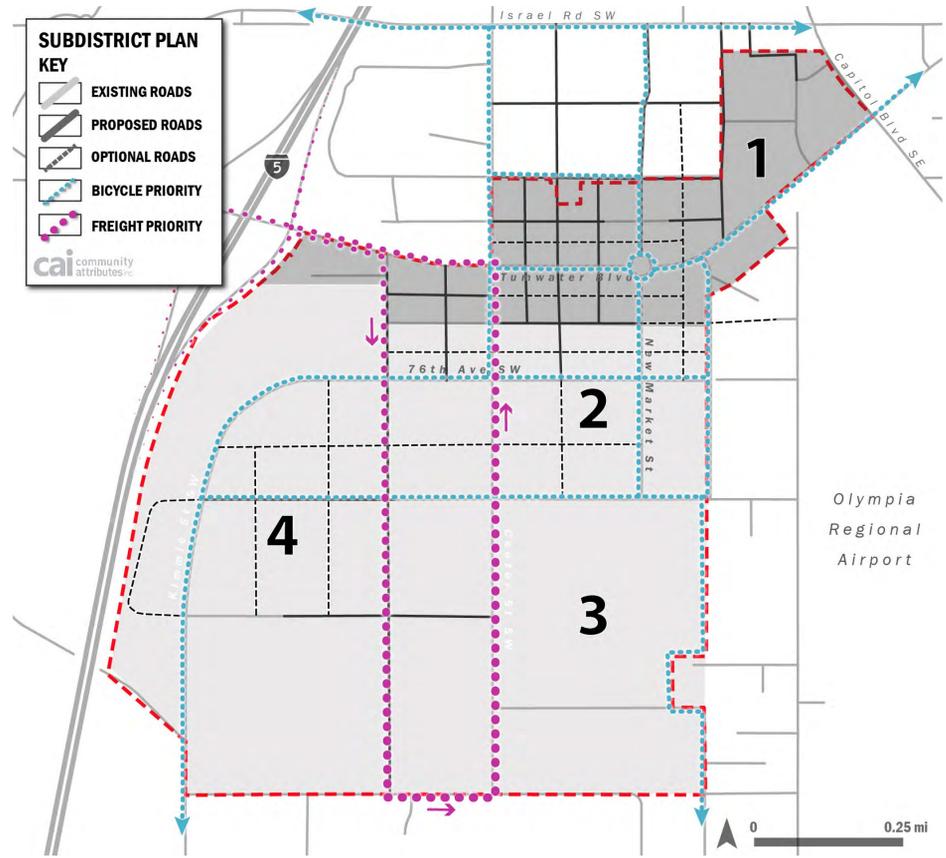
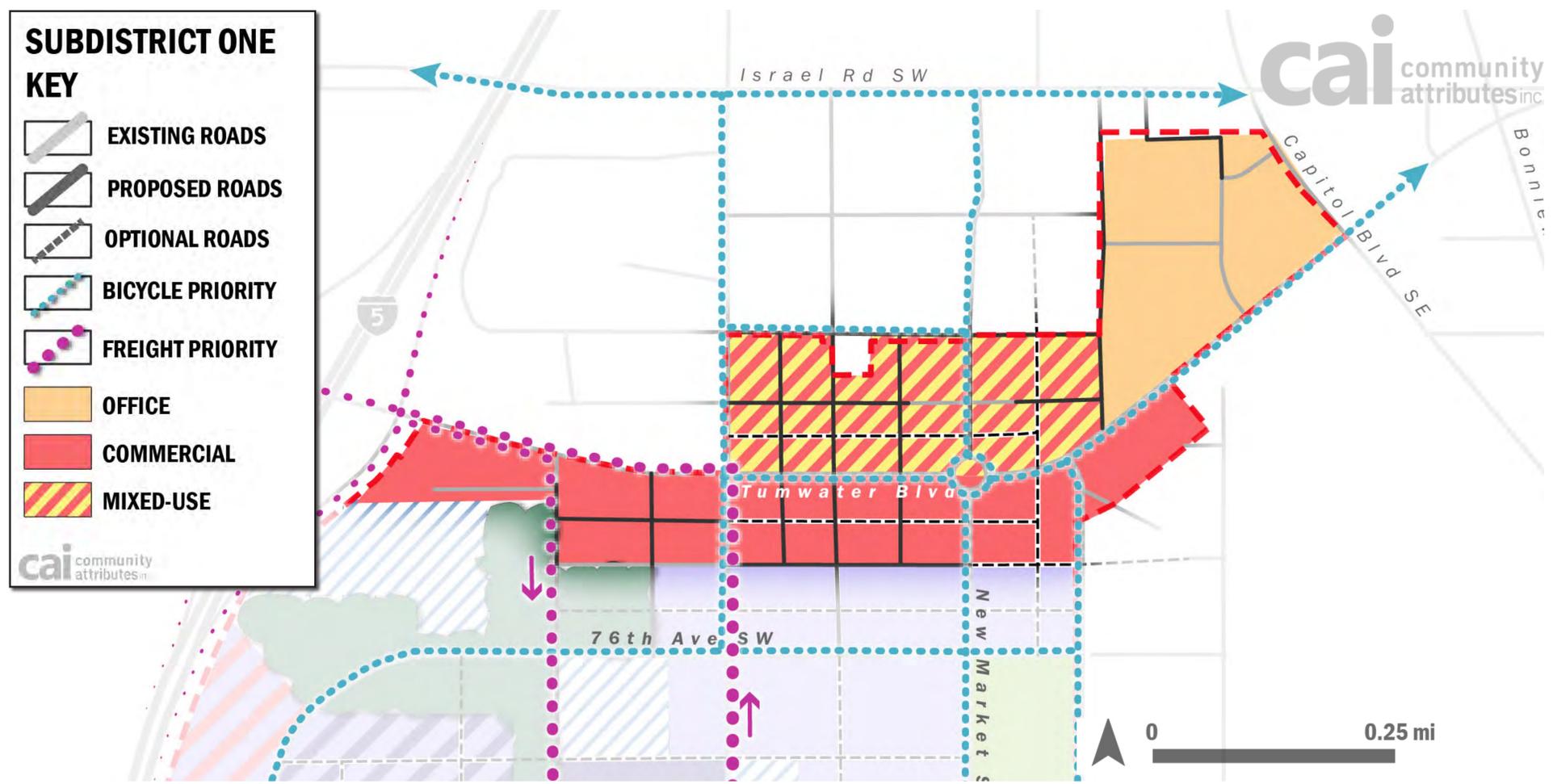


SUBAREA ONE MIXED-USE HUB

Subdistrict One is approximately 108 acres at the north end of the study area and is envisioned as a retail hub with potential for multifamily residential uses in mixed-use structures. The subdistrict facilitates a transition from the Port's industrial properties to a land use pattern consistent with the vision for Tumwater Town Center. Tumwater Boulevard bisects the subdistrict on an east-west axis, and the intersection of Tumwater Blvd and Center St forms a key gateway for both NMIC and Tumwater Town Center. Existing uses include hospitality, state office and limited retail/wholesale.



LAND USE

-  OFFICE
-  COMMERCIAL
-  MIXED-USE

BLDG. TYPOLOGIES

-  PAD
-  PEDESTRIAN STRIP
-  5 OVER 1 MIXED
-  BUILD-TO-SUIT
-  MID-RISE

ECON. ACTIVITIES

- SHELL
- CHILI'S
- STARBUCKS
- SALON
- H&R BLOCK
- ENGINEERING FIRM
- STATE OFFICES
- TRADER JOE'S
- PAPYRUS
- DRY CLEANER

SUBAREA ONE

STRENGTHS

Perfect place for creativity
Opportunity to create a more urban environment

Land uses for Turnwater Blvd
make sense

Good transition between area
to north + Subarea 2

Pad type bldgs on Turnwater Blvd
would work best

potential connections to bring
in customers from several
places -

WEAKNESSES

- 1: Little residential
- 2: Traffic speed -

~~connectivity~~ connectivity of open space
to north west area where
there is access to hotels

need to have free flow of trucks etc
@ both freight routes @
intersection w/ Turnwater Blvd

~~not~~ a designated area
needs for civic/culture/
~~recreation~~ recreation

MISSED OPPORTUNITIES

Adding residential all along
more pedestrian spine traffic away from road

Adding accompanying accessory businesses

Additional grid for traffic in outer areas

Transit Center? where?

SUBAREA TWO

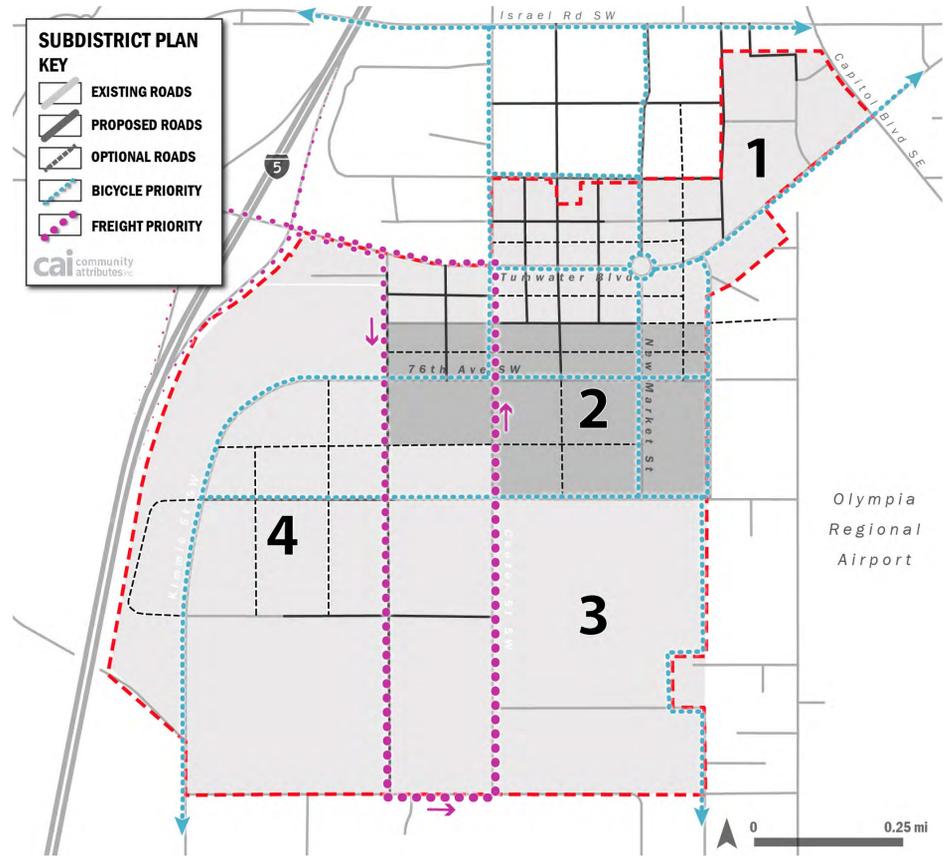
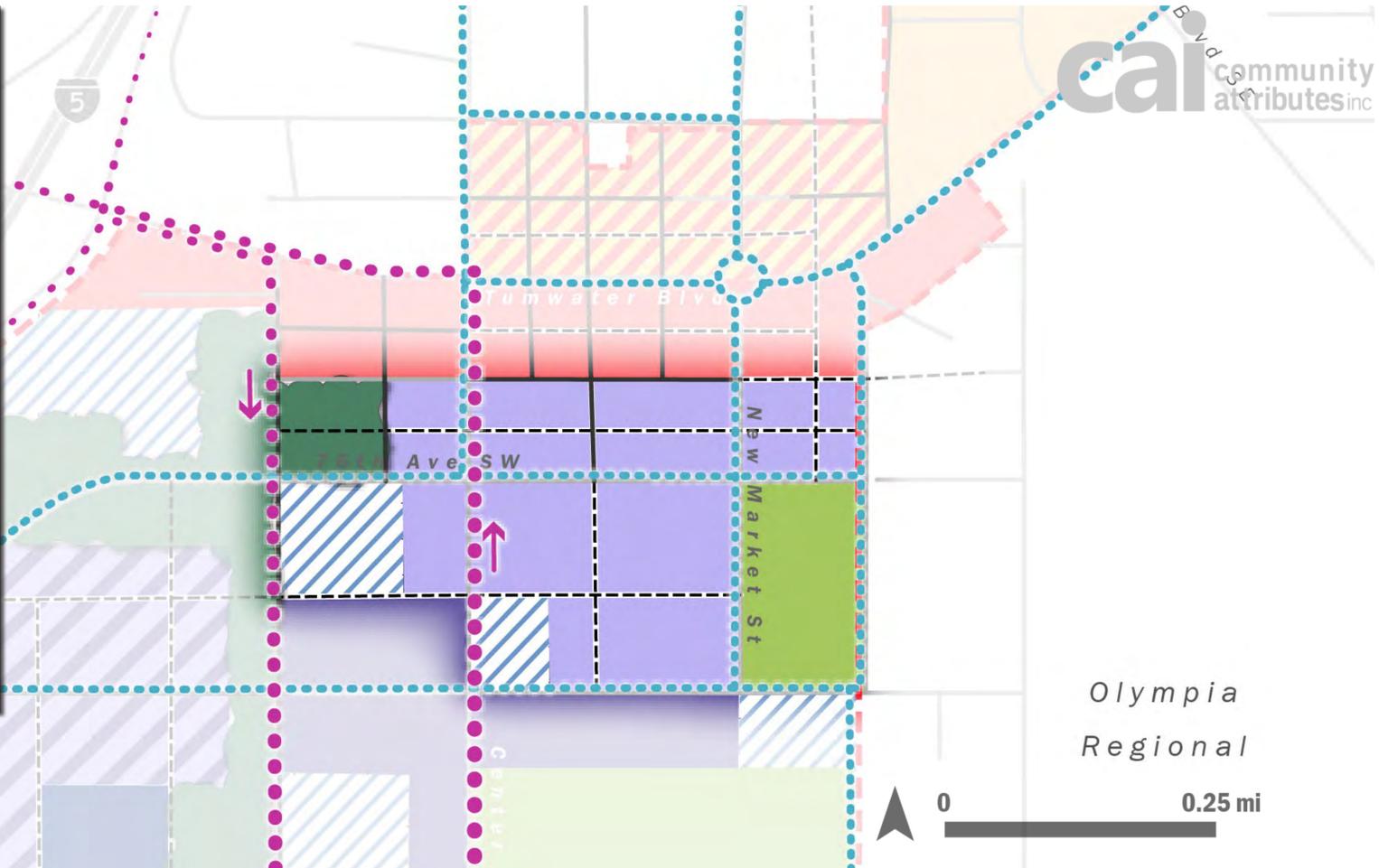
COMMERCIAL TRANSITION

Subdistrict Two consists of about 82 acres and is located just south of the study area's retail hub. The subdistrict is planned to have a mix of office uses along with flex/light industrial, similar to current tenants. The intersection at Center Street and 76th Ave SW will clearly demarcate the transition from the pedestrian-friendly street pattern and uses to a more industrial orientation. Some retail activities are possible, though they would likely be in combination with office and/or industrial uses. The existing ball fields to the east draw people into NMIC, which will help to support commercial activity along Tumwater Blvd.

SUBDISTRICT TWO KEY

- EXISTING ROADS
- PROPOSED ROADS
- OPTIONAL ROADS
- BICYCLE PRIORITY
- FREIGHT PRIORITY
- FLEX
- RECREATION
- STORMWATER
- WOODED AREA

cai community attributes inc.



LAND USE

- FLEX
- RECREATION

BLDG. TYPOLOGIES

- LABORATORY
- CORPORATE CAMPUS
- MID-RISE
- BUILD-TO-SUIT
- BASEBALL FIELDS

ECON. ACTIVITIES

- STARBUCKS
- ENGINEERING FIRM
- STATE OFFICES
- WSU EXTENSION
- WEYEHAEUSER

SUBAREA TWO

STRENGTHS

View of Rainier intact - to east
contiguous/linked open space
ball field ~~retained~~ retained

Commercial zone \leftrightarrow Flex is logical
transition

WEAKNESSES

Unresolved concerns re conversion
of tree areas to
stormwater

need to further define "Flex"

MISSED OPPORTUNITIES

X RV space for ball park / Rec opportunities / Sports park
to act as draw.

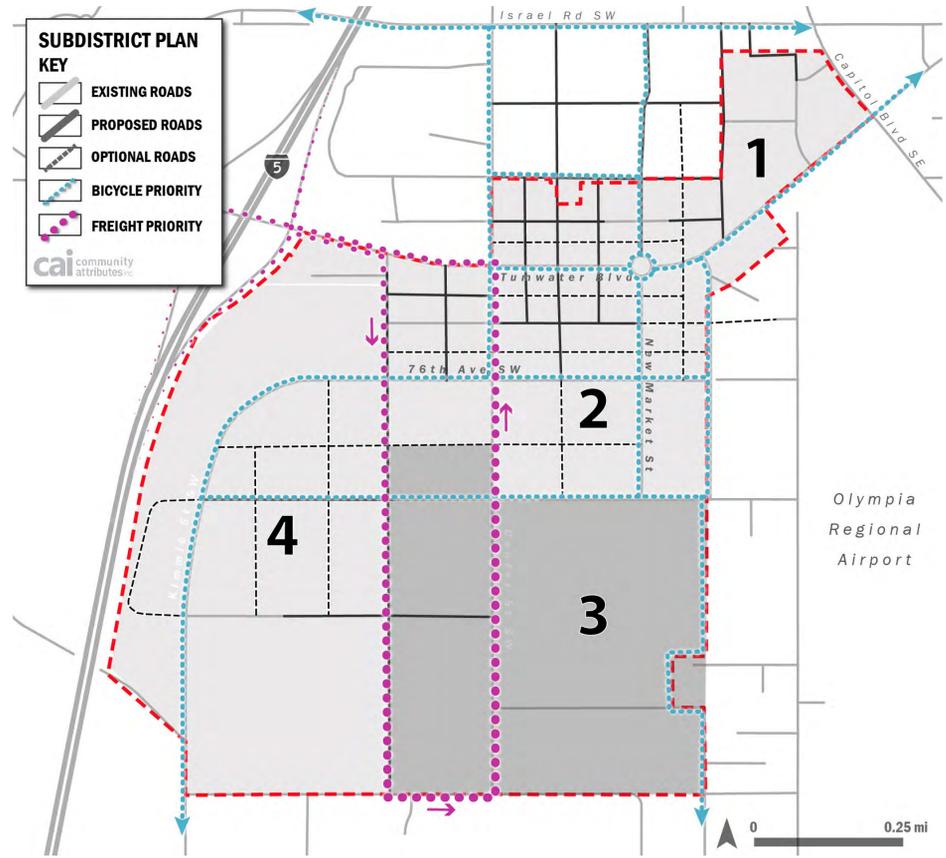
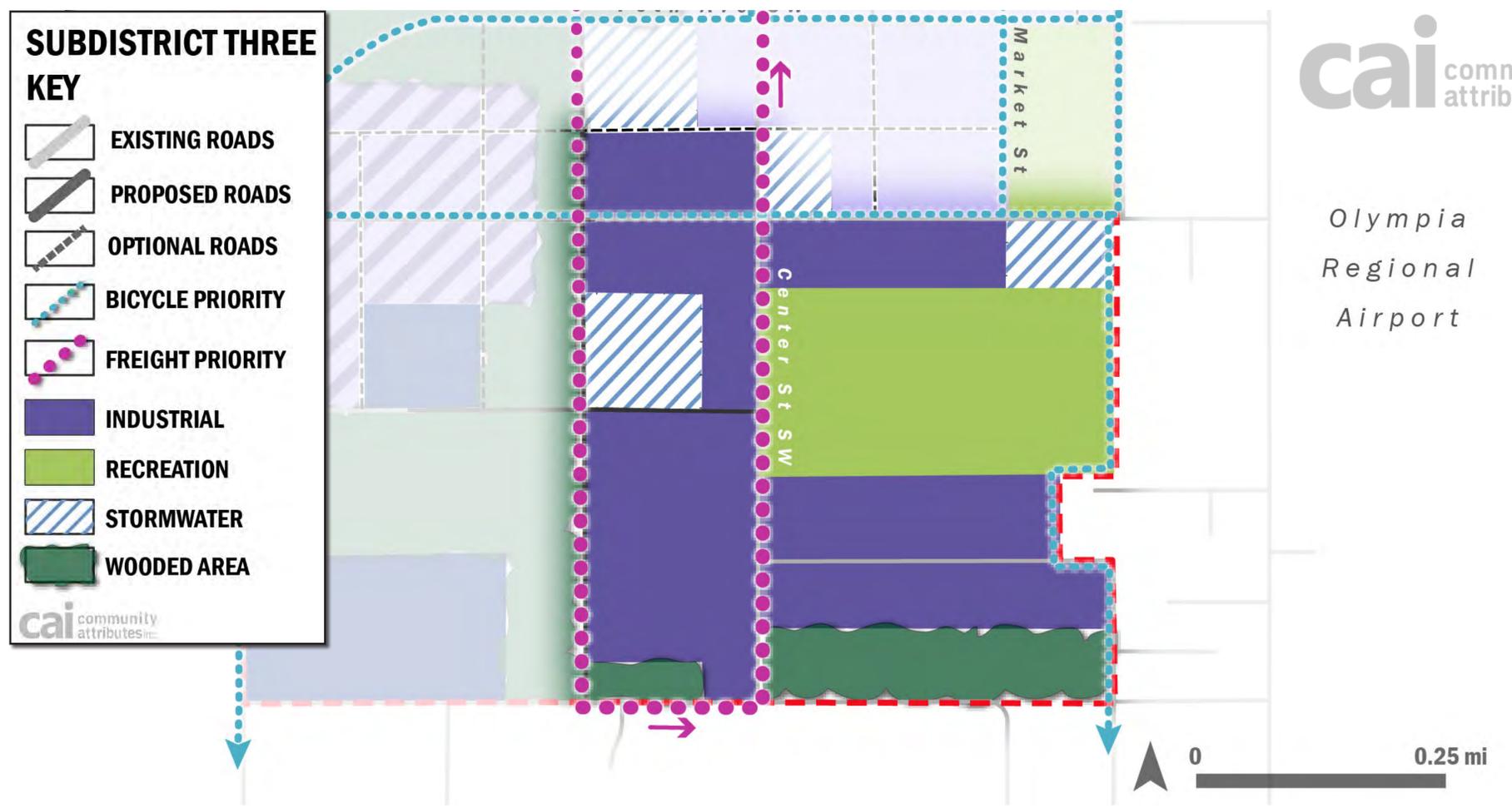
Corporate headquarters / Seek institute connections

Air Cargo focus to build up air port use
(free trade zone) Good / Better maybe zone 3.

SUBAREA THREE INDUSTRIAL CENTER

Subdistrict Three is approximately 162 acres and will serve as the study area's industrial core. The current large-scale tenants – Cardinal Glass and IWP – are in keeping with the concept. A wide variety of light to medium industrial activities are envisioned for this area. Freight traffic from this and other subdistricts will be directed away from surrounding neighborhoods; the future construction of a new road to the west of Center Street will aid circulation within the study area and may become a designated freight route. The current recreation uses can be accommodated, though if there is demand, some of the area could be converted to industrial use.

Olympia
Regional
Airport



LAND USE

- INDUSTRIAL
- RECREATION

BLDG. TYPOLOGIES

-  WAREHOUSE
-  MANUFACTURING
-  OUTDOOR STORAGE
-  GOLF COURSE

ECON. ACTIVITIES

- PAPER PRODUCTS MFG
- GLASS MFG
- FOOD PROCESSING/HUB
- GOLF
- SOCCER
- _____
- _____
- _____
- _____
- _____
- _____

SUBAREA THREE

STRENGTHS

Good freight route

Excellent mountain views

Airport proximity

Good for hangar space

Viewscape!

WEAKNESSES

1: ~~Best spot essentially completely empty space~~

Gives industrial users the best views of Mt Rainier

Lack of connectivity down to tree area to the south - gap into open space

golf course isolated in center of industrial

MISSED OPPORTUNITIES

Look to long term plan for relocating golf course for more condensed industrial

Views of mountain -

stormwater ponds on golf course
OR stormwater
irrigation disposal

manufacturing + aeronautical businesses close to airport

dog park

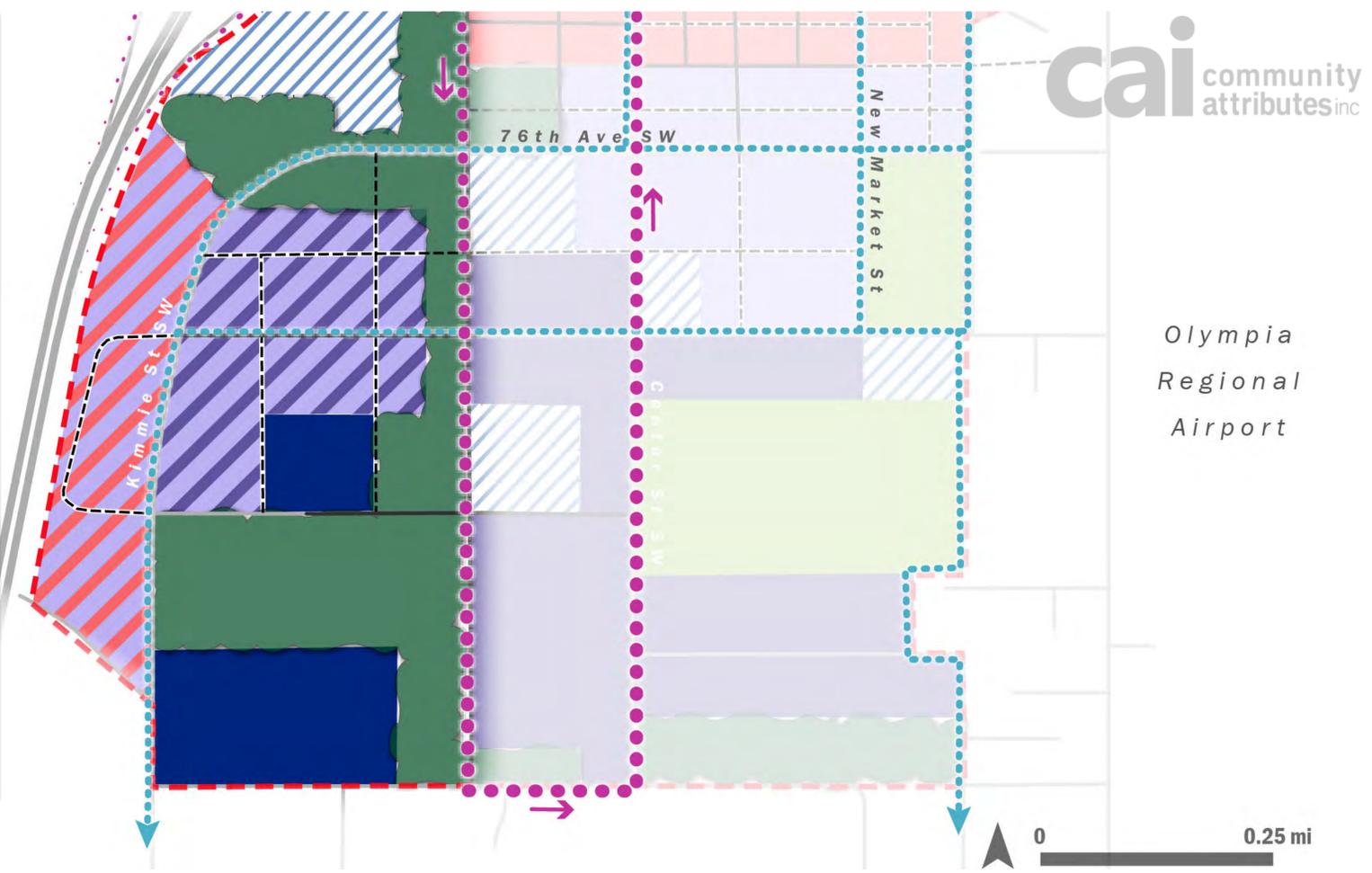
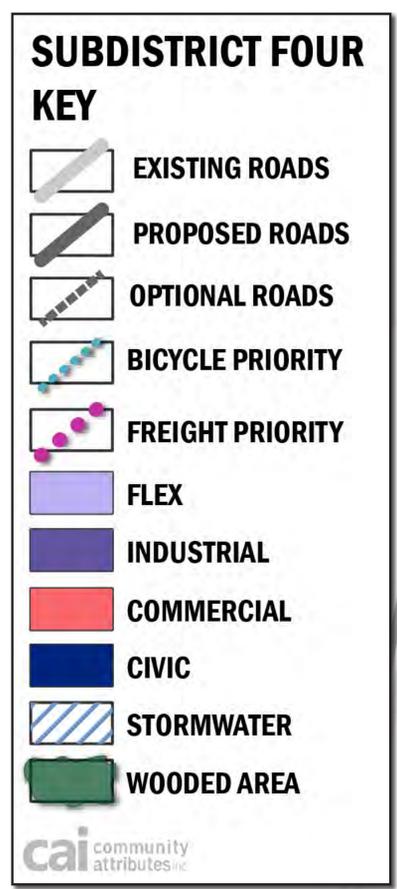
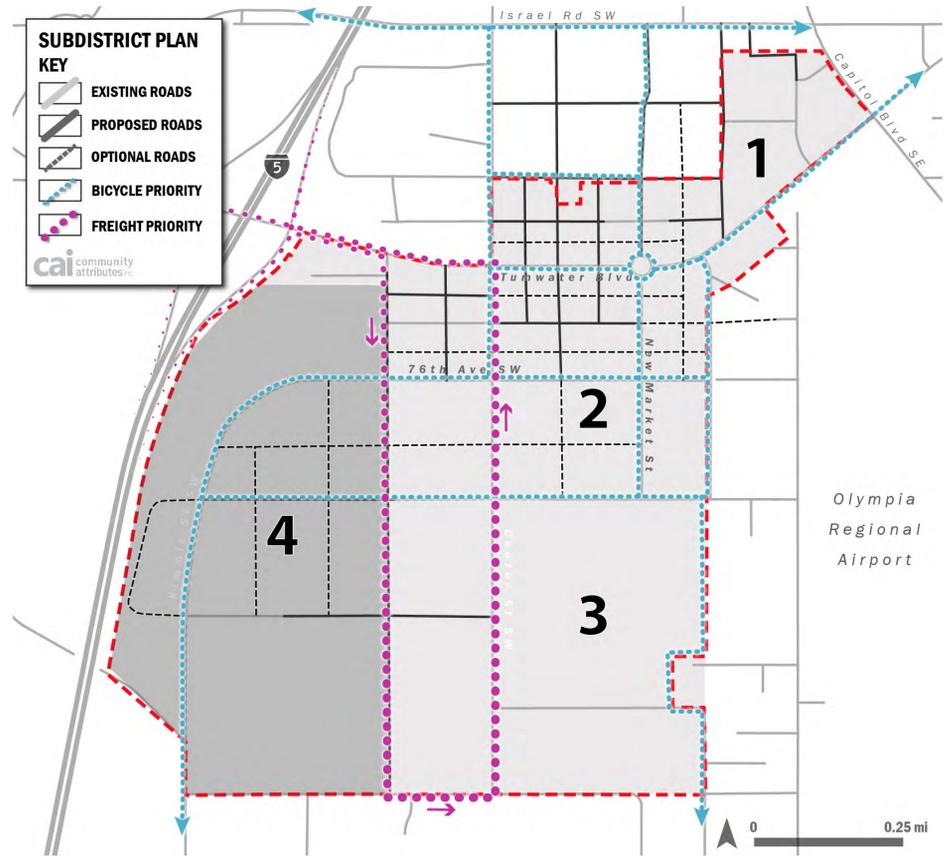
air transport of fresh or frozen food products

re-locate golf course so it's not in industrial

office or flex between golf course + trees

SUBAREA FOUR PLANNED CAMPUS

Subdistrict Four, at 198 acres, is the largest of the subdistricts and also has the longest planning horizon. The plan is intended to accommodate large scale uses, allowing for flexibility should smaller tenants be interested in the interim. The area along I-5 has potential for a mix of retail, flex and light industrial uses, whereas the land to the east could host a combination of light industrial and heavier industrial businesses. The school and bus depot are expected to remain long-term; portions of the wooded area to the north of the school act as a buffer and may be converted to a schoolyard if needed.



LAND USE

- FLEX
- INDUSTRIAL
- COMMERCIAL
- CIVIC

BLDG. TYPOLOGIES

- LABORATORY
- WAREHOUSE
- MANUFACTURING
- CORPORATE CAMPUS
- BIG BOX

ECON. ACTIVITIES

- HONDA DEALERSHIP
- TARGET STORE
- AMCOR PLASTICS
- WEYERHAEUSER
- MOUNTAIN BIKING
- TUMWATER SCHOOLS
- _____
- _____
- _____
- _____

SUBAREA FOUR

STRENGTHS

1. Freight priority road
2. Good I-5 exposure - potential for drawoff of freeway

- open space corridor north/south logical corridor
- area has a lot of flexibility w/ the current ~~structures~~ built environ - re master plan + transition
- freeway visibility
- already industrial - easier to permit + re-develop
- trees are an environmental asset

WEAKNESSES

1. ^{Lack of} Access to interchange

Middle School + bus barn make the area less flexible + creates limitation

Good ^{freeway} visibility but poor ^{drawoff} access regard area that is ^{flex} commercial/industrial

Noise + aesthetics lousy - near ^{freeway}

~~Saving trees reduces~~

MISSED OPPORTUNITIES

Pedestrian Connection throughout
Local street access -