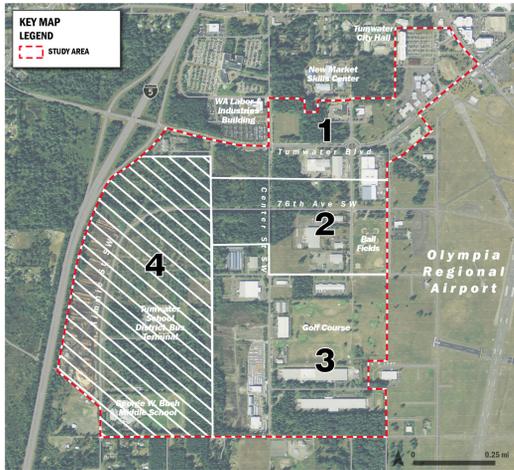


# DISTRICT FOUR



## DISTRICT CONCEPT

NMIC/TTC encompasses about 550 acres and features distinctive areas defined by location and/or current tenants that created the opportunity to divide the planning area into four districts. District Four is the largely undeveloped area in the western portion of the site with the potential to accommodate a master planned industrial/office campus or a variety of smaller users.

## A MARKET-INFORMED PROGRAM



The market analysis used real estate and economic data to determine the potential for retail, office industrial and flex uses in the master plan for NMIC/TTC. Based on this analysis and the design principles and framework, the consultant team created the following building program for District Four, which hosts a mix of office, flex and light industrial uses.

<b>Retained Building Area (sf)</b>	<b>112,000 sf</b>
<b>New Building Area (sf)</b>	<b>1,527,000 sf</b>
Retail	-
Office	144,000 sf
Flex	1,115,000 sf
Light Industrial	268,000 sf
Industrial	-
<b>Total Lot Area (acres)</b>	<b>188.0 acres</b>
Building Footprints	17.3 acres
Parking and Circulation	17.7 acres
Other Impervious	-
Open Space	8.9 acres
Wooded Area	68.1 acres
Stormwater	9.9 acres
Remaining Area	66.1 acres
<b>Floor-Area Ratio</b>	<b>0.19</b>
<b>Lot Coverage Ratio</b>	<b>0.19</b>
<b>New Employment (jobs)</b>	<b>1,900 jobs</b>
Retail	-
Office	400 jobs
Flex	1,300 jobs
Light Industrial	200 jobs
Industrial	-

## 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



#### RETAIN KEY TENANTS & ASSETS

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



#### CONNECT OPEN SPACES

- Promote active lifestyles with ample recreation spaces
- Use multimodal connections to create an open space network



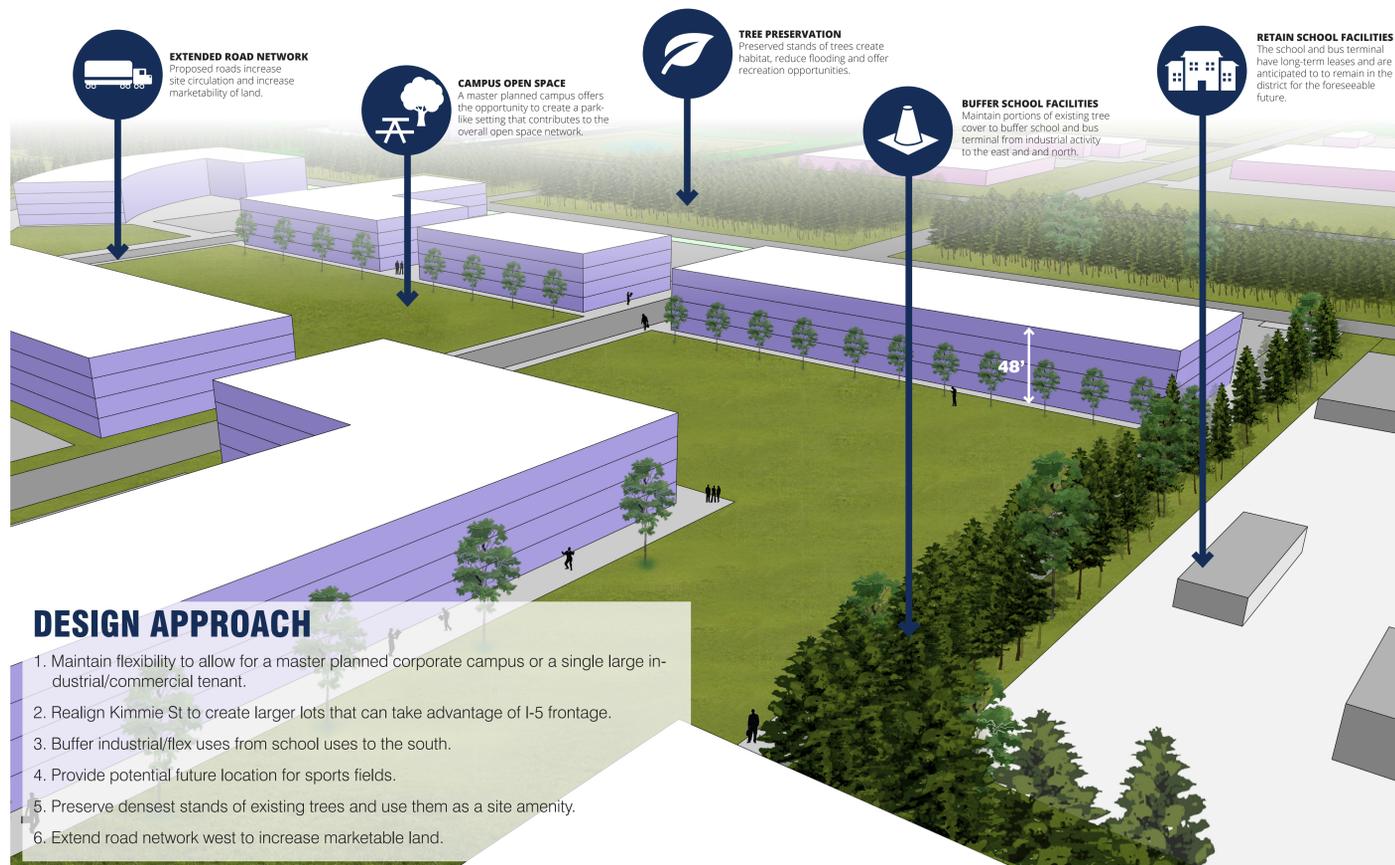
#### INTEGRATE ENVIRONMENTAL SUSTAINABILITY

- 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



### DESIGN APPROACH

1. Maintain flexibility to allow for a master planned corporate campus or a single large industrial/commercial tenant.
2. Realign Kimmie St to create larger lots that can take advantage of I-5 frontage.
3. Buffer industrial/flex uses from school uses to the south.
4. Provide potential future location for sports fields.
5. Preserve densest stands of existing trees and use them as a site amenity.
6. Extend road network west to increase marketable land.