New Market Industrial Campus & Tumwater Town Center Real Estate Development Master Plan

The Port of Olympia

March, 5 2015
TONIGHT’S AGENDA

1. Overview of Project
2. The Role of Ports in Western Washington
3. Tumwater Town Center Planning Efforts
4. Project Objectives and Technical Studies
5. Group Exercise
6. Report Back
7. Closing
Port of Olympia

Mission
Create economic opportunities by connecting Thurston County to the world by air, land and sea.

Facilities and Lines of Business

1. Marine Facilities – terminal, container yard, on-dock rail & warehouse, deepwater berths
2. Marina and Boatworks – Swantown public harbor, haulout and boatyard facility
3. Olympia Regional Airport – aircraft services, flight instruction, hangars, tie down space, state and corporate aviation facilities, aviation-related lease options
4. Commercial and Industrial Properties – Port peninsula in Olympia and Tumwater properties near Olympia Regional Airport
1,805 acres in Port ownership

Port primarily develops property to:

- Generate jobs
- Create revenue opportunities
- Address environmental clean up

Olympia
265 acres

Tumwater
1,540 acres
Tumwater Properties

Districts

• Olympia Regional Airport
  990 acres

• New Market Industrial Campus
  550 acres
  • Of these, 52 are in the Tumwater Town Center
Port’s Strategic Plan: Vision 2025

Development Targets

Work with Tumwater to generate

- 15 acres commercial
- 30 acres of industrial

On Port owned Tumwater properties
15 Acres Commercial

30 Acres Industrial
Real Estate Development Planning Needs

Environment - Wetlands, Habitat, Soils

Infrastructure - Transportation, Telecom, Stormwater, Landscaping

Market - Site Characteristics and Assets, Economic Analysis, Opportunity Assessment

Planning - Existing Plans, Zoning, Regulations

Community - Stakeholder Involvement, Values, Supported Vision
Desired Outcome

Data Supported - Expert studies identify challenges and propose solutions

Financially Viable - Recommendations build value for the region

Compatible - Builds upon and is consistent with other partners plans: Tumwater Capitol Blvd, Brewery District, Sustainable Thurston

Community Supported - Stakeholders contribute to the process and the plan reflects community values
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How to Stay Informed:

www.trpc.org/PortofOlympiaProject

- Sign up for email notifications
- View event calendar
- Access project materials
- Interact with online map

3 more public meetings in 2015

Postcards to Airport vicinity residents and businesses
Wrap Up

Give us your feedback: Please complete the meeting evaluation form

Next meeting scheduled June 11