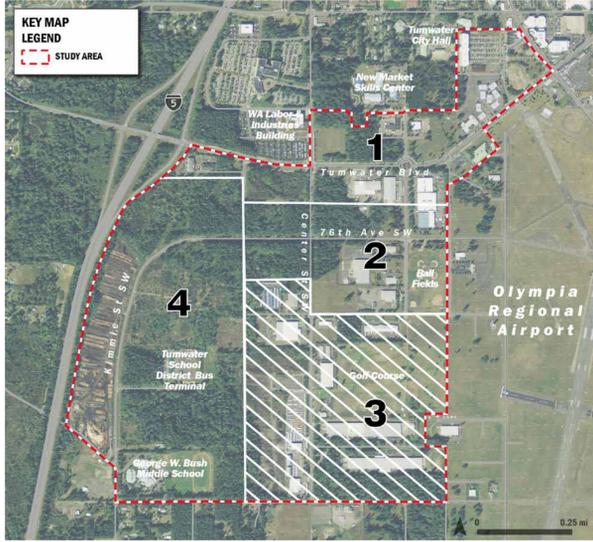
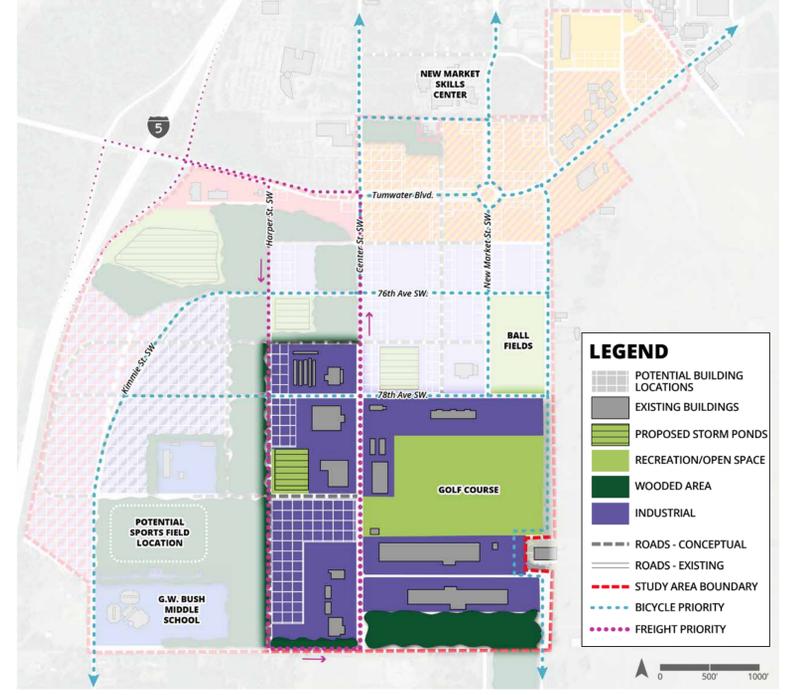
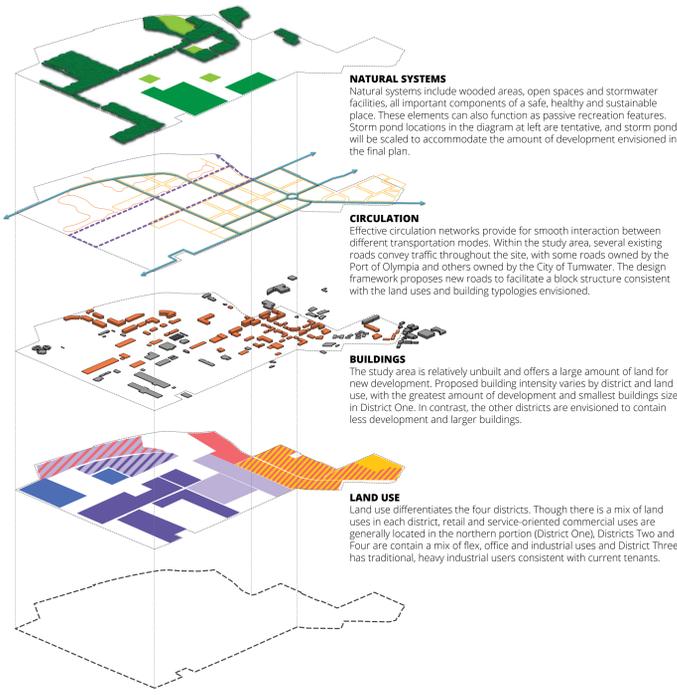


DISTRICT THREE



FRAMING THE SITE

The design framework outlines the structures that shape the study area's design concept. These structures include land use, streets and infrastructure, networks of open spaces and other components of the canvas upon which places are built, as illustrated in the layered diagram to the right. Input from the advisory committee, along with technical analysis from the consultant team, has been formative for the design framework.



A MARKET-INFORMED PROGRAM

The consultant team prepared a detailed market profile that used applicable real estate and economic data to determine the potential to include retail, office industrial and flex uses in the master plan for NMIC/TTC. Demand for retail and office products are detailed below. These figures inform the building program for District Three, which is envisioned to continue to act as the study area's industrial hub.



Each real estate sector is mated to a land use category that regulates the size and architectural character of the building; each building type therefore has consistent characteristics that are an important part of the planning process. The images below offer context for building scale relative to projections for demand and absorption.

HARBOR WHOLESALE



FIRST PARK MERIDIAN CAMPUS



IMPLEMENTING THE VISION

DESIGN PRINCIPLES

are overarching goals for the design process. They may be used as criteria for the evaluation of the conceptual design framework and as values that guide decision-making during design development.

FACILITATE COMMERCE & PRODUCTIVITY

- Create efficient vehicular circulation
- Ensure internet connectivity

HARNESS EXISTING ACTIVITY CENTERS

- Leverage current activity hubs
- Emphasize uses compatible with vision for Tumwater Town Center and Port's goals

RETAIN KEY TENANTS & ASSETS

- Maintain leases with tenants engaged in valuable, revenue-generating activities

INTEGRATE ENVIRONMENTAL SUSTAINABILITY

- Preserve existing tree stands where possible
- Incorporate LID techniques to reduce stormwater and potential for flooding

BUFFER INCOMPATIBLE USES

- Use built and natural buffers to limit negative impacts of industrial users on residents nearby

