

PROJECT PHASE	STARTING	ENDING
3: PUBLIC OUTREACH & COMMUNICATION	Project Duration	Project Duration
4: EXISTING CONDITIONS & DATA COLLECTION	December 1, 2014	January 31, 2015
5: SUITABILITY MAPPING	January 1, 2015	March 11, 2015
6: SITE ANALYSIS FOR DEVELOPABLE PARCELS	February 1, 2015	May 31, 2015
7: ALTERNATIVES/CONCEPT DEVELOPMENT SCENARIOS	June 1, 2015	September 30, 2015
8: PREFERRED REAL ESTATE DEVELOPMENT PLAN	September 15, 2015	November 30, 2015
9: FINAL REAL ESTATE DEVELOPMENT PLAN	November 20, 2015	December 31, 2015

TECHNICAL WORK CALENDAR

JANUARY							FEBRUARY							MARCH							APRIL							MAY							JUNE																		
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S												
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JULY							AUGUST							SEPTEMBER							OCTOBER							NOVEMBER							DECEMBER																									
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S												
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- Presentation to Port of Olympia Commissioners: March 23, June 22, August 24, September 14
- ◇ Advisory Committee Meetings: January 8, March 12, April 16, June 4, August 27, September 17, October 8, October 29, November 19
- Public Meetings: March 5, June 11, August 27, November 19

Phase 01 – Project Initiation and Scoping

(Completed)

Phase 02 – Project Management

(Project Duration)

- TASK 01 – MANAGEMENT
- TASK 02 – ADMINISTRATION
- TASK 03 – WEEKLY CONFERENCE CALLS
- TASK 04 – QA/QC

Deliverables: Progress Report, Monthly Billings

Phase 03 – Public Outreach and Communication (TRPC)

(Project Duration)

- TASK 01 – PUBLIC PROCESS KICK START - BUILDING TEAMS AND RELATIONSHIPS
- TASK 02 – BUSINESS AND COMMUNITY ASSESSMENT
- TASK 03 – ADVISORY COMMITTEE ENGAGEMENT
- TASK 04 – DEVELOP AND MAINTAIN WEBSITE
- TASK 05 – PUBLIC MEETINGS
- TASK 06 – LIAISON AND FOLLOW-UP COMMUNICATION SERVICES
- TASK 07 – LOGISTICS

Phase 04 – Existing Conditions and Data Collection

(December – January 2015)

- TASK 01 – EXISTING STORMWATER SYSTEM ANALYSIS
 - Subtask 01: Coordinate with City of Tumwater Staff
 - Subtask 02: Inventory Stormwater System
- TASK 02 – UTILITY SYSTEM ANALYSIS
- TASK 03 – ROADWAY AND INTERSECTION ANALYSIS
 - Subtask 01: Data Collection and Review of Prior Studies & Existing Conditions
 - Subtask 02: Perform Infrastructure Analysis of Existing Roadways and Intersections
- TASK 04 – HABITAT REVIEW
 - Subtask 01: Review of Existing Information
 - Subtask 02: Field Reconnaissance Survey
- TASK 05 – WETLAND RECONNAISSANCE
 - Subtask 01: Onsite Reconnaissance, Delineation, Reporting
 - Subtask 02: Transfer Notes and Prepare Maps and Figures
 - Subtask 03: Define and Rate Wetland Rating Units and Buffers
 - Subtask 04: Draft Preliminary Wetland Report
- TASK 06 – LAND USE ANALYSIS
 - Subtask 01: Collect and Review Existing Documents
 - Subtask 02: Land Use Assessment

TUMWATER TOWN CENTER

NEW MARKET
INDUSTRIAL CAMPUS

Real Estate Development Master Plan

TECHNICAL WORK BY PHASE & TASK



TASK 07 – MARKET PROFILE

- Subtask 01: Identify Economic Assets
- Subtask 02: Define Regional and Local Land Use Context
- Subtask 03: Compile Regional Real Estate Data and Market Perspectives
- Subtask 04: Analyze Population and Employment Growth Forecasts

Deliverables: Existing Conditions Memo for each task, Market Profile, Existing Conditions Analysis Summary Memorandum

Phase 05 – Constraints Mapping (Developable Properties Map) (January – March)

- TASK 01 – BASE MAP
- TASK 02 – HABITAT OVERLAY MAP
- TASK 03 – CONSTRAINTS OVERLAY MAP
 - Subtask 01: Develop Methodology for Characterizing Area
 - Subtask 02: Prepare Overlay Map

Deliverables: Maps for each of the above subtasks

Phase 06 – Site Analysis for Developable Parcels (February – May)

- TASK 01 – PRELIMINARY STORMWATER FACILITY DESIGN
 - Subtask 01: Develop Stormwater Models for Development Scenarios
 - Subtask 02: Determine Location for Stormwater System
 - Subtask 03: Prepare Comparison Matrix
 - Subtask 04: Prepare Summary Memorandum and Cost Estimates
- TASK 02 – UTILITY INFRASTRUCTURE DESIGN
 - Subtask 01: Stormwater Infrastructure
 - Subtask 02: Water and Sewer Infrastructure
- TASK 03 – MARKET CONCEPTS
 - Subtask 01: Identify and Map Organizing Design Principles
 - Subtask 02: Site-Specific Implications of Market Data
 - Subtask 03: Incorporate Findings on Infrastructure and Critical Areas
 - Subtask 04: SWOT Analysis of Properties
- TASK 04 – TRAFFIC AND TRANSPORTATION MODELING
 - Subtask 01: Prepare Trip Generation Estimates
 - Subtask 02: Traffic Forecasting
 - Subtask 03: Identify System Enhancements
 - Subtask 04: Prepare Technical Memo

Deliverables: Conceptual Framework Plan, Stormwater Comparison Matrix, Stormwater Basin Map, Regional Pond Concept Plans and ROM Cost Estimate, Water, Sewer, Storm Conveyance Plans and ROM Cost Estimate, Design Principles Map, Conceptual Framework Plan, Traffic Circulation and Multi-Modal Plan, ROM Cost Estimate of Street Infrastructure, Phasing and Implementation Strategies Memo

TECHNICAL WORK BY PHASE & TASK



Phase 07 – Alternatives / Concept Development Scenarios (June – September)

- TASK 01 – DEVELOP METHODOLOGY AND PARAMETERS
- TASK 02 – EVALUATION CRITERIA FOR CONCEPTS
- TASK 03 – CONCEPT DEVELOPMENT
 - Subtask 01: Identify Concept Development Scenarios
 - Subtask 02: Assess Development Feasibility and Potential Economic Impact

Deliverables: Comparative Evaluation Matrix, Alternatives Maps

Phase 08 – Preferred Real Estate Development Plan (September – November)

- TASK 01 – PHYSICAL MASTER PLAN
 - Subtask 01: Preferred Concept Development Scenario for Final Real Estate Development Plan
 - Subtask 02: Illustrate the Preferred Real Estate Development Plan
- TASK 02 – URBAN DESIGN PLAN
 - Subtask 01: Create Design Guidelines
- TASK 03 – ECONOMIC DEVELOPMENT STRATEGY
- TASK 04 – PLAN IMPLEMENTATION STRATEGY
 - Subtask 01: Develop Strategic Planning Recommendations
 - Subtask 02: Work to Align Project Outputs with Future Planned Action EIS Process

Deliverables: Draft Real Estate Development Master Plan

Phase 09 – Final Real Estate Development Plan (December 2015)

Deliverables: PowerPoint Presentation and Hard Copies of Final Plan

TUMWATER TOWN CENTER

NEW MARKET
INDUSTRIAL CAMPUS
Real Estate Development Master Plan

TECHNICAL WORK BY PHASE & TASK





TUMWATER TOWN CENTER
NEW MARKET
 INDUSTRIAL CAMPUS
Real Estate Development Master Plan

STUDY AREA

LEGEND

- Project area
- Parcels¹

Data Sources:
 1 City of Tumwater



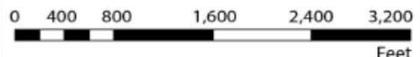
SCJ ALLIANCE
CONSULTING SERVICES



Huron regional
planning
council



Port of Olympia



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NEW MARKET
 INDUSTRIAL CAMPUS
Real Estate Development Master Plan

ZONING

LEGEND

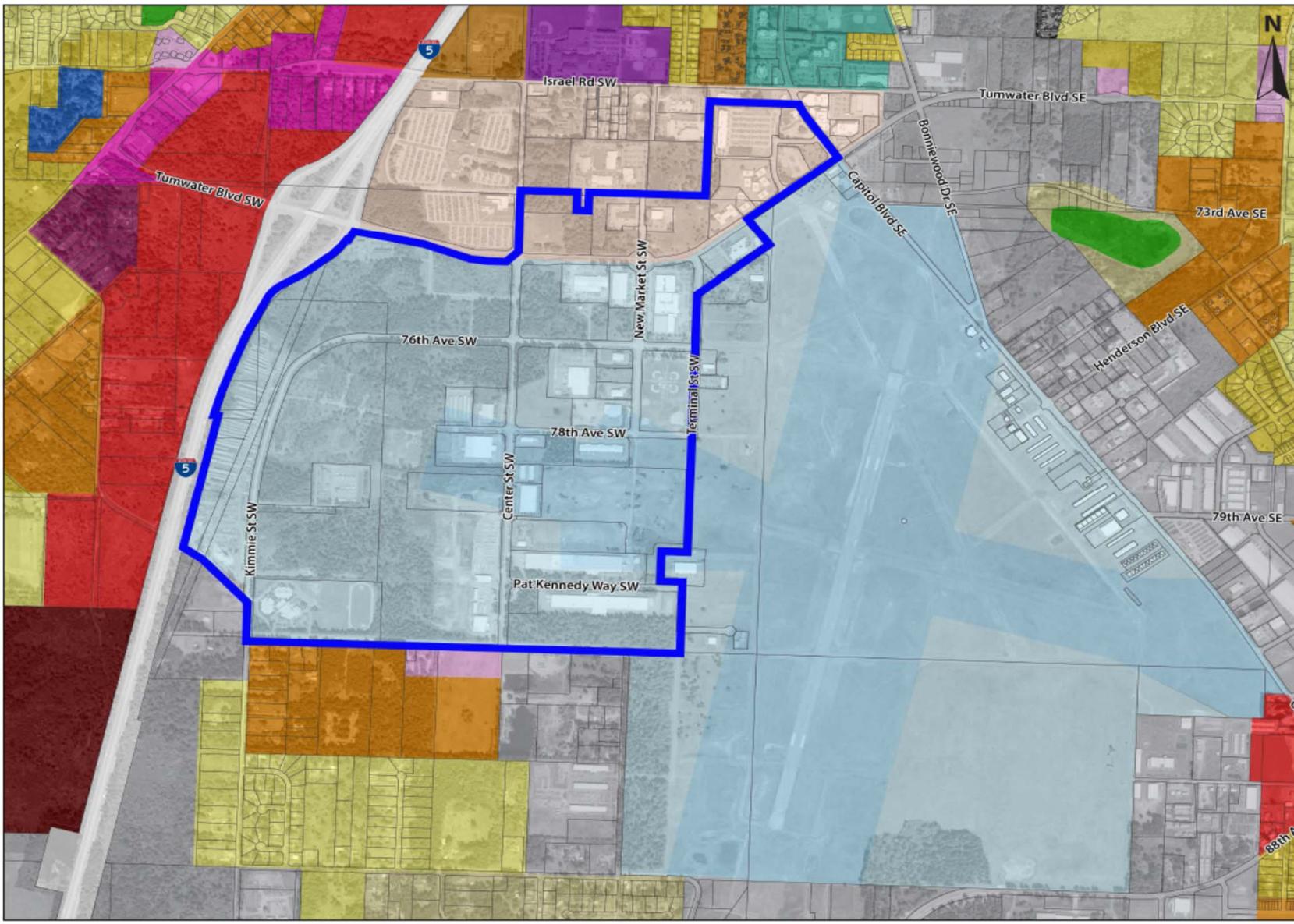
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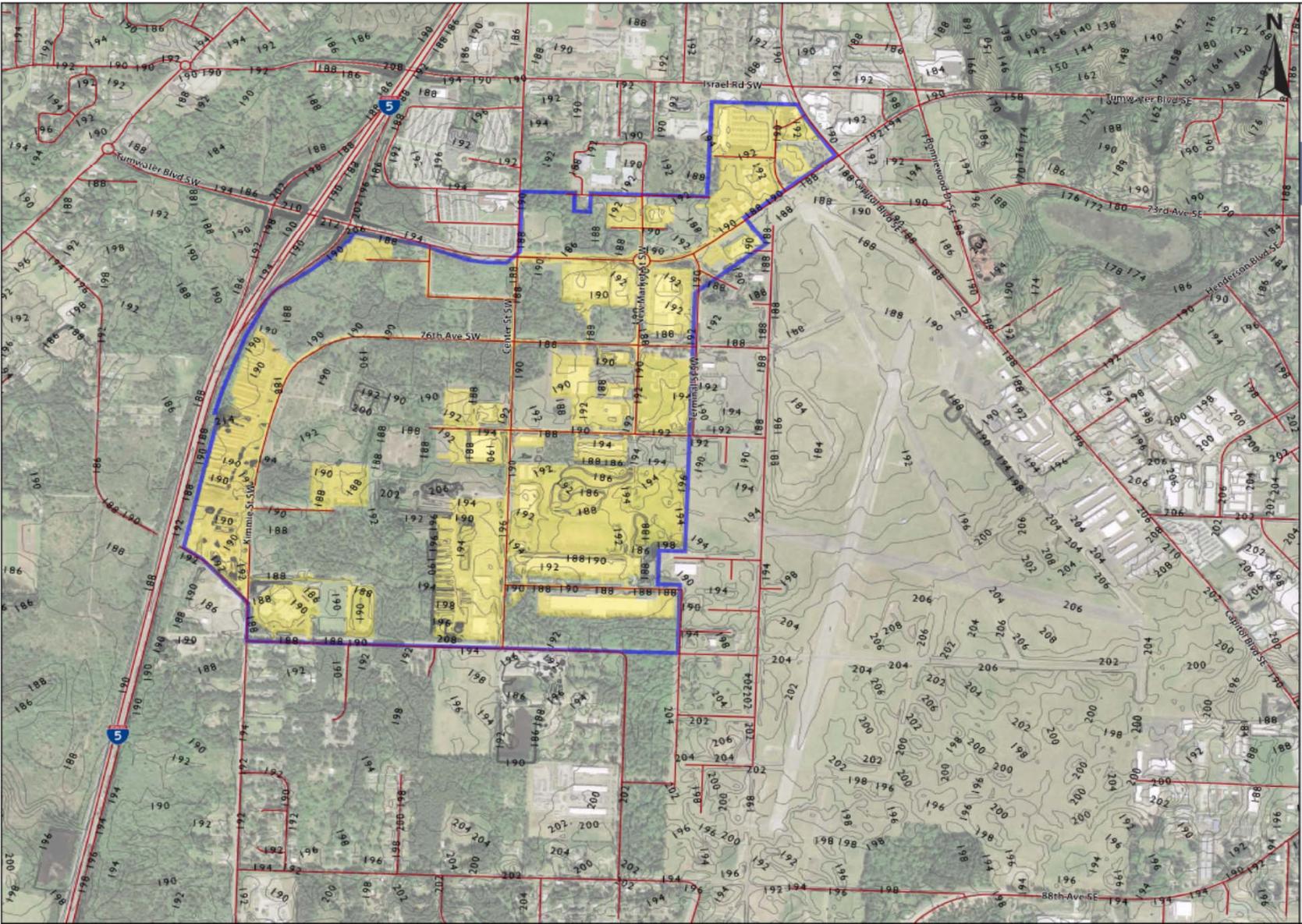
-  Project area
-  Parcels¹

Zoning¹

-  ARI - Airport Related Industrial
-  ARI2 - Airport Related Industrial 2
-  BP - Business Park
-  CBC - Capitol Boulevard Community
-  CD - Commercial Development
-  CS - Community Services
-  GB - Green Belt
-  GC - General Commercial
-  LI - Light Industrial
-  MFH - Multi-Family High Density
-  MFM - Multi-Family Medium Density
-  MHP - Manufactured Home Park
-  MU - Mixed Use
-  NC - Neighborhood Commercial
-  OS - Open Space
-  R/SR - Residential/Sensitive Resource
-  SFL - Single Family Low Density
-  SFM - Single Family Medium Density
-  TC - Town Center

Data Sources:
 1 City of Tumwater





TUMWATER TOWN CENTER

NEW MARKET INDUSTRIAL CAMPUS

Real Estate Development Master Plan

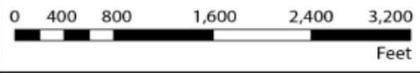
TOPOGRAPHY AND DEVELOPED AREAS

LEGEND

- Project area (551.66 acres)
- Developed areas (249.39 acres)*
- 2-foot contours¹
- Streets²

* Developed areas include buildings, paved areas, and any compacted areas such as sports fields or log yards

Data Sources:
 1 Thurston County Geodata
 2 City of Tumwater





TUMWATER TOWN CENTER
NEW MARKET
 INDUSTRIAL CAMPUS
Real Estate Development Master Plan

AREA BUSINESSES

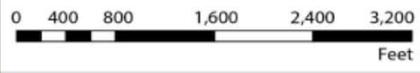
LEGEND

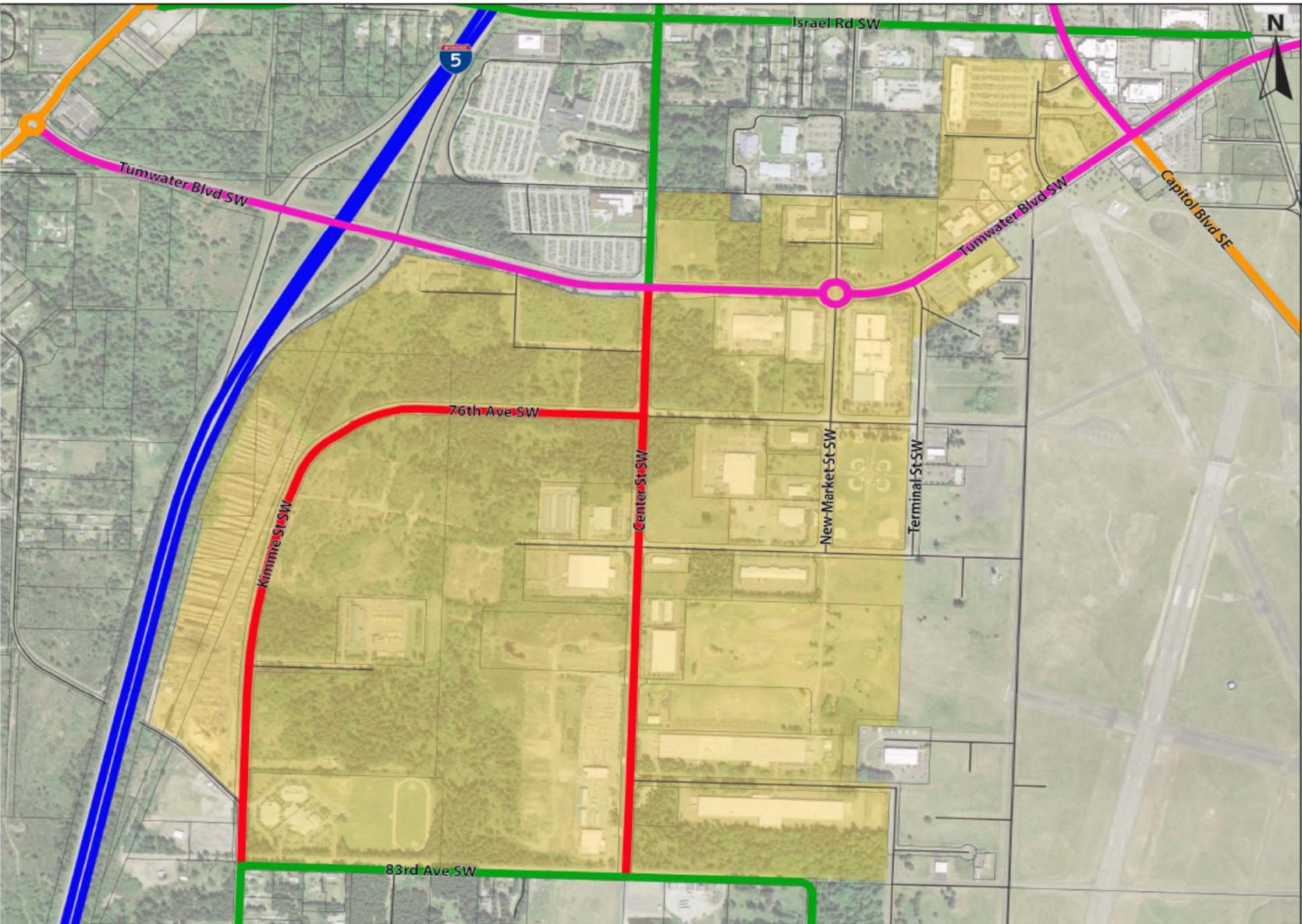
- Project area
- Parcels

Area Businesses:

- 1 Washington State Office of the Attorney General
- 2 Washington State Employees Credit Union
- 3 Airdustrial PK
- 4 Washington State Patrol
- 5 Western Superior
- 6 UPS Customer Center
- 7 Comfort Inn Conference Center
- 8 Guesthouse Inn & Suites
- 9 Royal Bean Coffee
- 10 Granite Gallery
- 11 Windfall Lumber
- 12 Mt Adams LLC Fence Contractor
- 13 Scribbles and Giggles Learning Center
- 14 Washington State Surplus
- 15 Washington State Records Center
- 16 Washington State Department of Printing
- 17 Timberland Regional Library Administrative Services Center
- 18 Tumwater Printing
- 19 US Postal Service Processing and Distribution Facility
- 20 Four Star Accessory Overhaul
- 21 Thurston County Sheriff
- 22 Capital Little League Sports Complex
- 23 Airdustrial Mini Storage
- 24 Evergreen Vending
- 25 Capital City Tennis & Athletic Center
- 26 Pure Solar
- 27 Forever Powder Coating
- 28 Briney Sea Delicaseas
- 29 Thermal Supply Inc.
- 30 DePaul Chip LLC
- 31 Tumwater Public Schools Support Services Center
- 32 Mantis Graphix
- 33 South Sound Sports Center
- 34 Airport Golf & Batting Center
- 35 Cardinal Glass Industries
- 36 International Wood Products
- 37 Don Small & Sons Oil Distribution
- 38 George Washington Bush Middle School

Data Sources: Thurston County Geodata, Port of Olympia





TUMWATER TOWN CENTER

NEW MARKET INDUSTRIAL CAMPUS

Real Estate Development Master Plan

FUNCTIONAL STREET CLASSIFICATION

- LEGEND**
- Project area (551.66 acres)
 - Freeway
 - Principal Arterial
 - Commercial/Industrial Collector
 - Urban Collector
 - Minor Arterial
 - Local Access Road

Data Source:
City of Tumwater



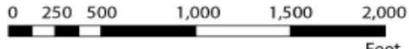
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