

# SUBDISTRICT TWO

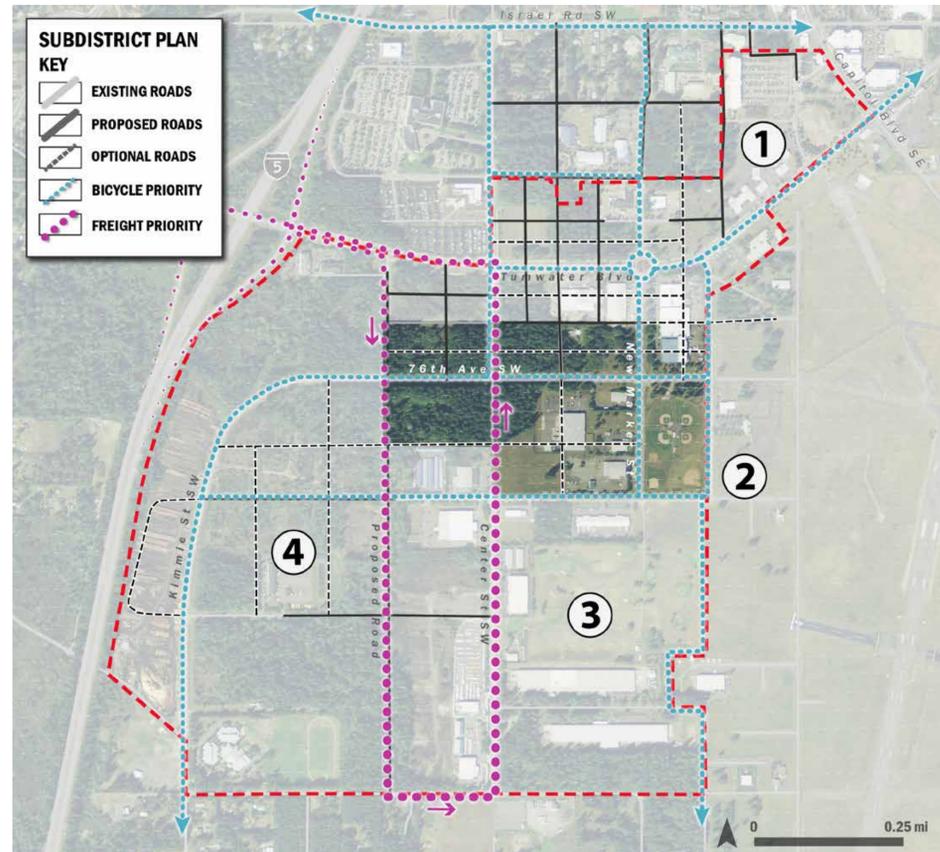
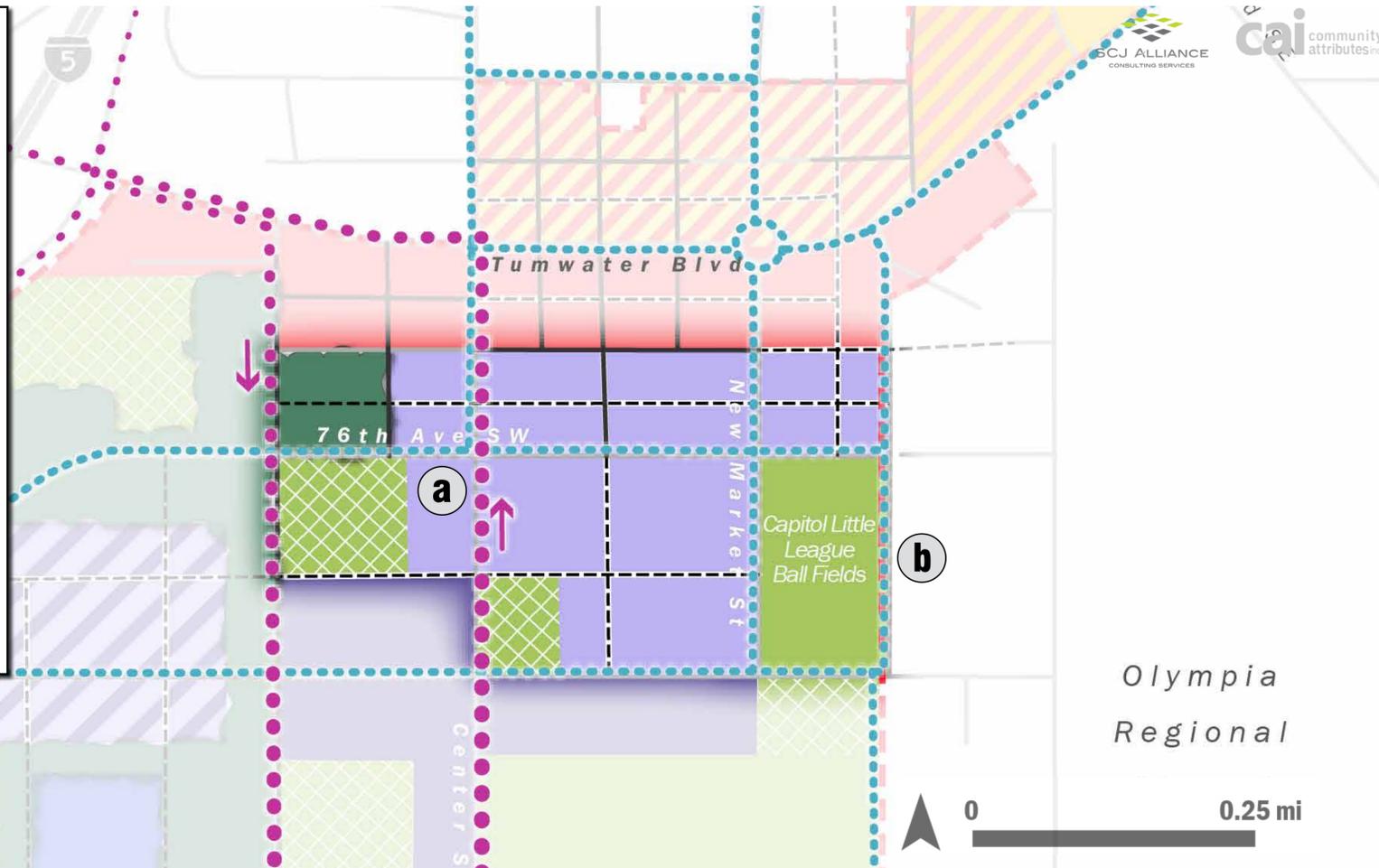
## COMMERCIAL TRANSITION

Subdistrict Two consists of about 82 acres and is located just south of the study area's planned retail hub. Key design considerations include:

- Creating a mix of office uses and flex/light industrial, similar to current tenants. Retail activities are possible in combination with office and/or industrial uses.
- Transitioning from the pedestrian-friendly street pattern and uses in Subdistrict One to a more industrial orientation at the intersection of Center Street and 76th Ave SW (a)
- Retaining the existing ball fields, which draw people into NMIC, and can help to support commercial activity along Tumwater Blvd (b)

**SUBDISTRICT TWO KEY**

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



### 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

---



---



---



---



---



---