

New Market Industrial Campus & Tumwater Town Center Real Estate Development Master Plan

The Port of Olympia

Public Meeting #2 - June 11, 2015

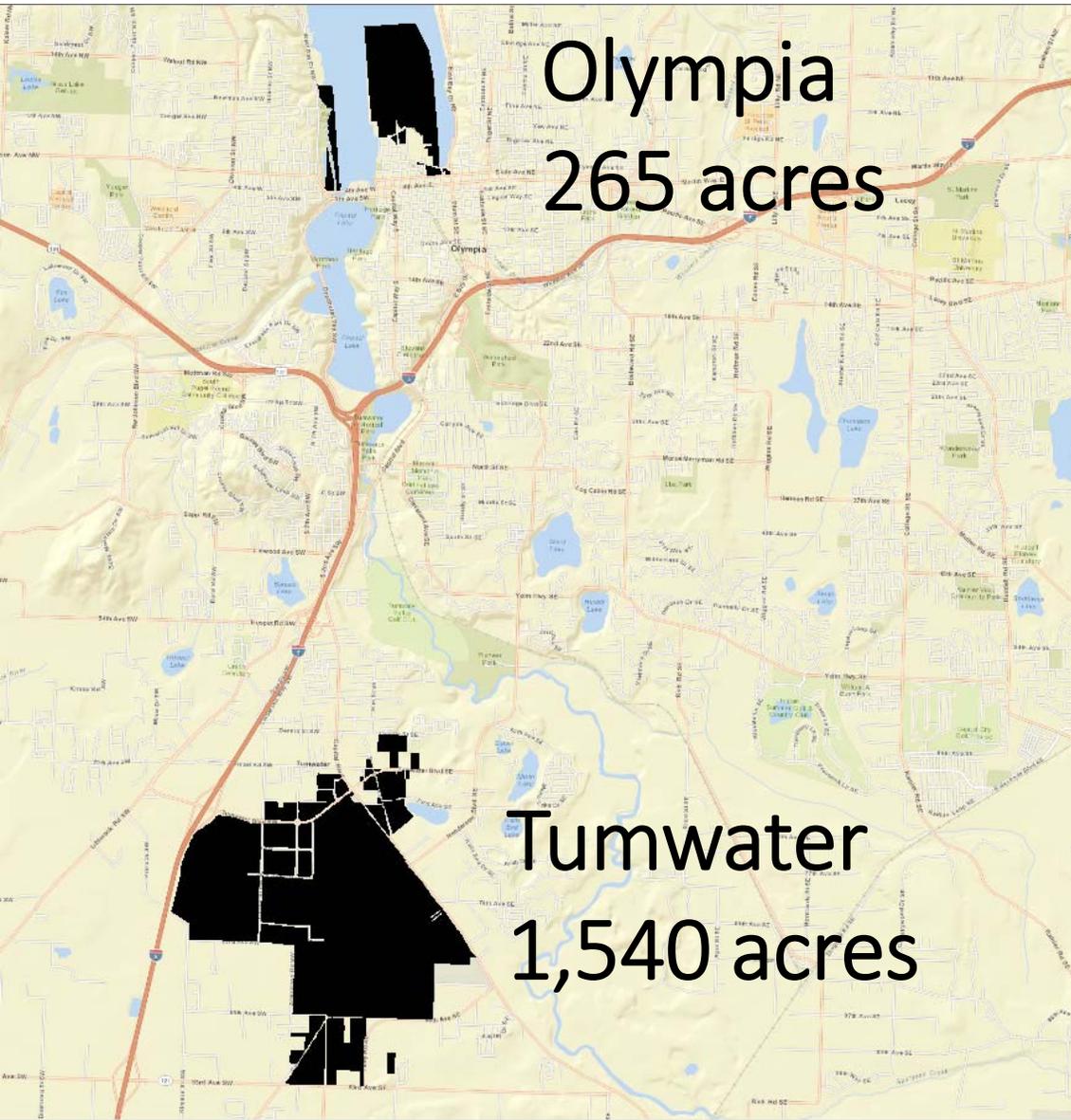


SCJ ALLIANCE /  community
attributes inc.

TONIGHT'S AGENDA

1. Project Progress
2. Design Principles and Subarea Landuse
3. Group Exercise - Subarea Mapping
4. Report Back
5. Closing

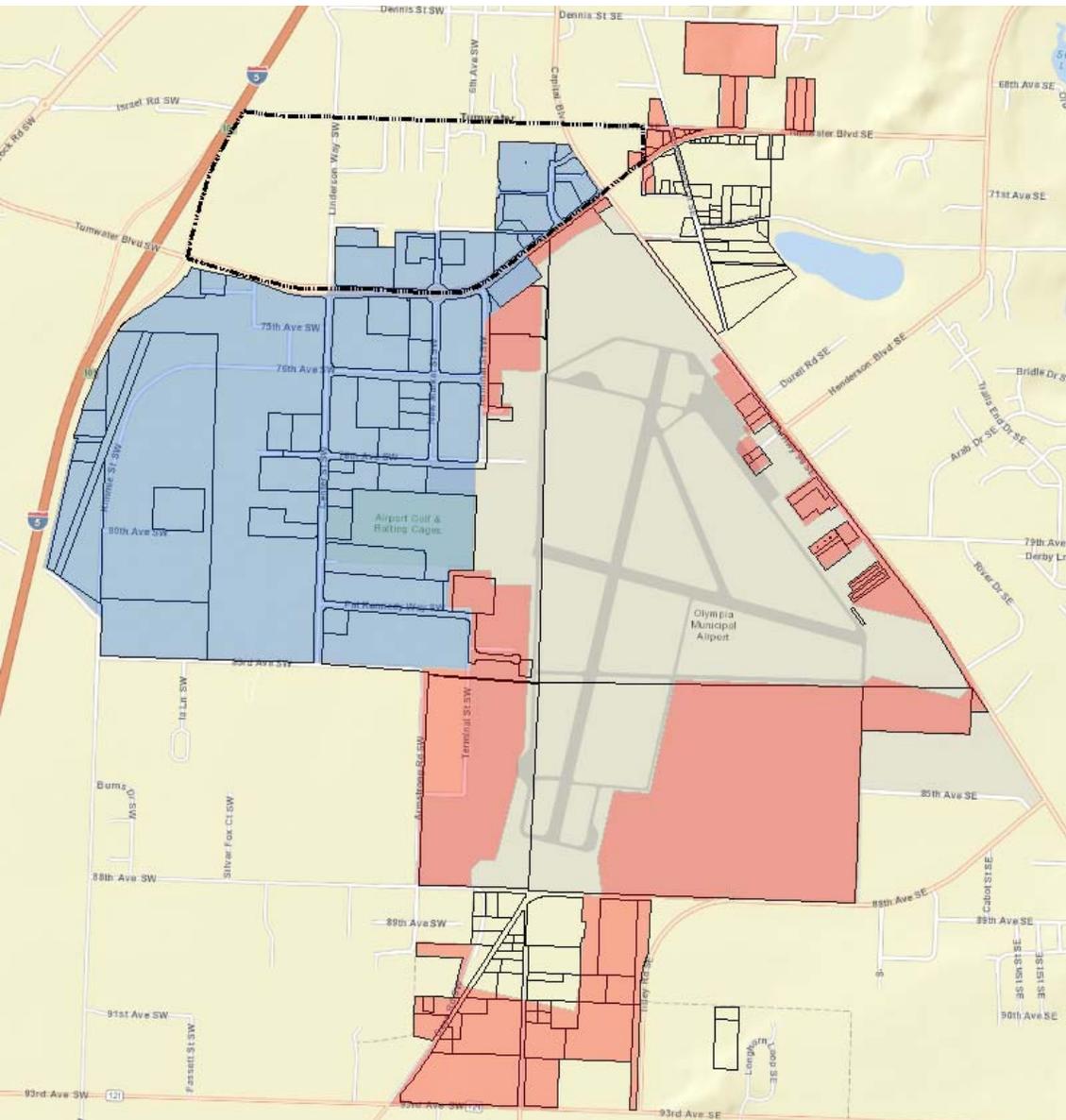




1,805 acres in
Port ownership

Port primarily develops
property to:

- Generate jobs
- Create revenue opportunities
- Address environmental clean up



Tumwater Properties

Districts

- Olympia Regional Airport
990 acres
- New Market Industrial
Campus 550 acres
 - Of these, 52 are in the
Tumwater Town Center

Real Estate Development Planning Needs

Environment — *soils, wetlands, wildlife & habitat*

Infrastructure - *Transportation, Telecom, Stormwater*

Market - *Site Characteristics and Assets, Economic Analysis, Opportunity Assessment*

Planning - *Existing Plans, Zoning, Regulations*

Community - *Stakeholder Involvement, Values, Supported Vision*

Primary Partners

Port of Olympia

City of Tumwater

Thurston Economic
Development Council

Technical Studies and Plan Development

SCJ Alliance
and

Community Attributes,
Inc.

Public Participation

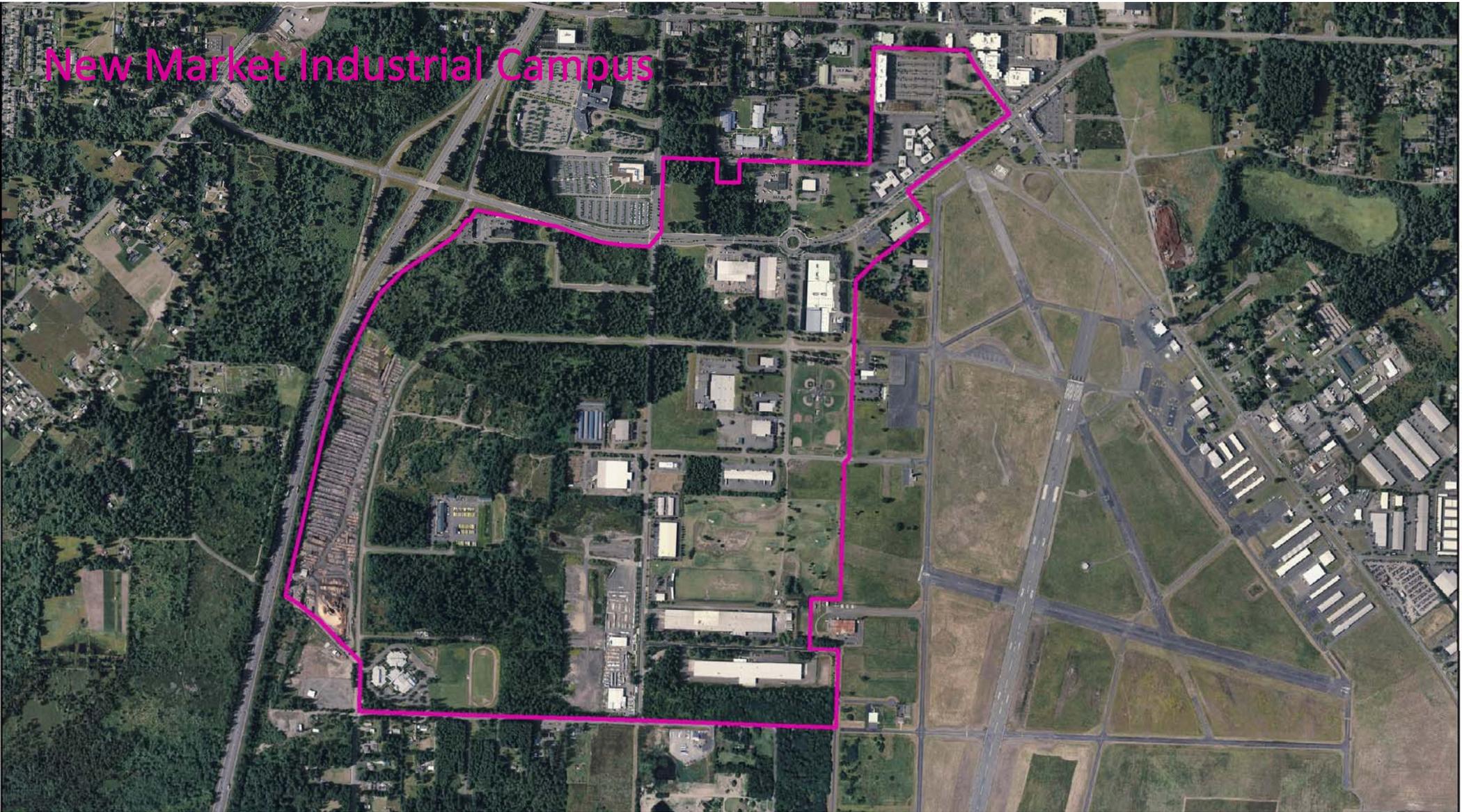
Thurston Regional
Planning Council

Project Advisory
Committee

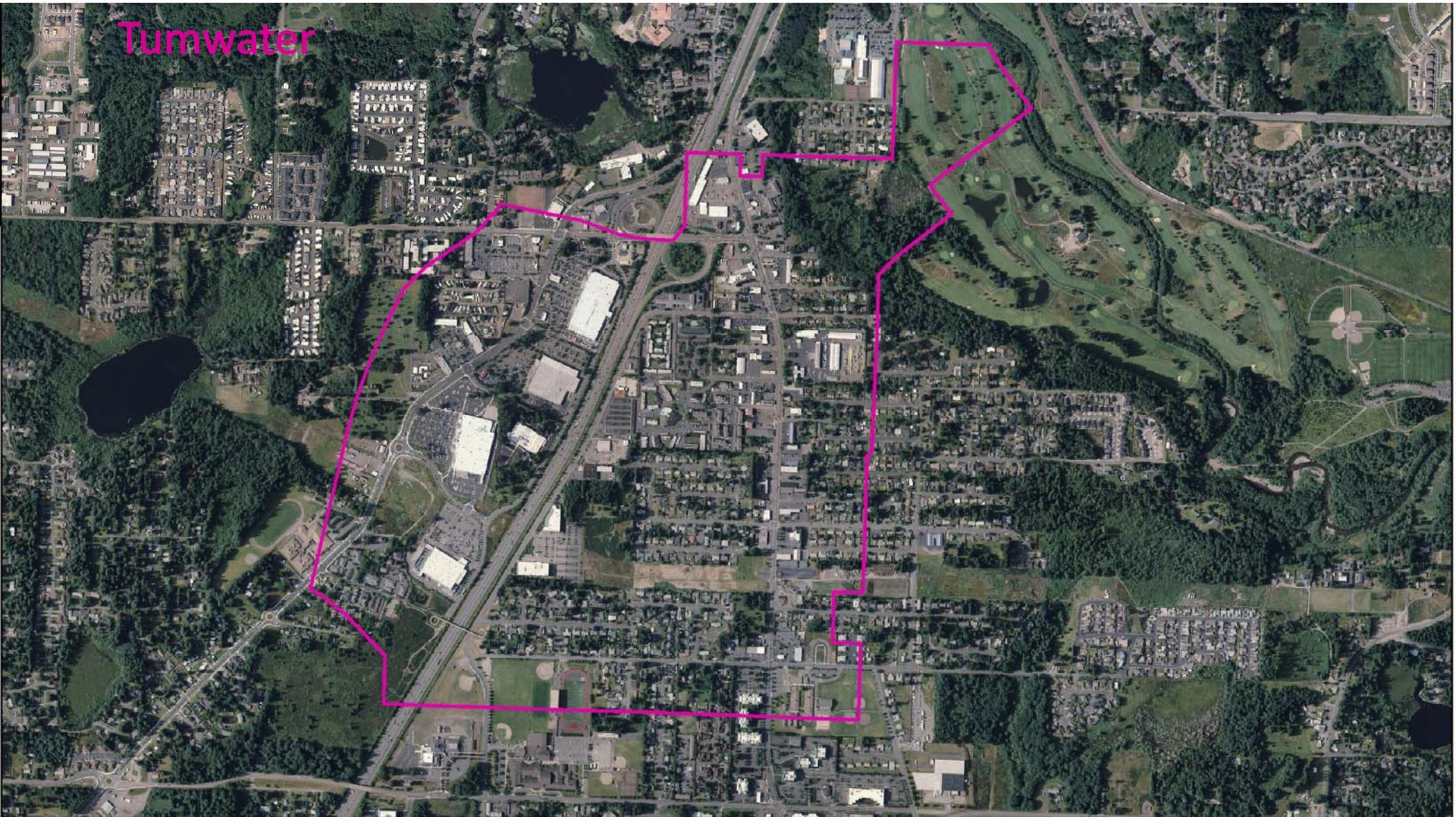
Community
Stakeholders

Public Meetings

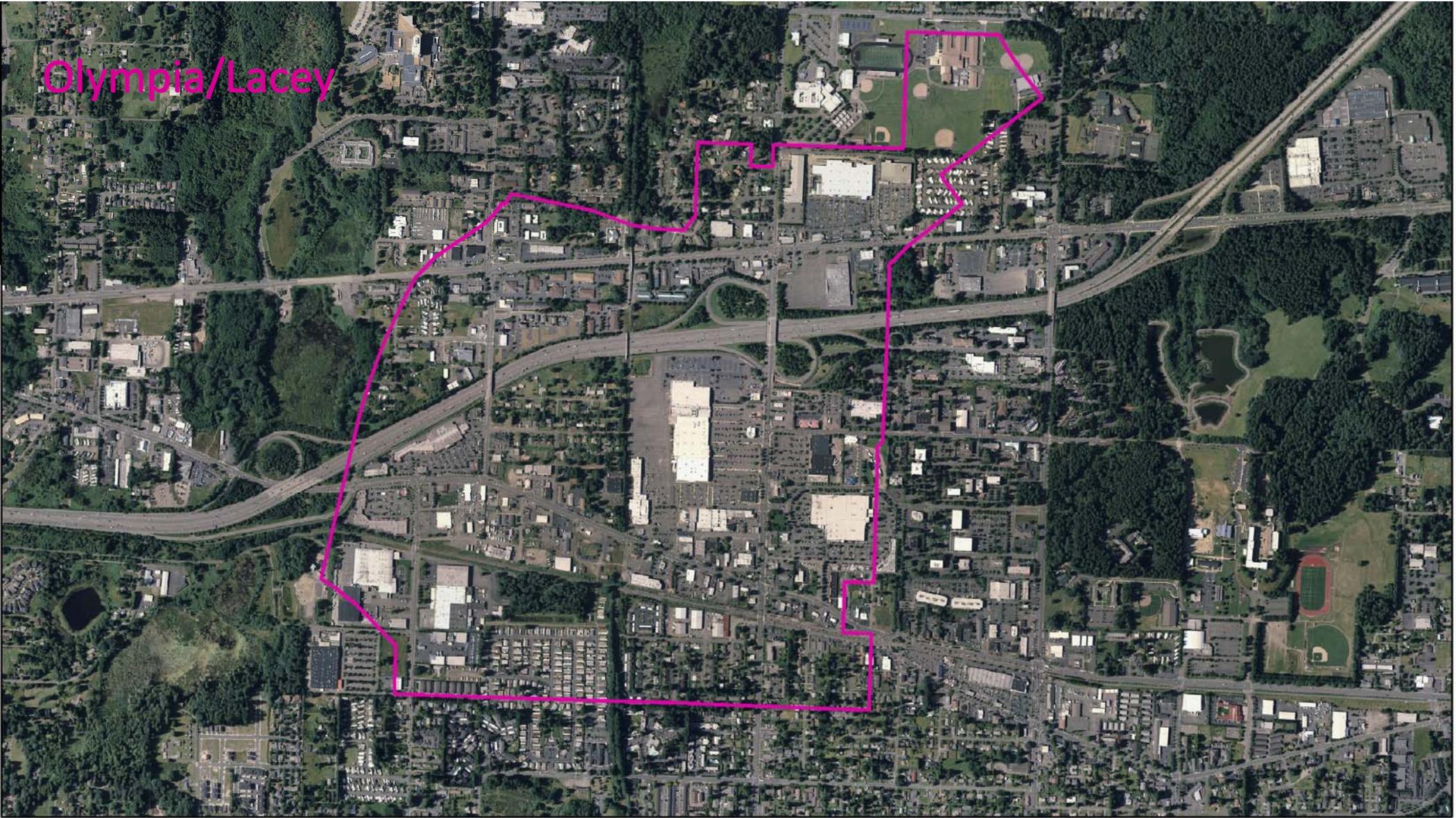
New Market Industrial Campus



Tumwater



Olympia/Lacey



SODO, Seattle





WA State Military Department
purchased 6 parcels
53 Acres Total

March 5, Public Meeting Participation



1. A successful master plan should

- Engage Tumwater and be consistent with the city's plans
- Account for a future that will be different from today
- Identify long term priorities
- Inventory developable lands & consider wide range of uses including open space
- Protect environmentally sensitive areas
- Consider how future development will support/impact existing businesses
- Address adverse impacts to surrounding neighborhoods
- Include an implementation strategy



2. Concerns about future development or projects on the Port's property

Traffic

Semi-trucks, noise & air pollution, safety

Environment

Increased impervious surface, loss of trees and open space, ability of properties to support desired uses

Development patterns/land use

Undesirable land uses, incompatible businesses, lack of infrastructure may deter development potential, balance, flexibility

Business Practices

Treatment of tenants, concerns about job access for people of all economic levels



3. Project ideas or opportunities that could benefit this area

Commercial businesses

Distilleries, microbreweries, wineries, restaurants

Pubic facilities

Park-n-ride, off-leash dog park, sports fields, parks & trails, swimming pool, art

Business sectors

Green industry, manufacturing, agriculture & food, aviation, centers of excellence

Other desired development

Housing, medical services, urban forest

Desired characteristics

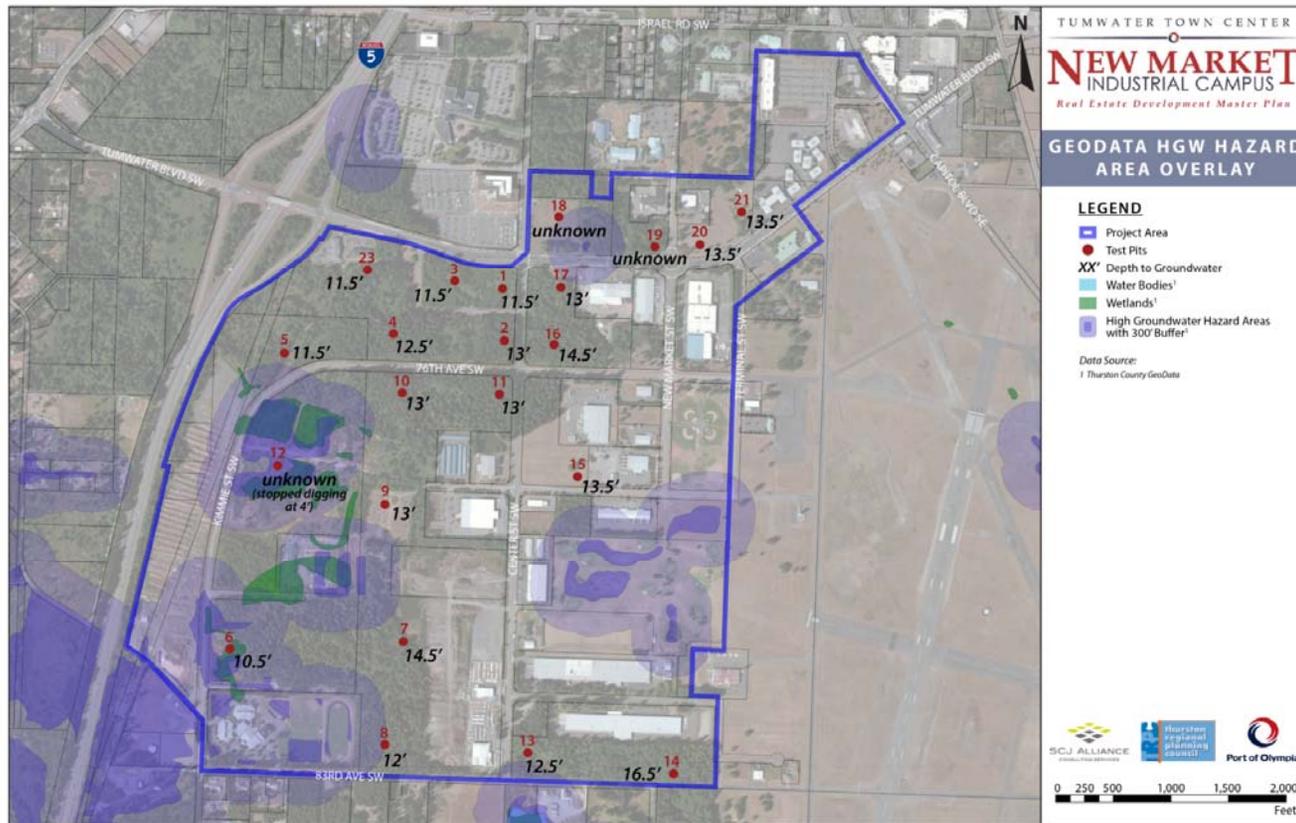
Family friendly, supports walking & biking, affordable, provides recreation/activities for people of all ages, attracts visitors



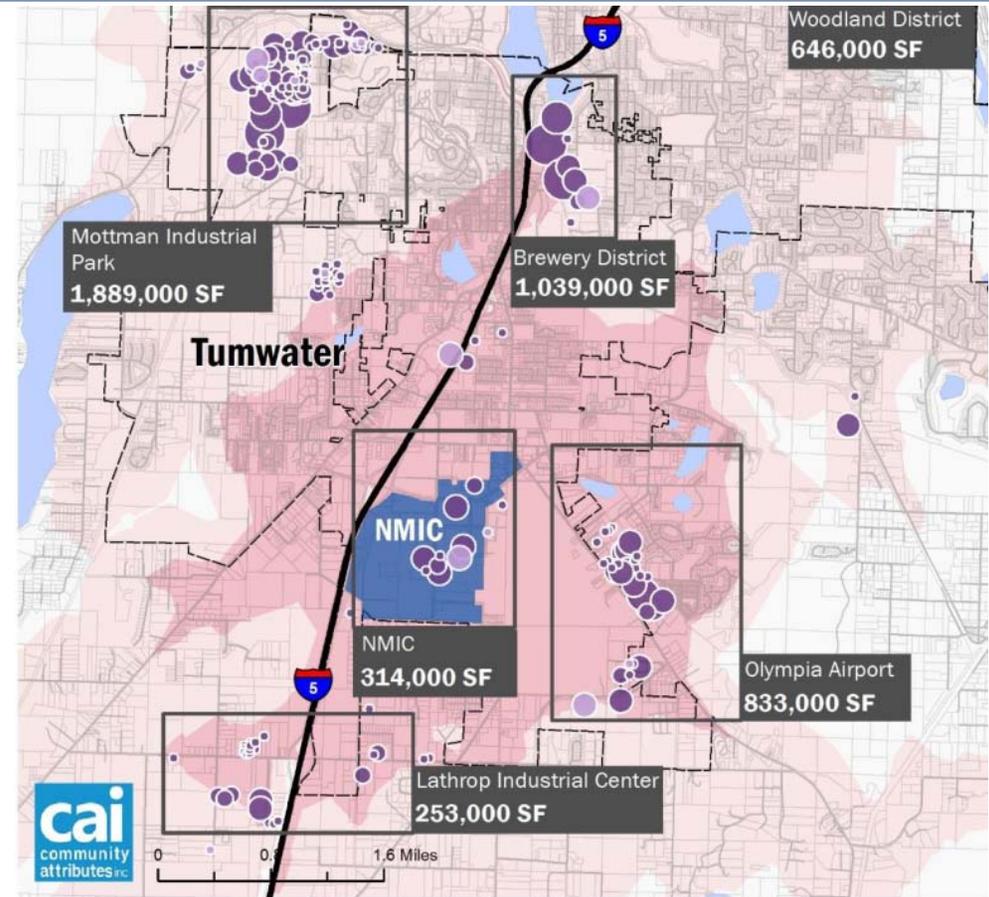
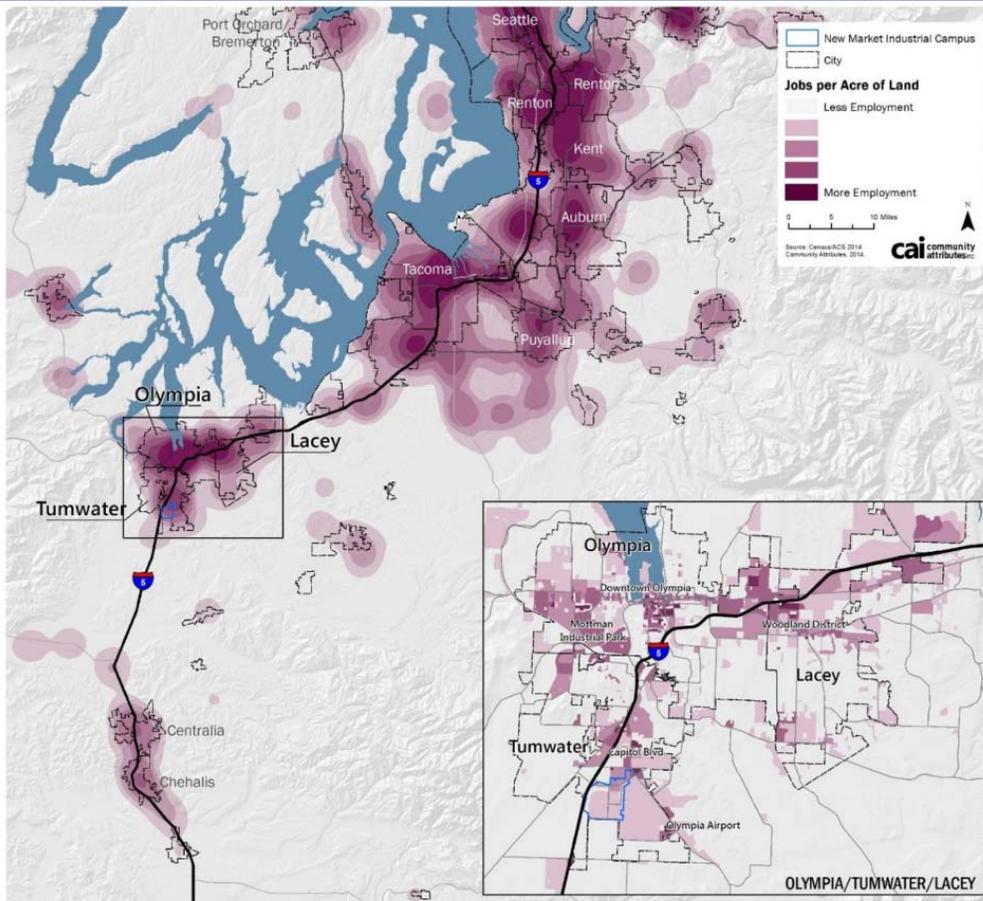
Studies and Advisory Committee Activities, March - June



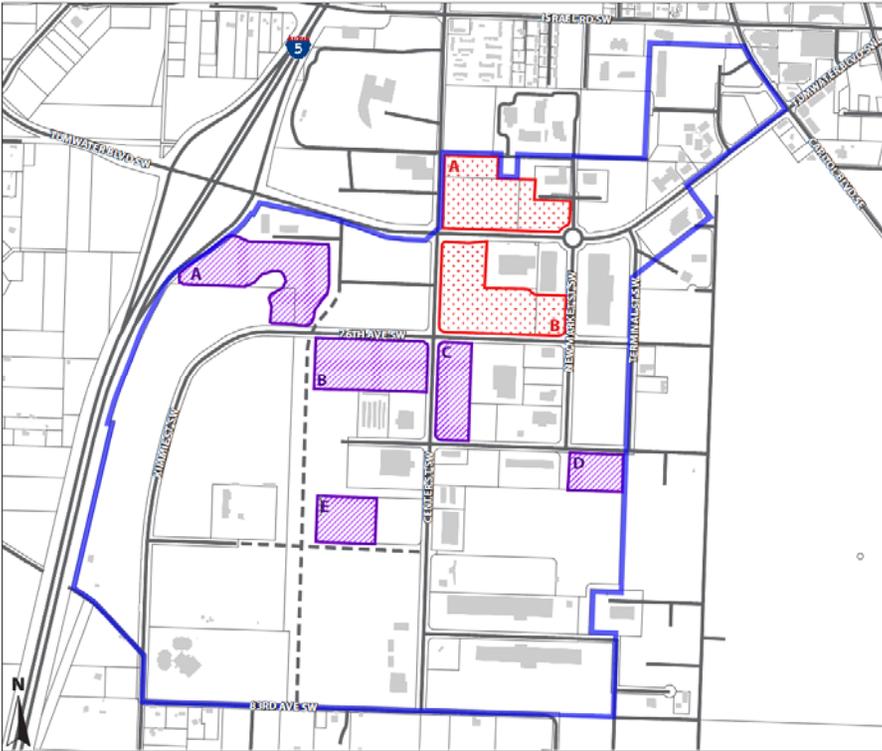
Soils and Hydrology Analysis



Regional and Sub-Market Analysis



Stormwater Facility Siting



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

MAPPING EXERCISE

LEGEND

- Study area
 - Existing streets
 - Example streets
 - Building footprints
 - Stormwater facilities
 - Developable areas (stormwater managed on-site)
- A 15 ac.
 - B 12 ac.
 - C 7 ac.
 - D 4 ac.
 - E 6 ac.
- A 14 ac.
 - B 15 ac.

0 300 600 1,200 1,800 Feet

Design Principles and Landuse Workshops





WHAT WE HEARD...



Recreation

There was general agreement that existing recreation uses should be retained in their current location, to the extent possible.



Open Space

Two of three groups acknowledged the need for an open space corridor running north-to-south between Kimmie and Center. All groups prioritized landscape elements and some tree preservation.



Industrial

Two of three groups recognized and retained the nascent industrial cluster anchored by IWP and Cardinal Glass.



Flex

Two of three groups called for the long-term redevelopment of the property west of Kimmie along 1-5; each group indicated a mix of commercial uses would be appropriate.



Residential

All three groups placed residential uses at the north end of the study area, within Tumwater Town Center.



Retail

All three groups placed retail uses at the north end of the study area, along Tumwater Blvd. and within Tumwater Town Center.

NMIC & Tumwater Town Center
Real Estate

Ports 101

Project Materials

Home > Plans & Projects > Special Projects > NMIC & Tumwater Town Center Real Estate

New Market Industrial Campus and Tumwater Town Center Real Estate Development Master Plan Project



Welcome! This is the public information resource for the Port of Olympia's New Market Industrial Campus and Tumwater Town Center Real Estate Development Planning Process.

Calendar

[View All Events >>](#)

Jun
11

Public Meeting #2 - Port of Olympia NMIC and TTC

[More Information >>](#)



Get Involved

Learn more about the project

Attend a public meeting to share your ideas or express your concerns

Receive project updates

[Sign Up for Email Updates](#)

For Email Marketing you can trust.

Resources

[Ports 101](#)

Learn how ports assist Washington communities in promoting economic development.

Interactive Map of Study Area

[View as full screen interactive map](#)



How to Stay Informed:

www.trpc.org/PortofOlympiaProject

- Sign up for email notifications
- View event calendar
- Access project materials
- Interact with online map

**More to come in late
summer/early fall 2015**