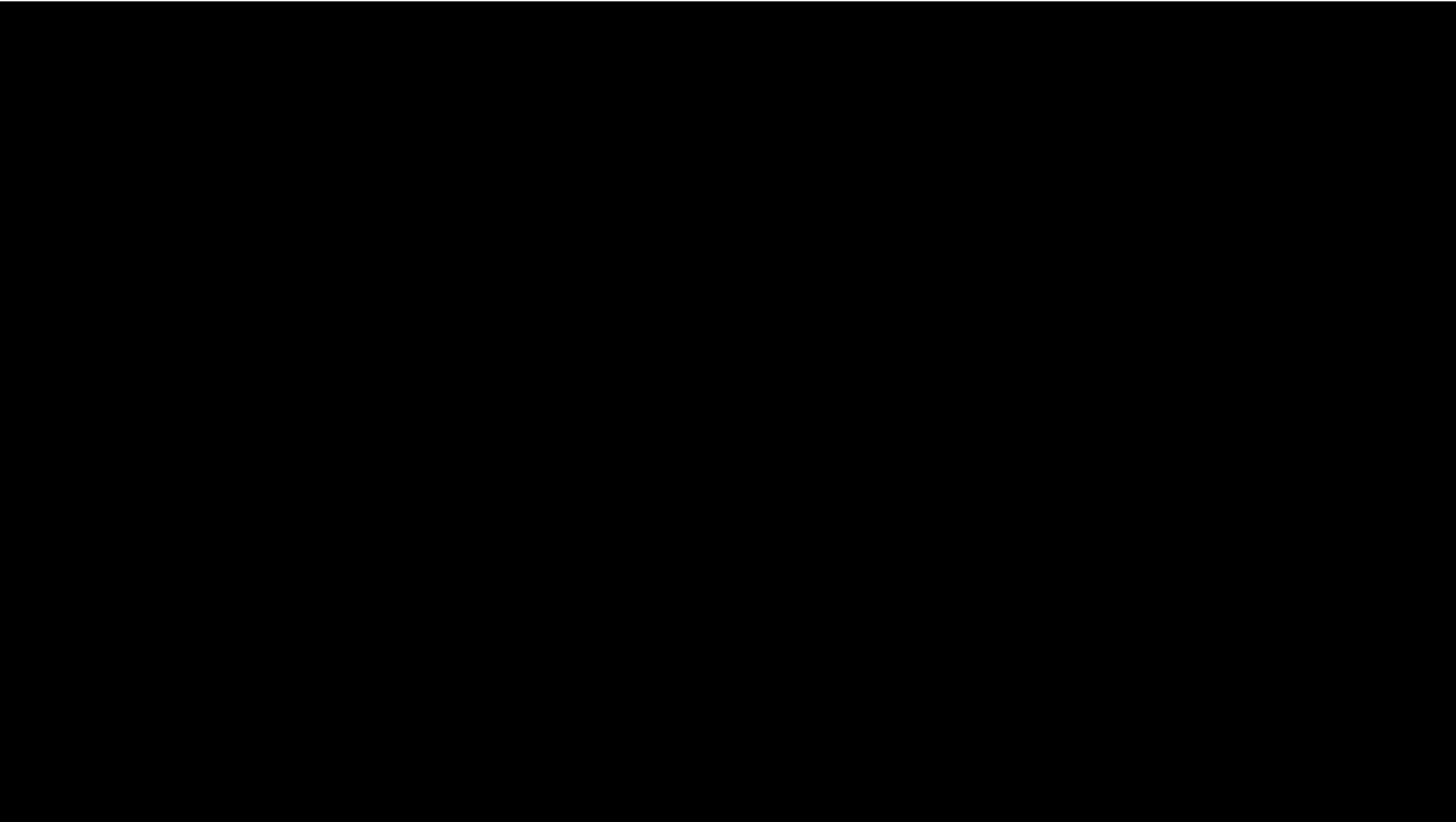
How to Stay Informed:

www.trpc.org/PortofOlympiaProject

- Sign up for email notifications
- View event calendar
- Access project materials
- Interact with online map

3 more public meetings in 2015

Postcards to Airport vicinity residents and businesses



Wrap Up

Give us your feedback: Please complete the meeting evaluation form

Next meeting scheduled June 11