

DISTRICT TWO



DISTRICT CONCEPT

NMIC/TTC encompasses about 550 acres and features diverse distinctive areas defined by location and/or current tenants that created the opportunity to divide the planning area into four districts. District Two creates a transition zone between the pedestrian-oriented retail uses to the north and the industrial activity currently in the southeastern portion of the site.



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 Two, which is envisioned to contain a mix of office and light industrial uses (flex).

Retained Building Area (sf)	29,000 sf
New Building Area (sf)	1,268,000 sf
Retail	-
Office	332,000 sf
Flex	936,000 sf
Light Industrial	-
Industrial	-
Total Lot Area (acres)	74.8 acres
Building Footprints	10.9 acres
Parking and Circulation	8.2 acres
Other Impervious	-
Open Space	11.9 acres
Wooded Area	9.8 acres
Stormwater	6.8 acres
Remaining Area	27.2 acres
Floor-Area Ratio	0.39
Lot Coverage Ratio	0.26
New Employment (jobs)	2,100 jobs
Retail	-
Office	1,000 jobs
Flex	1,100 jobs
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
- FACILITATE COMMERCE & PRODUCTIVITY**
 - Create efficient vehicular circulation
 - Ensure internet connectivity
- 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

RETAINING BUSINESSES
 Current leases by the State and other businesses should be maintained until their terms expire, which will then open up the land to redevelopment of the type envisioned in the plan.

OPEN SPACES
 Plazas, small parks and other open space will create a sense of place and add to the overall open space network.

LEVERAGE BALL FIELDS
 The ball fields attract people into the study area and help increase the potential customer base for retailers and restaurants.

ROAD NETWORK
 Proposed roads increase site circulation and increase marketability of land.

CAPITALIZE ON NATURAL ASSETS
 Encouraging building orientations towards the east will take advantage of mountain views and contribute to building an identity for the study area.

DESIGN APPROACH

1. Transition from smaller retail-oriented block sizes to blocks appropriate for larger scale office and flex/industrial development.
2. Encourage building orientations that take advantage of views to the west (Capitol State Forest) and east (Mt Rainier).
3. Locate buildings along Center St and New Market St.
4. Moderate building setbacks from the street.
5. Activate ballfields/open space by orienting adjacent buildings towards fields.
6. Provide adequate space for trucks to maneuver.