

TUMWATER TOWN CENTER



NEW MARKET

INDUSTRIAL CAMPUS

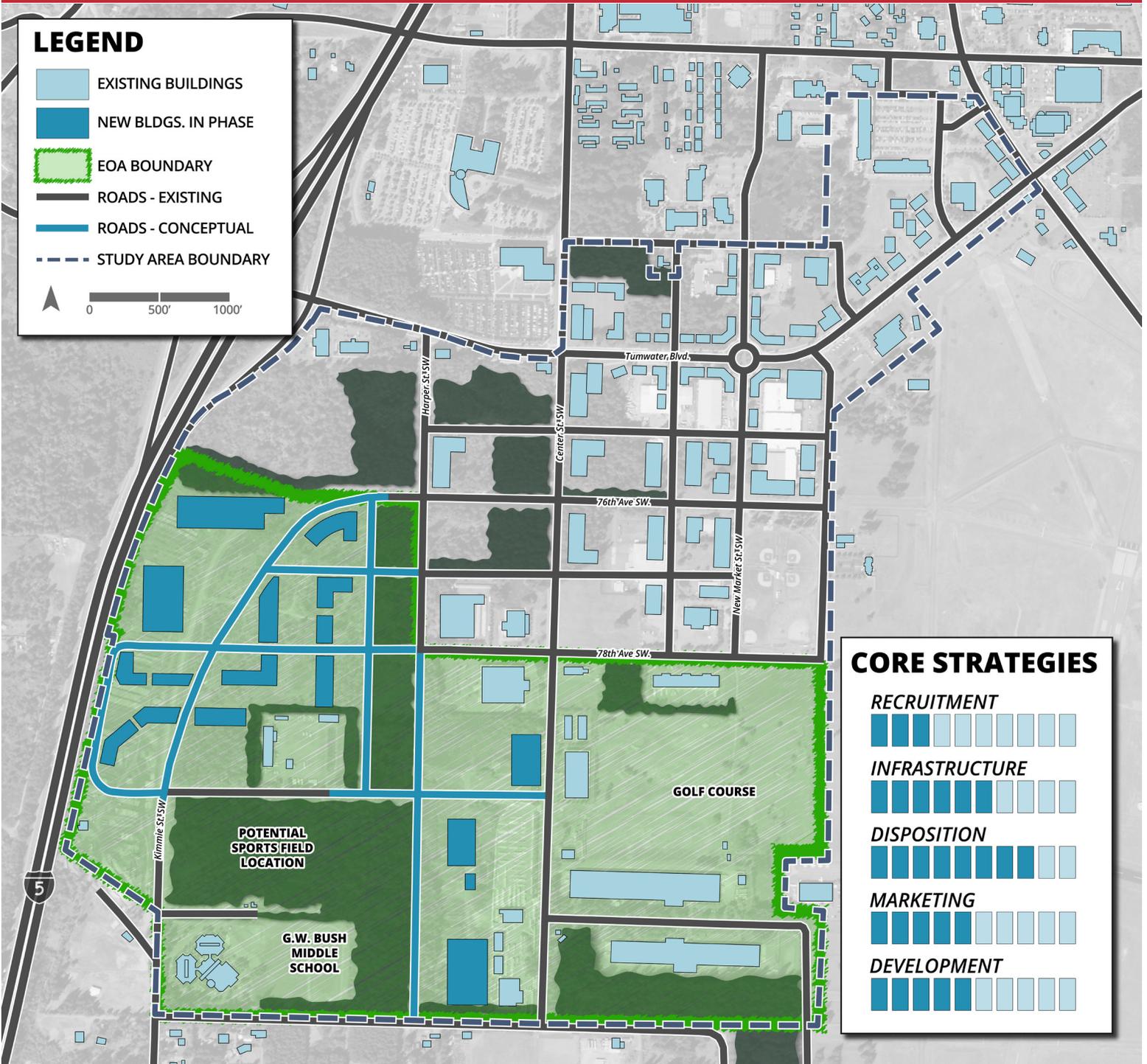
Real Estate Development Master Plan



JANUARY 14, 2016

IMPLEMENTATION

EXISTING OPPORTUNITY AREA



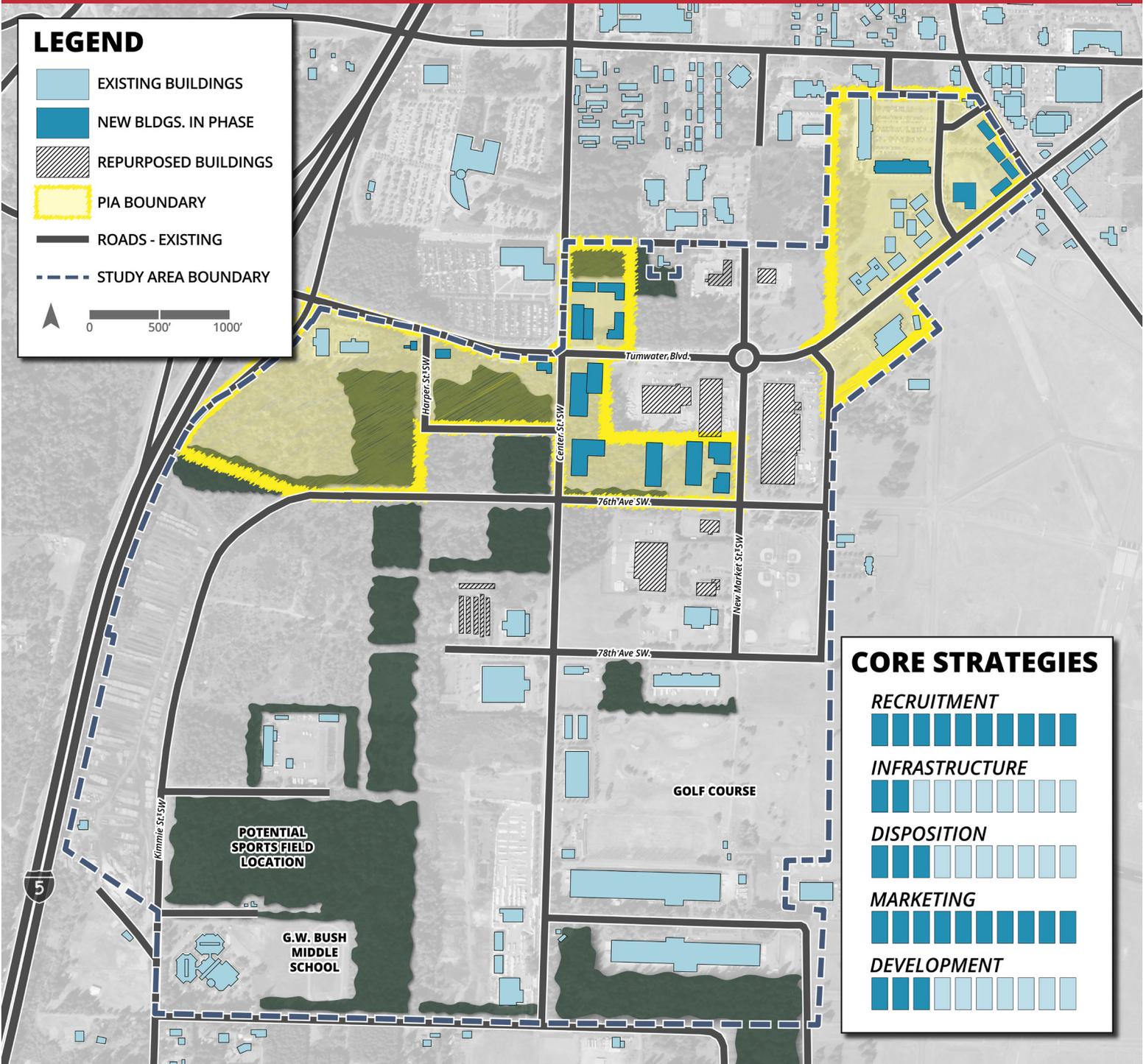
In the Existing Opportunity Area, the Port continues to market its assets and will remain ready to place interested tenants on appropriate properties. Sites in the EOA are generally ready for development, and where new infrastructure is needed the Port will undertake such infrastructure investments in cooperation with or on demand by interested tenants. Because the EOA is largely composed of industrial sites and larger, master plan opportunities, the sale or Port-led development of land may be beneficial.

Key Strategies

- Sale (disposition) of land where it facilitates the implementation of the NMIC vision, especially on industrial and large master planned sites
- Port-led infrastructure investment when needed to accommodate prospective tenants
- Use of site selection criteria (based in part on the design principles) to find appropriate locations within NMIC for interested tenants

IMPLEMENTATION

PRIMARY IMPLEMENTATION AREA



In the Primary Implementation Area, the Port will take a very proactive approach to plan implementation with a strong focus on marketing and recruitment. An emphasis of development-ready sites is critical to early-phase development, so the PIA capitalizes on existing infrastructure rather than encouraging new infrastructure investment.

Critical Infrastructure Investments

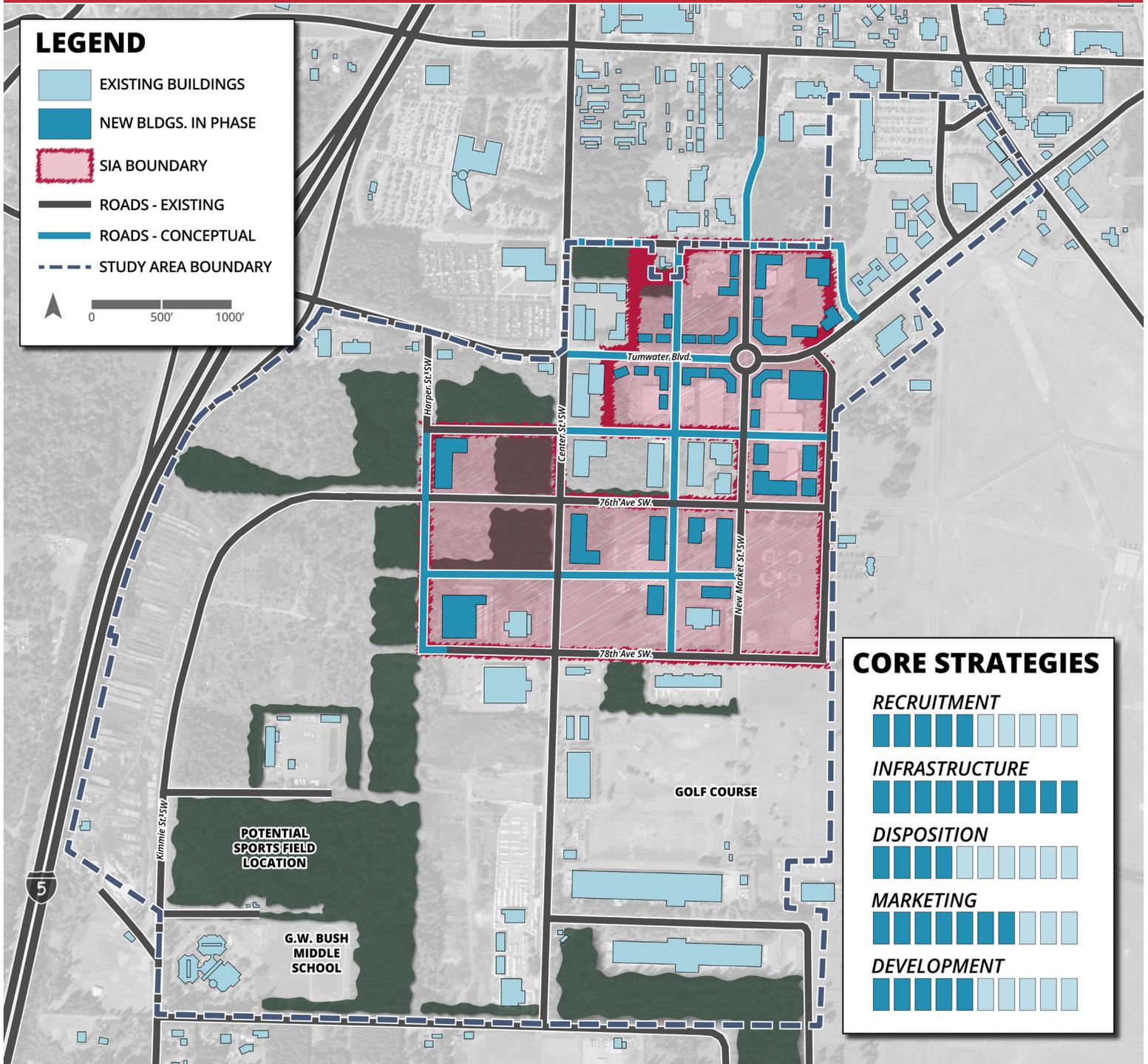
- Collaborate on the maintenance of wooded areas in and around NMIC and explore partnerships for the creation of hiking and biking trails in these areas
- Rehabilitate and reposition Port properties on Clearwater Drive
- Pursue near-term opportunities to relocate tenants in buildings that do not fit the NMIC vision
- Establish and maintain critical pedestrian amenities, including wayfinding signage and consistent sidewalks

Key Strategies

- Prioritization of development-ready sites near Tumwater Boulevard, minimizing the need for costly infrastructure investments
- Comprehensive marketing of catalytic sites and active recruitment of tenants that fit the NMIC vision
- Evaluation of opportunities for limited land disposition or Port-led development, when and if it offers the most likely scenario for implementation of the NMIC vision
- Keen focus on placemaking activities that provide a foundation for the development of properties further from Tumwater Town Center

IMPLEMENTATION

SECONDARY IMPLEMENTATION AREA



In the Secondary Implementation Area, the Port will pursue infrastructure investments that help to create new development opportunities and link existing activity centers. Due to existing land leases and the need for potentially costly investments, the full buildout of the SIA may require a longer time horizon.

Critical Infrastructure Investments

- New road construction, including the Harper St. SW extension, 75th Ave., 77th Ave., a north-south road between Linderson and New Market and a reconfiguration of Tumwater Boulevard between Linderson and New Market
- When a superior location for the Capitol Little League baseball field has been determined and a relocation strategy has been developed, the current site would be developed in a manner consistent with the underlying zoning and Airport Master Plan
- Stormwater facilities would be built on two District 2 sites as needed to accommodate development and should include design facilities that provide public amenities and open space
- Pedestrian and bicycle amenities, as well as wayfinding signage, to connect districts 1 and 2 and Tumwater Town Center

Key Strategies

- Significant, Port-led infrastructure investment, particularly in new roads and stormwater facilities
- Phased conversion of currently leased sites to tenants that represent the "highest and best use", relocating current tenants when possible to master plan districts that better fit their operations
- Port-led development, if feasible, to locate economic activities that represent important components of the plan (e.g. food hub, business incubator)
- Concentration of large employers that generate pedestrian and vehicular traffic on sites that benefit from natural view corridors and access to public open spaces