

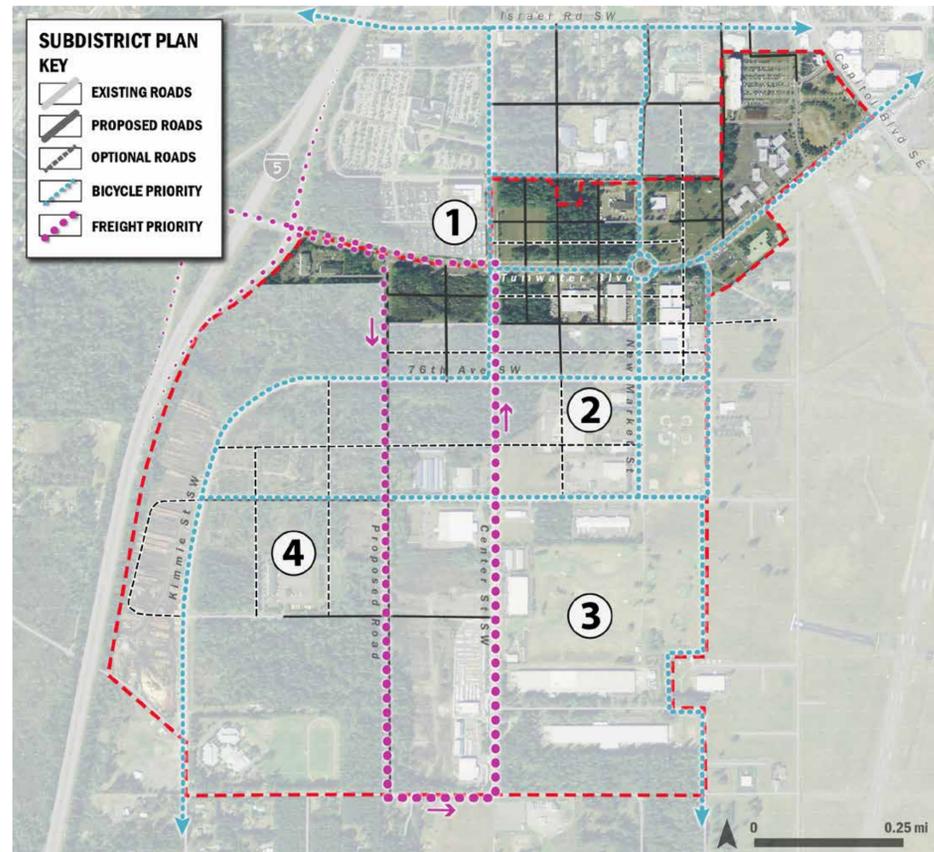
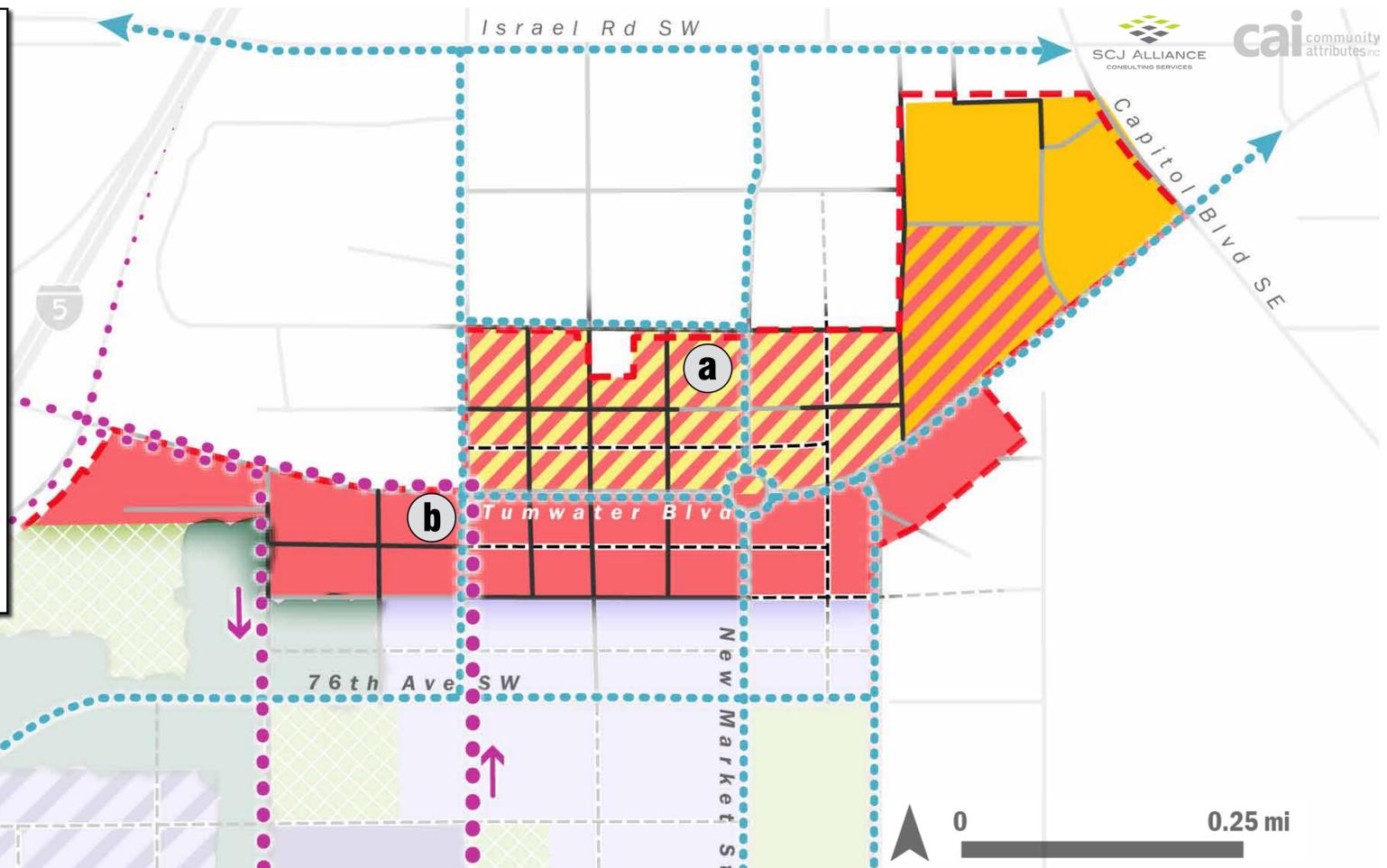
SUBDISTRICT ONE MIXED-USE HUB

Subdistrict One is approximately 108 acres at the north end of the study area and is bisected by Tumwater Boulevard on an east-west axis. Existing uses include hospitality, state office and limited retail/wholesale. Key design considerations include:

- Forming a retail hub with potential for multifamily residential uses in mixed-use structures
- Providing a transition from the Port's industrial properties to a land use pattern consistent with the vision for Tumwater Town Center **(a)**
- Creating a major gateway at the intersection of Tumwater Blvd and Center St for both NMIC and Tumwater Town Center **(b)**

SUBDISTRICT ONE KEY

- EXISTING ROADS
- PROPOSED ROADS
- OPTIONAL ROADS
- BICYCLE PRIORITY
- FREIGHT PRIORITY
- OFFICE
- RETAIL
- RESIDENTIAL



LAND USE

- OFFICE
- RETAIL
- RESIDENTIAL

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