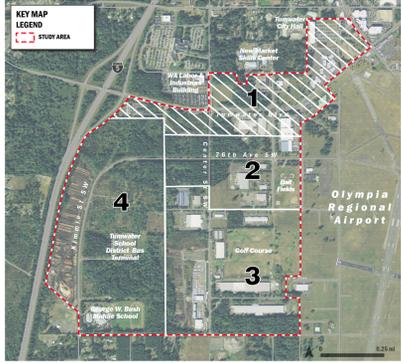


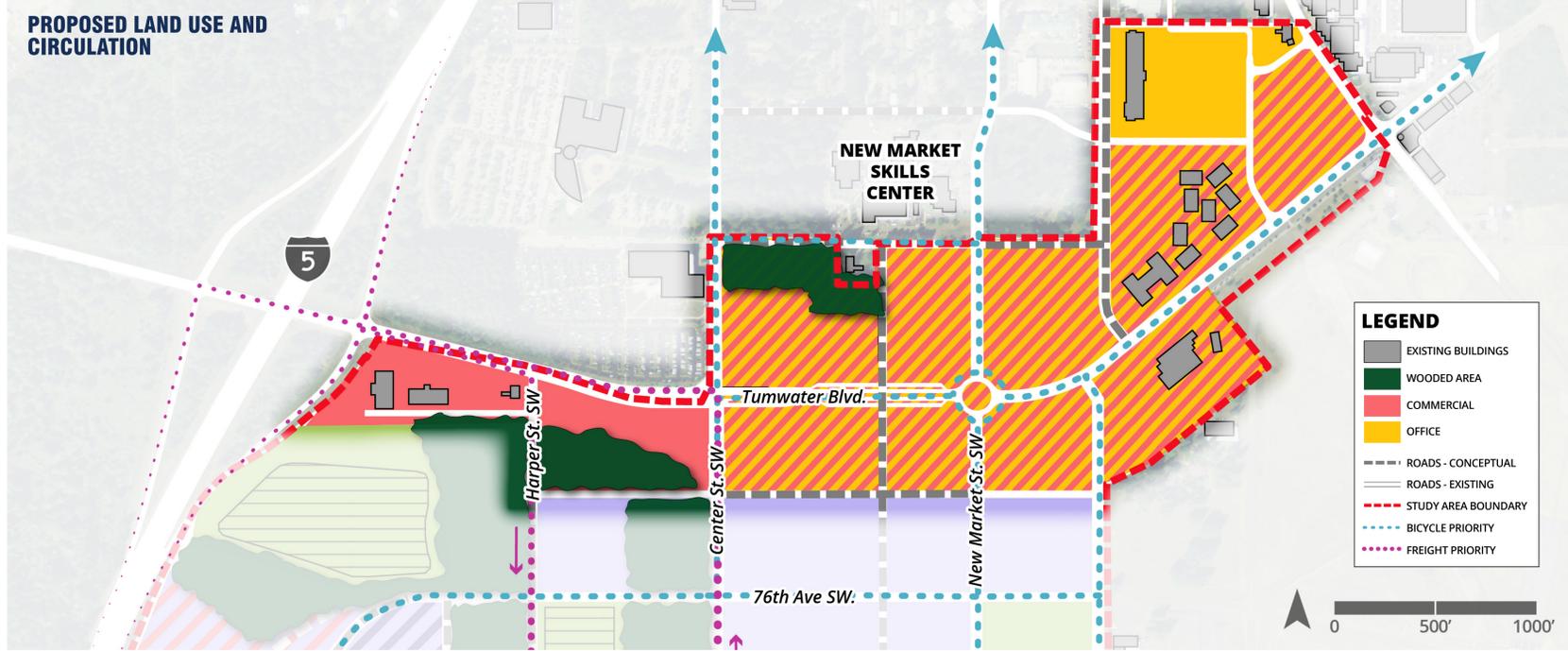
DISTRICT ONE



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 One includes all the land flanking Tumwater Boulevard and is also where NMIC overlaps with the planned Tumwater Town Center, creating a condition that supports development different from the other three districts.

PROPOSED LAND USE AND CIRCULATION



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 One, which is envisioned to be a retail and services hub with ancillary office uses.

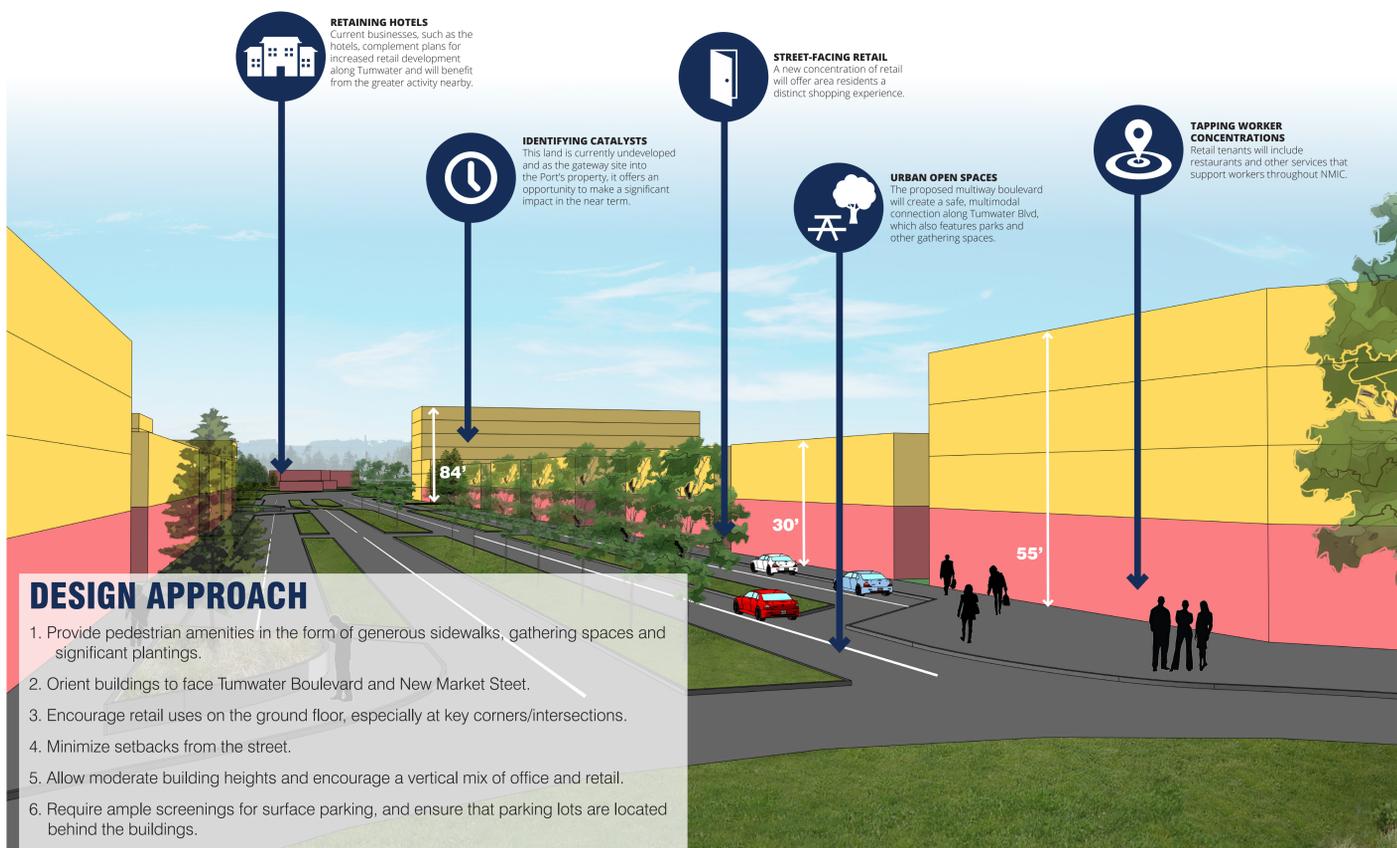
Retained Building Area (sf)	375,000 sf
New Building Area (sf)	1,364,000 sf
Retail	320,000 sf
Office	1,044,000 sf
Flex	-
Light Industrial	-
Industrial	-
Total Lot Area (acres)	87.6 acres
Building Footprints	17.6 acres
Parking and Circulation	23.2 acres
Other Impervious	0.7 acres
Open Space	0.2 acres
Wooded Area	6.7 acres
Stormwater	-
Remaining Area	39.2 acres
Floor-Area Ratio	0.36
Lot Coverage Ratio	0.47
New Employment (jobs)	3,600 jobs
Retail	500 jobs
Office	3,100 jobs
Flex	-
Light Industrial	-
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.

- 
CREATE A FRONT DOOR
 - Provide a brand for Tumwater Town Center and NMIC
 - Make property attractive to a variety of businesses
 - Use urban design to communicate identity
- 
GENERATE QUICK WINS
 - Assess short- and long-term development potential
 - Promote shovel-ready development with regional demand
- 
RETAIN KEY TENANTS & ASSETS
 - Maintain leases with tenants engaged in valuable, revenue-generating activities
- 
HARNESS EXISTING ACTIVITY CENTERS
 - Leverage current activity hubs
 - Emphasize uses compatible with vision for Tumwater Town Center and Port's goals
- 
CONNECT OPEN SPACES
 - Promote active lifestyles with ample recreation spaces
 - Use multimodal connections to create an open space network



DESIGN APPROACH

1. Provide pedestrian amenities in the form of generous sidewalks, gathering spaces and significant plantings.
2. Orient buildings to face Tumwater Boulevard and New Market Street.
3. Encourage retail uses on the ground floor, especially at key corners/intersections.
4. Minimize setbacks from the street.
5. Allow moderate building heights and encourage a vertical mix of office and retail.
6. Require ample screenings for surface parking, and ensure that parking lots are located behind the buildings.