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

The Port of Olympia

Public Meeting #2 - June 11, 2015
TONIGHT’S AGENDA

1. Project Progress
2. Design Principles and Subarea Landuse
3. Group Exercise - Subarea Mapping
4. Report Back
5. Closing
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
Real Estate Development Planning Needs

Environment — soils, wetlands, wildlife & habitat

Infrastructure - Transportation, Telecom, Stormwater

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

Planning - Existing Plans, Zoning, Regulations

Community - Stakeholder Involvement, Values, Supported Vision
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New Market Industrial Campus
SODO, Seattle
WA State Military Department purchased 6 parcels
53 Acres Total
March 5, Public Meeting Participation
1. A successful master plan should

- Engage Tumwater and be consistent with the city’s plans
- Account for a future that will be different from today
- Identify long term priorities
- Inventory developable lands & consider wide range of uses including open space
- Protect environmentally sensitive areas
- Consider how future development will support/impact existing businesses
- Address adverse impacts to surrounding neighborhoods
- Include an implementation strategy
2. Concerns about future development or projects on the Port’s property

**Traffic**
Semi-trucks, noise & air pollution, safety

**Environment**
Increased impervious surface, loss of trees and open space, ability of properties to support desired uses

**Development patterns/land use**
Undesirable land uses, incompatible businesses, lack of infrastructure may deter development potential, balance, flexibility

**Business Practices**
Treatment of tenants, concerns about job access for people of all economic levels
3. Project ideas or opportunities that could benefit this area

Commercial businesses
Distilleries, microbreweries, wineries, restaurants

Public facilities
Park-n-ride, off-leash dog park, sports fields, parks & trails, swimming pool, art

Business sectors
Green industry, manufacturing, agriculture & food, aviation, centers of excellence

Other desired development
Housing, medical services, urban forest

Desired characteristics
Family friendly, supports walking & biking, affordable, provides recreation/activities for people of all ages, attracts visitors
Studies and Advisory Committee Activities, March - June
Soils and Hydrology Analysis
Regional and Sub-Market Analysis
Stormwater Facility Siting
Design Principles and Landuse Workshops
WHAT WE HEARD...

Recreation
There was general agreement that existing recreation uses should be retained in their current location, to the extent possible.

Open Space
Two of three groups acknowledged the need for an open space corridor running north-to-south between Kimmie and Center. All groups prioritized landscape elements and some tree preservation.

Industrial
Two of three groups recognized and retained the nascent industrial cluster anchored by IWP and Cardinal Glass.

Flex
Two of three groups called for the long-term redevelopment of the property west of Kimmie along 1-5; each group indicated a mix of commercial uses would be appropriate.

Residential
All three groups placed residential uses at the north end of the study area, within Tumwater Town Center.

Retail
All three groups placed retail uses at the north end of the study area, along Tumwater Blvd, and within Tumwater Town Center.
How to Stay Informed:

www.trpc.org/PortofOlympiaProject

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

More to come in late summer/early fall 2015