A MARKET-INFORMED PROGRAM

The consultant team prepared a detailed market profile that used applicable real estate and economic data to determine the potential to include retail, office industrial and flex uses on the master plan for TMC. Demand for retail and office products are detailed below. These figures inform the building program for District Two, which is intended to contain a mix of office and light industrial uses (flex).

Each real estate sector is sorted into a land use category that represents the size and architectural character of the building. Each building type therefore has consistent characteristics that are an important part of the planning process. The images below offer context for building scale relative to projections for demand and absorption.

MOTTMAN INDUSTRIAL CAMPUS  
FIFE/PORT OF TACOMA

IMPLEMENTING THE VISION

DESIGN PRINCIPLES

are overarching goals for the design process. They may be used as criteria for the evaluation of the conceptual design framework and as values that guide decision-making during design development.

CREATE A FRONT DOOR
- Provide a brand for Tumwater Town Center and NMC
- Make property attractive to a variety of businesses
- Use urban design to communicate identity

FACILITATE COMMERCE & PRODUCTIVITY
- Create efficient vehicular circulation
- Ensure internet connectivity

RETAIN KEY TENANTS & ASSETS
- Maintain leases with tenants engaged in valuable, revenue-generating activities

HARNESS EXISTING ACTIVITY CENTERS
- Leverage current activity hubs
- Emphasize uses compatible with vision for Tumwater Town Center and Port’s goals

CONNECT OPEN SPACES
- Promote active lifestyles with ample recreation spaces
- Use multimodal connections to create an open space network

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.