

DISTRICT TWO

COMMERCIAL TRANSITION

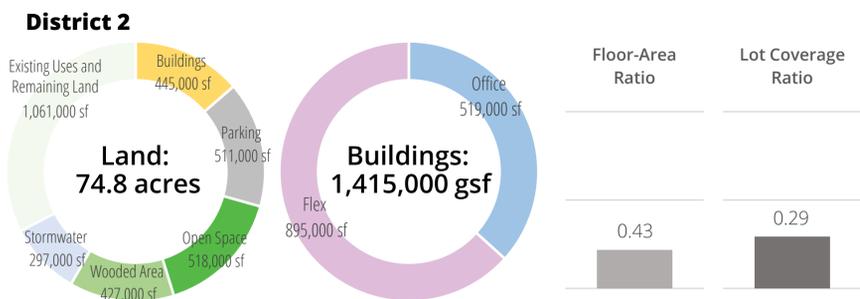
District Two consists of about 82 acres and is located just south of the study area's planned retail hub. Key design considerations include:

- Creating a mix of office uses and flex/light industrial, similar to current tenants. Retail activities are possible in combination with office and/or industrial uses.
- Transitioning from the pedestrian-friendly street pattern and uses in District One to a more industrial orientation at the intersection of Center Street and 76th Ave SW
- Retaining the existing ball fields, which draw people into NMIC, and can help to support commercial activity along Tumwater Blvd

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.

BUILDOUT - KEY METRICS



DESIGN PRINCIPLES APPLICATION

Create a front door: The buildings on the south side of 75th Ave SW mark the transition from Tumwater Town Center to the New Market Industrial Campus, serving as the gateway to the industrial portion of the study area.

Retain tenants: Current leases by the State and other businesses should be maintained until their terms expire, which will then open up the land to re-development of the type shown here.

Environmental sustainability: Parking lots throughout the study area will be required to incorporate LID techniques and the preservation of existing trees provides ecosystem services and recreation opportunities. Additionally, site-wide stormwater facilities will increase permeability and reduce flood risks.

Generate quick wins: Initial development efforts should concentrate on vacant land located along Center St which will be highly visible and easily accessible.

Facilitate commerce: Proposed roads increase site circulation and a dedicated freight route will help to reduce conflicts with other users.

Harness activity centers: The ball fields attract people into the study area and help increase the potential customer base for retailers and restaurants.

Open space network: Bike lanes throughout the study area connect to recreation areas and multimodal paths.

