

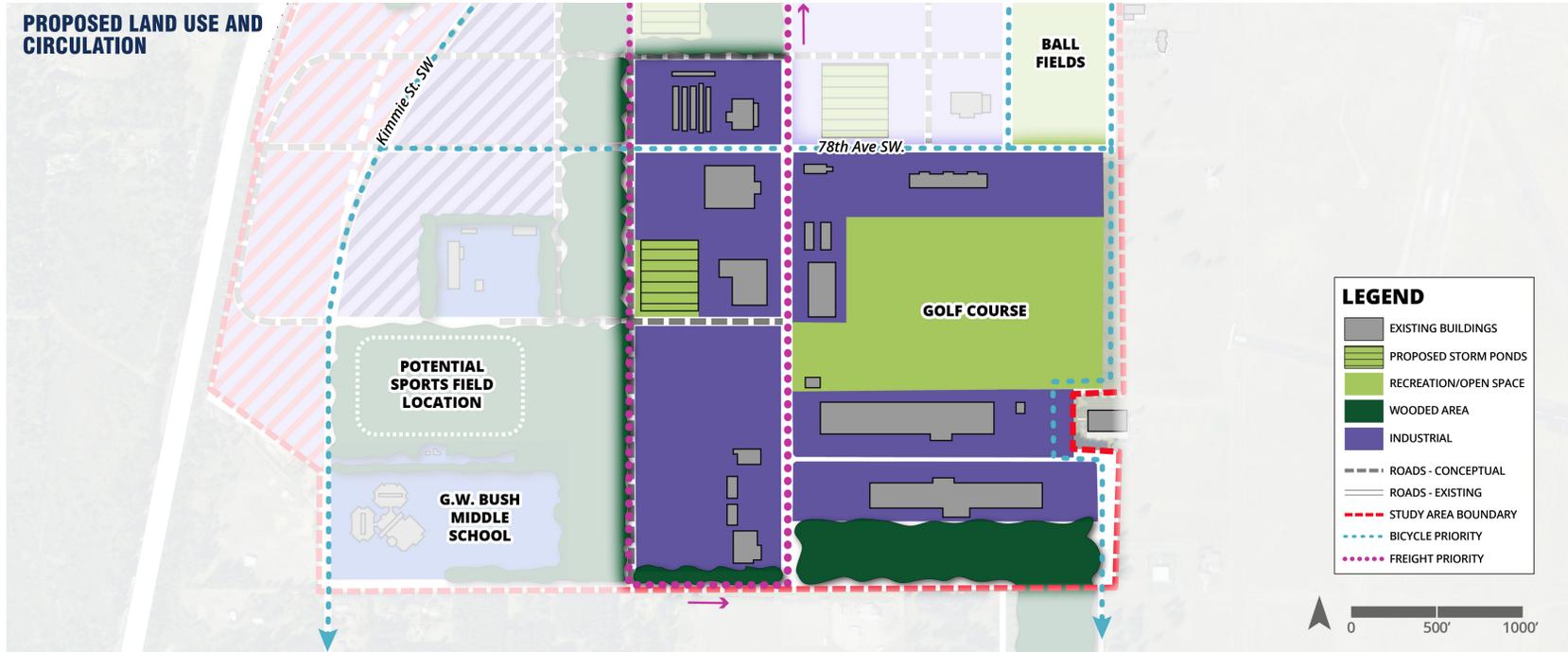
# DISTRICT THREE



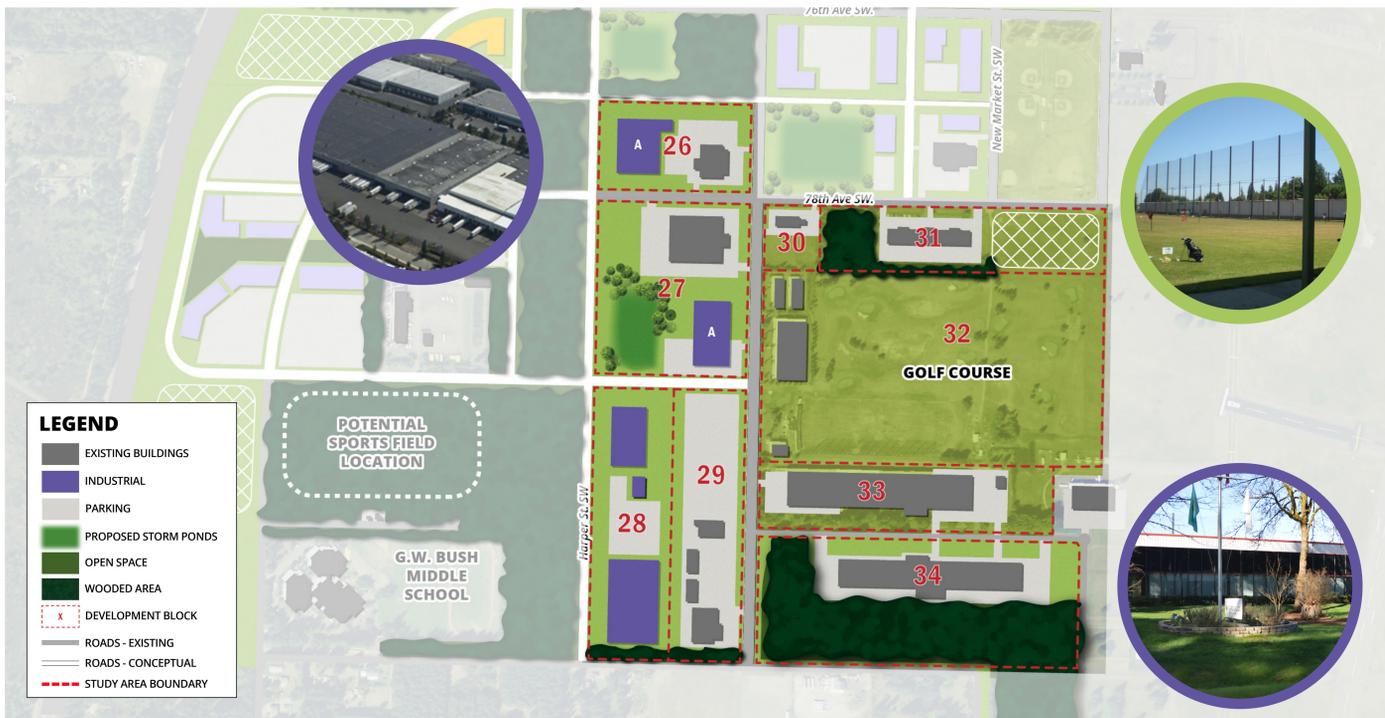
## DISTRICT CONCEPT

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 Three acknowledges and supports further development of the existing cluster of industrial users in the site.

## 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 Three, which is envisioned to continue to serve as the study area's industrial hub.

<b>Retained Building Area (sf)</b>	<b>626,000 sf</b>
<b>New Building Area (sf)</b>	<b>335,000 sf</b>
Retail	-
Office	-
Flex	-
Light Industrial	-
Industrial	335,000 sf
<b>Total Lot Area (acres)</b>	<b>158.3 acres</b>
Building Footprints	22.1 acres
Parking and Circulation	4.8 acres
Other Impervious	-
Open Space	40.6 acres
Wooded Area	17.7 acres
Stormwater	2.7 acres
Remaining Area	70.5 acres
<b>Floor-Area Ratio</b>	<b>0.05</b>
<b>Lot Coverage Ratio</b>	<b>0.17</b>
<b>New Employment (jobs)</b>	<b>300 jobs</b>
Retail	-
Office	-
Flex	-
Light Industrial	-
Industrial	300 jobs

## 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



**RETAIN MANUFACTURING & RECREATION**  
 Cardinal Glass and the Airport Golf & Batting Center are prominent tenants that contribute to activity in NMIC and thus are retained in the long-term plan.



**LEVERAGE TENANT INVESTMENTS**  
 Cardinal Glass is a major long-term tenant who has made major investments, which can help to attract similar types of businesses.



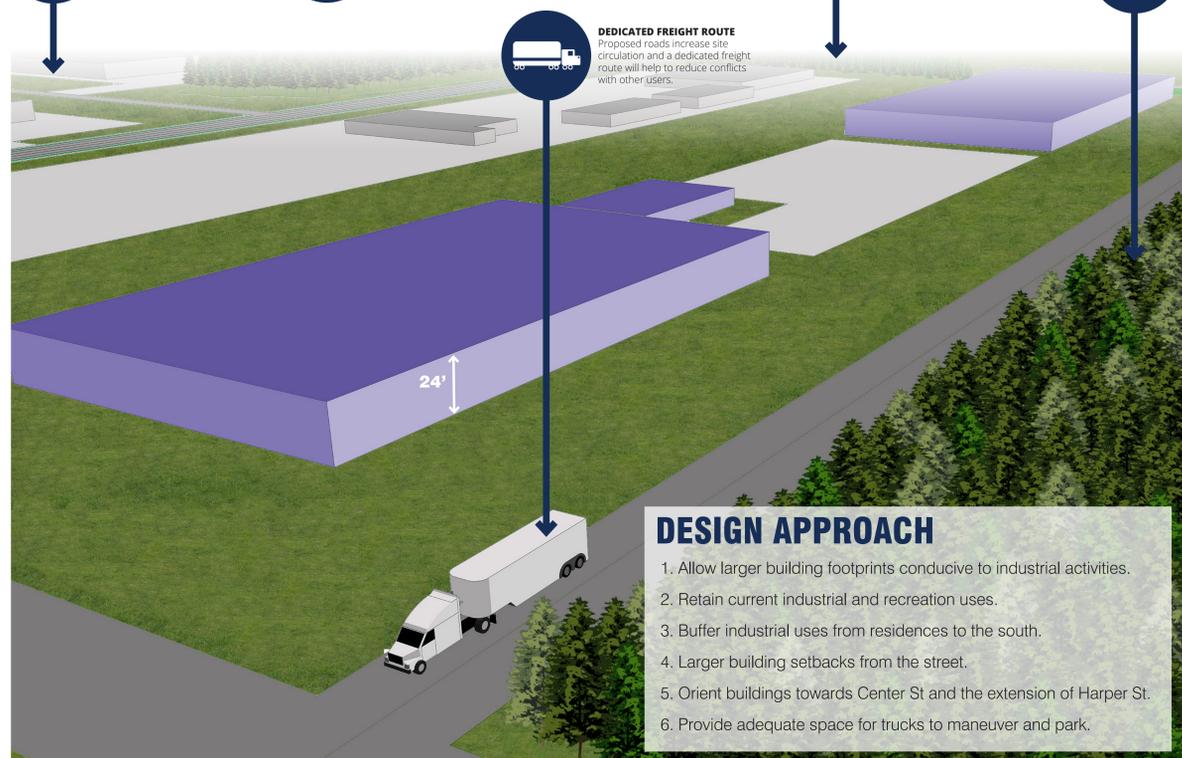
**PROTECT NEIGHBORHOODS**  
 Maintaining and creating a wooded buffer between industrial uses and neighborhoods to the south will help reduce the impacts of industrial activity.



**TREE PRESERVATION**  
 Preserved stands of trees create habitat, reduce flooding and offer recreation opportunities.



**DEDICATED FREIGHT ROUTE**  
 Proposed roads increase site circulation and a dedicated freight route will help to reduce conflicts with other users.



### DESIGN APPROACH

1. Allow larger building footprints conducive to industrial activities.
2. Retain current industrial and recreation uses.
3. Buffer industrial uses from residences to the south.
4. Larger building setbacks from the street.
5. Orient buildings towards Center St and the extension of Harper St.
6. Provide adequate space for trucks to maneuver and park.