

DESIGN SUMMARY

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



DESIGN PRINCIPLES

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 later stages of the design process.



HARNESS ACTIVITY CENTERS

Higher intensities of commercial development take advantage of existing employment clusters.



BUFFER INCOMPATIBLE USES

Natural features and lower development intensities ensure compatibility at southern fringe



PROVIDE OPEN SPACES

Preserved forests and enhanced parks offer significant recreation opportunities



RETAIN KEY ASSETS

Existing hotels, major employers, civic facilities and entertainment venues are retained



FACILITATE COMMERCE

New roads and a designated freight route ensure the efficient movement of goods and services



INTEGRATE SUSTAINABILITY

District stormwater facilities are complemented by low-impact development standards



GENERATE QUICK WINS

Detailed planning for market-ready, catalytic projects anchors the implementation strategy



CREATE A FRONT DOOR

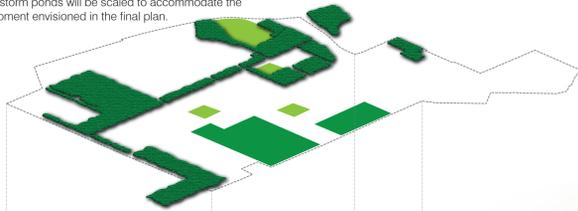
Building massing and streetscape features emphasize important gateways

DESIGN FRAMEWORK

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

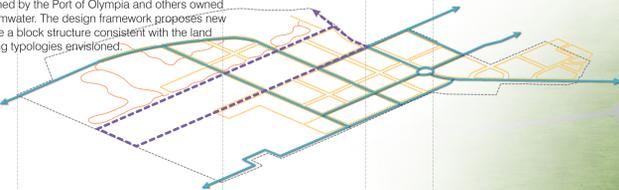
NATURAL SYSTEMS

Natural systems include wooded areas, open spaces and stormwater facilities, all important components of a safe, healthy and sustainable place. These elements can also function as passive recreation features. Storm pond locations in the diagram at left are tentative, and storm ponds will be scaled to accommodate the amount of development envisioned in the final plan.



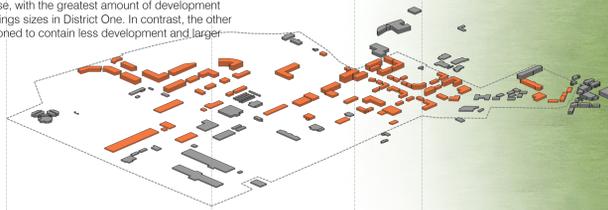
CIRCULATION

Effective circulation networks provide for smooth interaction between different transportation modes. Within the study area, several existing roads convey traffic throughout the site, with some roads owned by the Port of Olympia and others owned by the City of Tumwater. The design framework proposes new roads to facilitate a block structure consistent with the land uses and building typologies envisioned.



BUILDINGS

The study area is relatively unbuilt and offers a large amount of land for new development. Proposed building intensity varies by district and land use, with the greatest amount of development and smallest buildings sizes in District One. In contrast, the other districts are envisioned to contain less development and larger buildings.



LAND USE

Land use differentiates the four districts. Though there is a mix of land uses in each district, retail and service-oriented commercial uses are generally located in the northern portion (District One), Districts Two and Four contain a mix of flex, office and industrial uses and District Three has traditional, heavy industrial users consistent with current tenants.

