

# Mapping Activity

## Design Principles

Design principles are goal statements that become criteria for the allocation of land uses, building typologies and economic activities across space. These draft design principles will guide decision making throughout the design process, and we welcome your input on them.

- a) Create a front door for Port-owned properties that evokes a unique identity and supports an attractive brand
- b) Facilitate commerce and productivity, as well as the efficient movement of goods and provision of services
- c) Generate quick wins by developing market-driven design concepts and prioritizing ready-to-act investments
- d) Retain tenants and site-based assets that contribute to the vitality of NMIC and Tumwater Town Center
- e) Harness existing activity centers and integrate with Tumwater Town Center to create a distinct sense of place
- f) Reinforce a regional network of open spaces to facilitate active lifestyles and multimodal connectivity
- g) Integrate sustainable and environmentally sensitive practices into the fabric of the development plan
- h) Buffer incompatible uses and respect existing neighborhoods

# Mapping Activity

## Land Use: Examples and Definitions

### Retail Property

A Retail property's primary intended use is to promote, distribute or sell products and services to the general public. It will often be in high traffic or easily accessible areas. Retail buildings are configured for the display of merchandise or the interaction of company sales personnel with others.

Retail buildings can be used for various sales opportunities, including, but not limited to, stand-alone (convenience stores to department stores), store fronts, strip centers (no anchors), neighborhood, community, regional, and super-regional malls, power centers, factory outlet centers, and fashion or specialty centers.

### Office Property

The primary intended use of an office building is to house employees of companies that produce a product or service primarily for support services such as administration, accounting, marketing, information processing and dissemination, consulting, human resources management, financial and insurance services, educational and medical services, and other professional services. Office buildings are typically configured for high density use, with a ratio of people to square footage in the 150 to 300 or more range and less than 25% of the demised floor space allocated to industrial or retail use. Some physical characteristics of a building may assist in classifying the property as "office" if the property's use is not apparent.

### Multi-Family (Apartments)

Structure(s) typically containing five or more dwelling units that may also include common areas and facilities

Multi-Family (Apartments) styles include:

1-3 Stories, 4 or more buildings = Garden

1-3 Stories, 1-3 buildings = Low-Rise

4-14 Stories, 1 or more buildings = Mid-Rise

15+ Stories, 1 or more buildings = High Rise

*Source: CoStar, 2015; Community Attributes Inc., 2015.*

# Mapping Activity

## Land Use: Examples and Definitions

### Industrial Buildings

A type of building(s) adapted for a combination of uses such as assemblage, processing, and/or manufacturing products from raw materials or fabricated parts. Additional uses include warehousing, distribution, and maintenance facilities.

General example of industrial uses include:

- Airplane Hangar
- Airport
- Auto Salvage Facility
- Cement/Gravel Plant
- Chemical/Oil Refinery
- Contractor Storage Yard:
- Distribution
- Food Processing
- Landfill
- Lumberyard
- Manufacturing
- Railroad Yard
- Refrigeration/Cold Storage
- Self-Storage
- Service
- Shipyard
- Showroom
- Telecom Hotel
- Truck Terminal
- Data Hosting
- Utility Sub-Station
- Warehouses
- Water Treatment Facility

“Flex” buildings are sometimes considered to be a subset of industrial or other commercial uses, as they can accommodate a wide variety of end-users.

Flex is a type of building designed to be versatile, which may be used in combination with office (corporate headquarters), research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses. Flex buildings have also been called Incubator, Tech and Showroom buildings in markets throughout the country and may house office, medical, industrial, warehouse, distribution, quasi-retail, or research and development space.

*Source: CoStar, 2015; Community Attributes Inc., 2015.*

# Industrial Sales Comps

## Pacific Steel and Recycling Port-owned Industrial

Purchased in 2011 from the Port of Tacoma, which initially owned 550 acres in Frederickson, to be used as a scrap metal sorting and packaging yard.

<b>Street Address</b>	18727 38th Avenue E
<b>City</b>	Frederickson (Tacoma)
<b>Year Built</b>	2009
<b>Land Area (ac)</b>	42.46
<b>Building Area (sf)</b>	8,160
<b>Buildings</b>	3
<b>Total Purchase Price</b>	\$1,800,000



## Hawks Prairie III Corporate Park - Harbor Wholesale Foods Industrial

Twelve build-to-suit or pad-ready land sites for sale/lease located on 160 acres. Property also includes a 48 acre park with jogging trails and recreational area.

<b>Street Address</b>	3901 Hogum Bay Road NE
<b>City</b>	Lacey
<b>Year Built</b>	2013
<b>Land Area (ac)</b>	12.34
<b>Building Size (sf)</b>	200,000
<b>Stories</b>	1
<b>Sale Price (per sf)</b>	\$8.50; land only



## Frederickson Industrial Center Industrial

James Hardie Building Products, LLC purchased in 2014 to expand existing plant in the same area. Property includes manufacturing and distribution facilities.

<b>Street Address</b>	4621 192nd Street E
<b>City</b>	Tacoma
<b>Years Built</b>	1985 - 2003
<b>Land Area (ac)</b>	47.03
<b>Building Area (sf)</b>	372,412
<b>Buildings</b>	8
<b>Total Purchase Price</b>	\$27,900,000



Sources: CoStar, 2015; Pierce and Thurston County Assessors, 2015; LoopNet, 2015; The Olympian, 2014; WA Real Estate Advisors, 2015

# Industrial Lease Comps

## First Park Meridian Campus - Building D Flex Industrial

Three buildings plus a ±18 acre yard area located within a 1,154 acre master planned community. LEED Gold Core and Shell certified. All buildings fully occupied.

<b>Street Address</b>	9127 Polaris Lane NE
<b>City</b>	Lacey
<b>Year Built</b>	2009
<b>Land Area (ac)</b>	6.54
<b>Building Size (sf)</b>	130,500
<b>Stories</b>	1
<b>Annual Lease Rate (per sf)</b>	\$4.08 Shell \$10.20 Office



## Fife Commerce Center - Building B Flex Industrial

One of two buildings designed for use as a distribution center located within Fife's industrial area. Offers quick access to the Port of Tacoma.

<b>Street Address</b>	2511 70th Avenue E
<b>City</b>	Fife
<b>Year Built</b>	2006
<b>Land Area (ac)</b>	18.54
<b>Building Size (sf)</b>	452,600
<b>Stories</b>	1
<b>Annual Lease Rate (per sf)</b>	\$5.04 Shell \$10.20 Office



## Lakewood Industrial Park - Building 27 Industrial

Newest addition to the industrial park that hosts over 2 million square feet of manufacturing facilities and distribution warehouses. Also has rail service.

<b>Street Address</b>	4625 100th Street SW
<b>City</b>	Lakewood
<b>Year Built</b>	2014
<b>Land Area (ac)</b>	5.42
<b>Building Size (sf)</b>	136,300
<b>Stories</b>	1
<b>Annual Lease Rate (per sf)</b>	\$4.68 Shell \$10.20 Office



Sources: CoStar, 2015; Pierce and Thurston County Assessors, 2015; LoopNet, 2015; NW Building, LLC, 2014; Kidder Mathews, 2014

## Government Office Lease Comps

### Edna Lucille Goodrich Building

#### Government Office

Fully leased to State Departments of Corrections and Transportation. Has 2,400 sf first floor retail and courtyard oriented towards future Town Center. Class A, LEED Gold certified.

<b>Street Address</b>	7345 Linderson Way SW
<b>City</b>	Tumwater
<b>Year Built</b>	2005
<b>Land Area (ac)</b>	20.17
<b>Building Size (sf)</b>	226,221
<b>Stories</b>	4
<b>Annual Lease Rate (per sf)</b>	\$18.95



### Tumwater Town Center 3

#### Government Office

Class B office space located at the intersection of Capitol Boulevard and Tumwater Boulevard fully leased by Washington State Departments of Labor & Industries and Health.

<b>Street Address</b>	243 Israel Road
<b>City</b>	Tumwater
<b>Year Built</b>	2006
<b>Land Area (ac)</b>	1.46
<b>Building Size (sf)</b>	157,625
<b>Stories</b>	5
<b>Annual Lease Rate (per sf)</b>	\$22.36



### Blake Office Park - Building A

#### Government Office

One of two Class B office buildings located in Lacey's Woodland District, fully leased by Washington State Department of Social and Health Services.

<b>Street Address</b>	4450 10th Avenue SE
<b>City</b>	Lacey
<b>Year Built</b>	1999
<b>Land Area (ac)</b>	5.38
<b>Building Size (sf)</b>	54,400
<b>Stories</b>	2
<b>Annual Lease Rate (per sf)</b>	\$17.80



Sources: CoStar, 2015; Thurston County Assessor, 2015; OFM, 2015; Wright Runstad, 2015

## General Office Lease Comps

### Sixth Avenue Center

#### Office

Class A office space with excellent access to I-5 located within Lacey's Woodland District. Currently 81% leased by public and private sector tenants.

<b>Street Address</b>	4317 6th Ave SE
<b>City</b>	Lacey
<b>Year Built</b>	1989
<b>Land Area (ac)</b>	1.72
<b>Building Size (sf)</b>	25,468
<b>Stories</b>	3
<b>Annual Lease Rate (per sf)</b>	\$15.50



### Commerce Business Center I

#### Office

Class B office space located just north of I-5 in Hawks Prairie. Currently 47% leased to two private sector companies.

<b>Street Address</b>	2590 Willamette Drive NE
<b>City</b>	Lacey
<b>Year Built</b>	2001
<b>Land Area (ac)</b>	0.99
<b>Building Size (sf)</b>	21,107
<b>Stories</b>	2
<b>Annual Lease Rate (per sf)</b>	\$12.00



### Prium Business Center

#### Office

Class B office space immediately north of I-5, near Port of Tacoma. Currently 33% leased to a single tenant.

<b>Street Address</b>	6416 Pacific Hwy E
<b>City</b>	Fife
<b>Year Built</b>	1999
<b>Land Area (ac)</b>	0.75
<b>Building Size (sf)</b>	27,856
<b>Stories</b>	3
<b>Annual Lease Rate (per sf)</b>	\$18.00 - \$23.00



Sources: CoStar, 2015; LoopNet, 2015; Pierce and Thurston County Assessors, 2015; Kidder Mathews, 2015

# Retail Comps

## Fred Meyer Shopping Center

Retail

Pad building located in the north of the Fred Meyer site at the intersection of Trospen Road and Littlerock Road. Fully leased.

<b>Street Address</b>	575 Trospen Road SW
<b>City</b>	Tumwater
<b>Year Built</b>	2002
<b>Land Area (ac)</b>	0.52
<b>Building Area (sf)</b>	6,060
<b>Stories</b>	1
<b>Annual Lease Rate (per sf)</b>	\$27.00



## Old Towne Plaza

Retail

Retail and restaurant development with no anchor tenant at the intersection of Capitol Boulevard and Tumwater Boulevard. Currently about 52% leased.

<b>Street Address</b>	111 Tumwater Blvd SE
<b>City</b>	Tumwater
<b>Year Built</b>	2006
<b>Land Area (ac)</b>	3.37
<b>Building Size (sf)</b>	89,000
<b>Stories</b>	3
<b>Annual Lease Rate (per sf)</b>	\$7.00 - \$20.00



## The Landing at Hawks Prairie Phase II - Building B

Retail

Phase II of this 9 acre retail center includes three buildings. Building B has three suites and a larger space occupied by Navy Credit Union. Currently about 51% leased.

<b>Street Address</b>	8048 Martin Way E
<b>City</b>	Lacey
<b>Year Built</b>	2013
<b>Land Area (ac)</b>	1.17
<b>Building Size (sf)</b>	8,100
<b>Stories</b>	1
<b>Annual Lease Rate (per sf)</b>	\$26.00 - \$30.00



Sources: CoStar, 2015; Thurston County Assessor, 2015; LoopNet, 2015; Andover Company, 2015