

# DISTRICT ONE COMMERCIAL HUB

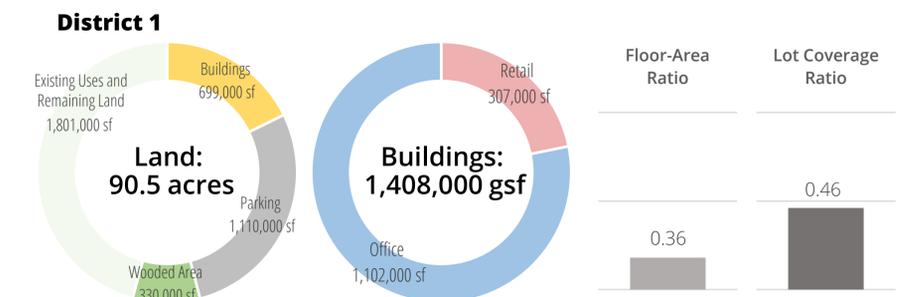
District One is approximately 108 acres at the north end of the study area and is bisected by Tumwater Boulevard on an east-west axis. Existing uses include hospitality, state office and limited retail/wholesale. Key design considerations include:

- Forming a retail hub along Tumwater Blvd
- Providing a transition from the Port's industrial properties to a land use pattern consistent with the vision for Tumwater Town Center
- Creating a major gateway at the intersection of Tumwater Blvd and Center St for both NMIC and Tumwater Town Center

## 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.

## BUILDOUT - KEY METRICS



## DESIGN PRINCIPLES APPLICATION

**Harness activity centers:** WA Dept of Corrections and Labor & Industries have hundreds of employees, who represent a strong potential customer base for new commercial development.

**Create a front door:** This land could support a mix of office and retail development as well as a transit center, serving as a gateway into Port-owned properties.

**Retain tenants:** Current businesses, such as the hotels, complement plans for increased retail development along Tumwater and will benefit from the greater activity nearby.

**Environmental sustainability:** Parking lots throughout the study area will be required to incorporate LID techniques and existing dense stands of trees are to be preserved to provide important ecosystem services, such as stormwater infiltration and wildlife habitat.

**Facilitate commerce:** New roads divide up large blocks and converting Tumwater Blvd to a multiway boulevard will create a more retail- and pedestrian-friendly environment.

**Generate quick wins:** This land is currently undeveloped and as the gateway site into the Port's property, it offers an opportunity to make a significant impact in the near term.

**Open space network:** The multiway boulevard will create a safe, multimodal connection along Tumwater Blvd that will encourage walking and bicycling.

