Summary of Table Discussions from Public Meeting #1, March, 5, 2015

During the first public meeting, participants were asked to participate in a small group table exercise led by a facilitator. Three questions were posed to the participants. 10 minutes were allotted for people to respond to each question. The facilitator recorded all responses on flip charts. At the end of the exercise, the facilitator reported the group’s major messages to the audience.

The following is a summary of information that was recorded on the flip charts. Photographs of the notes are attached and the end of the summary.

1. Describe what a successful outcome for the master plan would look like to you?

A review of the comments revealed some messages about what the plan should address:

- Engage Tumwater as a partner
- Be consistent with the City of Tumwater’s existing plans and leverage the city’s efforts
- Identify long term priorities
- Promote economic development and jobs creation
- Identify properties that are suitable for development
- Consider a wide range of land uses such as residential, retail, commercial, light industrial, sports and fitness, recreation, agriculture, food processing
- Consider how future development will support existing businesses, including the airport
- Identify infrastructure needs including multimodal transportation network, electric vehicle charging, stormwater management facilities, and telecommunications
- Include open space such as green belts or urban forest
- Identify and protect environmentally sensitive areas such as wetlands, flood prone properties, and habitat for sensitive species – treat these areas as assets
- Address adverse impacts such as traffic, noise, and air pollution to surrounding neighborhoods
- Account for a future that is different from today: changes in economy, climate change, population growth
- Develop a brand identity or a theme for the New Market Industrial Campus
- Include a market strategy for attracting prospective businesses
- Include an implementation strategy that addresses regulatory challenges

Descriptors: clear, coherent, certainty, innovative, well-planned, attractive, healthy, variety, environmentally friendly, green, safe, walkable, support businesses 24/7
2. What are your concerns about future development or projects on the Port’s Tumwater properties?

Recurring themes about adverse impacts were shared by the meeting participants:

Traffic

- Semi-truck traffic, noise, air pollution, congestion, unsafe environment for people walking or biking
- Insufficient infrastructure leads to congestion
- Streets and roads that are not designed to safely accommodate people who walk or bike (no bike facilities, sidewalks, or street lighting)

Environment

- More pervious surface will create flooding or contribute to high groundwater problems
- Loss of the existing trees/greenbelts
- Existing regulations will make it difficult for development to occur
- Concerns whether the properties can support the desired development
- Concerns that high impact businesses will have a big carbon footprint

Development patterns/land use

- Undesired land uses such as large warehouse buildings, strip malls, fractured/isolated development, incompatibility with the Tumwater Town Center vision
- Loss of Tumwater’s identity; don’t want to become Lacey or Olympia
- Concern that the lack of infrastructure will deter development: transportation, telecommunications, other utilities
- Unbalanced use: state government, industrial, commercial
- Should be easy to locate/navigate to businesses
- The ability to repurpose vacant buildings; designs should be flexible to adapt to future needs

Business practices

- Small or minority-owned businesses will be treated unfairly
- Fees for businesses and water utilities will be too expensive
- Future development could displace existing businesses
- Concerns about equal job access for people of all economic levels
3. Share specific project ideas or opportunities that you think would be beneficial for this area.

Several common areas of interest were identified:

**Desired commercial businesses**
- Distilleries, microbreweries, wineries, restaurants (not fast-food), “a business like Ikea”

**Desired public facilities**
- Transit park and ride, off-leash dog parks (on Case Street), sports fields, parks with play spaces and picnic areas, trails/paths, swimming pool, incorporation of art in public spaces

**Business Sectors**
- Small business incubators
- Green industry/information technology
- Public/private development
- Manufacturing
- Airport supportive businesses
- Agriculture, food processing, packaging, distribution
- Commercial kitchens
- Campus/Center of Excellence for industrial sciences, technology

**Other desired development/amenities**
- Housing
- Medical services
- Urban forest
- Innovative technologies “water pipes that generate electricity”

**Desired characteristics**
- Family friendly
- Sporting/recreational facilities serve people of all ages
- Supports walking and biking
- Affordable
- Serves niche industries
- Attracts visitors/services offered locally to keep revenues local
- Supports existing businesses, including the airport
- Supports agriculture
- Infrastructure spurs development
1. More dew.

- Clear idea of how properties can be developed. Where can dev. occur? Where are envr. problems.

- Much clearer & specific map about what uses could occur.

- Harbor Wholesale went to Lacey because they agree with Tumwater. Likely sports fall now.

- Golf course needs water in summer

- More small business; not large industrial.

- More restaurants.

- Be innovative with envr. friendly dev. — Draw from other places.

- Envr. friendly.

- Clear guidelines. Next steps & marketing plan — see something happen.

- Safe bike lanes

- Support small farming — they can use land that can't be built on

- Housing compatible w/ small business — walkable center

- Bond
2. Concerns

- Semi traffic, noise, AQ
- Flood prone area - how paved dev could impact
- Another Span away
- How to develop & protect habitat
- Maintain a separate identity for Tumwater
- Maintain urban forest - a dwindling resource
- Olympia & Lacey
- Large warehouses - lots of truck traffic, creates fewer jobs, alot of pavement. Not supportive of area
- Slow truck traffic
- Find profitable habitat friendly business
- Needs restaurant, ball field - keep it family friendly & enhance that thud & make it a sports mecca (Lacey &)

+ Middle School
3. 
- Housing to drive service businesses —
  - grocery, pharmacy... 
- Innovative use of space —
  - e.g., leasing for farming 
- Interim uses before dev. 
- Small business incubator 
- Wines + microbreweries 
- or incorporate urban forest 
- Dev. compatible w/ walking + biking / paths
- Be unique; incentivize green technology attraction

(Distinguish Tumwater as a green technology center)

(e.g., water pipes that generate electricity)

Sustainable; Innovative
Success

- Sports Facility
  - Soccer, baseball, softball, basketball
  - Large revenue generator
  - Very little indoor space
- Leave Golf course too
- Swimming

- Wide range of economic development
- New activity

- Family Restaurants

- Residential Dev to support businesses 24/7

- Well planned, low impact dev that enhances existing community.

- Something like DuPont -> HIGH TECH

- Identify & remove barriers to development
- Partner with city to be more business friendly
- Identify niche - Special & Attractive
- Go with a theme like Brewery or History
Concerns

- No strip malls - want a unique look
- Want to see Green belt left

- No more large warehouse distribution centers.

- Concern that there will be enough balance - State - Retail - industrial.

- Concern over traffic impacts.

- Roundabouts are great

- Infrastructure keeping up with development, including Police.

- Safe walking areas - sidewalks, lighting, bike lanes.
Specific Ideas

- Public - Private Development

- Niche - Anchor

- Manufacturing is great for job creation e.g. Caninial Glass.

- Pair with existing businesses to leverage.

- Could city port offer tax incentives?

- Put in infrastructure to spark development

- FAA type businesses - partner

- Proactively deal with Gopher, infrastructure.

- Gopher land bank.

- Look at incentives.
Question 1 - Successful Outcome includes

1. Jobs

2. Focus on Food, access to food & related infrastructure for moving food.
   Ex: Entrepreneur/Incubator designed around connectivity for rural & businesses

3. Supports existing businesses

4. Involvement w/Airport. Infrastructure devs in everything. Build smart to last into future.
   Use airport more effectively in moving Ag. Food products in Region. Include, Mason, Lewis, in addition to Thurston. Could also be connected w/ Eastern WA products

5. Create Centers of Excellence throughout area.
   Examples: NightLife, Tech., Culinary Food Labs.
   Don’t just wait for a client, be more proactive to attract businesses
1 etc.

6. Revamp permitting & impact fees to encourage businesses for a wide range of businesses. Targeted at small & mid-sized businesses

7. New Market: Should run south to Israel - make a priority

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**Question 2 - Concerns**

1. Fees for businesses & waste usage are too high

2. Fragmented, Isolated Development

3. Arbitrary Interpretation of Env. laws (Pocket Gopher)

4. Dislocating Existing Businesses

5. Need Adequate Traffic Planning to avoid bottlenecks (don't want pop-up point traffic problems). Also don't want to turn Tumwater Blvd into a major traffic route
6. Concrete sidewalks on Turnwater Road are a problem for traffic going over them - like speed bumps.

7. Keep trees away from driveways - create blind spots.

8. Street addressing should be looked at.
   Duplicate addresses are confusing to people making way to businesses.

9. Gophers - concern about impact on dev. in area. Businesses will not invest in improvements w/ this concern hanging over things.

10. Don't want any concerns to mean that existing businesses get torn down for new larger corporate dev.

11. I-5 corridor is a huge asset in terms of drawing people in. Concerned it's not being adequately used for this area.
Q. 3

1. More restaurants - not enough
   Presence & Enhance

2. Pockets of Open Space Preserved, Neigh Parks,
   Will draw & visitors to the area. Turn on
   what existed - The Rack (playgrounds, ballfields)
   picnic areas

3. Would like to see a business like IKEA

4. Don’t want to see it turn into disconnected
dev., such as is currently in Hamels Prairie near
Calabria's

5. Partnership w/ Airport, City, & Existing Businesses

6. More Nightlife
   Distilleries

7. Adequate Parking for Dev.
SUCCESS:

- Long term priorities
- Master plan
  - Incremental steps
  - Coherent

Health / Active opportunity for older people, not just kids

Encourage healthy lifestyles

Trifecta:

- Regional stormwater
- Storm ponds aggregated (not piecemeal ponds)
- Storm drainage = dual purpose w/ parks
- MPG habitat enhancement

- Clarity on environmental uncertainties
- Greater certainty on opportunities

Ties in w/ Tumwater's plans, leverage their efforts
Concerns

- Don't support small local biz

- Procurement respect black, small biz owners, small biz, include
  - Concern there is not or won't be
  - Respect small biz owners + include African-American owned biz

- Over-regulation

- Lack of compatibility w/Tum Town Center

- Concerned we won't replace trees that have to come down w/renewable sources

- Will the land actually support what we want to do?

- Will infrastructure need to undermine cow capability?
  - Roads
  - Internet (high speed) specific utility needed to support biz.
Bright ideas (Plus

- Fiber optic/high speed internet

- Ag product distribution center

- Commercial kitchen for local ag, etc

- Off-leash dog park (on Case St.)

- Small business incubator

- "Branch campus" for industrial science, technology

- Businesses that rely on/leverage airport + I-5 access, intermodal facility

- Enhance airport traffic, if possible.

NIAC 2010 report on NM Plan by the POCAC - link to it from project site, enable public comments on website.
Plan - More Jobs

Variety of Industry

Plan for Climate Change

EVI Climate Refugees - welcome pop

Produce more food - local food

Support Ag
Econ change - Vision of Econ of future

What will trans look like - no oil

Environment is asset: trees, gophers

Attractive

Drainage

Recreation - walk/run/bike

Industrial → Information
dev

Mixed use - live/work/space
Reg guiding - green/solar/wind
Serves the community
Library walking distance to school
Connections within & to this area - model
2) will all trickle up service jobs

Keep wealth local
Encourage local buy entrepreneurs
Big Box no - better than dead land

Refuse
Truck traffic - need good lights so feels safe

Concern
Biz - hi impact low impact
Hi carbon
Mix - includes green space - parkland.

Can't be too restrictive = mixed use.

Not good/Bad - reg to < pollution etc.

Build inflexibility so you can adapt.

Not left in empty buildings - need to repurpose.
3) Food Hub =
   Move Small Biz
   Gardens
   Expand F. Market
   Wholesale distributors
   Add value to AG
   Value added industries
   Sidewalks & bike lanes
   Culture/Art; public space
Creative Space = Meeting space
Swimming Pool - Public
Information Industry
New Market - School =
Rail =
Bus terminal
Living space = in area
Affordable - Housing
Small Homes
Walkable/bikeable Services
Age in Place
Medical Services — Small Scale