FRAMING THE SITE

The design framework outlines the structures that shape the study area's design concept. These structures include land use, streets and infrastructure, networks of open spaces and other components of the canvas upon which places are built, as illustrated in the layered diagram to the right. Input from the advisory committee, along with technical analysis from the consultant team, has been formative for the design framework.

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 in the master plan for NMIC/TTC. Demand for retail and office products are detailed below. These figures inform the building program.

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.

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

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

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

INTEGRATE ENVIRONMENTAL SUSTAINABILITY
- Preserve existing tree stands where possible
- Incorporate LID techniques to reduce stormwater and potential for flooding

BUFFER INCOMPATIBLE USES
- Use built and natural buffers to limit negative impacts of industrial users on residents nearby

DESIGN APPROACH
1. Allow larger building footprints conducive to industrial activities
2. Retain current industrial and recreation uses
3. Buffer industrial uses from residences to the south
4. Larger building setbacks from the street
5. Orient buildings towards Center St and the extension of Harper St.
6. Provide adequate space for trucks to maneuver and park.

LEGEND
- INDUSTRIAL
- WAREHOUSE
- DISTRIBUTION
- PROPOSED STORM PONDS
- RECREATION/OPEN SPACE
- WOODED AREA
- WAREHOUSE
- DISTRIBUTION
- PROPOSED STORM PONDS
- RECREATION/OPEN SPACE
- WOODED AREA
- STUDY AREA BOUNDARY
- STUDY AREA BOUNDARY

11.5 acres
198,000 square feet

HARBOR WHOLESALE
FIRST PARK
MERIDIAN CAMPUS

TUMWATER TOWN CENTER
112.9 acres
1,523,000 sf

GOLF COURSE
BALL FIELDS

DISTRICT THREE
129.1 acres
38,000 sf

INDUSTRIAL CAMPUS