DISTRICT CONCEPT

NMIC/TTC encompasses about 550 acres and features distinctive areas defined by location and/or current tenants that created the opportunity to divide the planning area into four districts. District One includes all the land flanking Tumwater Boulevard and is also where NMIC overlaps with the planned Tumwater Town Center, creating a condition that supports development different from the other three districts.

The market analysis used real estate and economic data to determine the potential for retail, office, industrial and flex uses in the master plan for NMIC/TTC. Based on this analysis and the design principles and framework, the consultant team created the following building program for District One, which is envisioned to be a retail and services hub with ancillary office uses.

DISTRICT ONE
A MARKET-INFORMED PROGRAM

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

GENERATE QUICK WINS
• Assess short- and long-term development potential
• Promote shovel-ready development with regional demand

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

HARNESS EXISTING ACTIVITY CENTERS
• Leverage current activity hubs
• Emphasis 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

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
1. Provide pedestrian amenities in the form of generous sidewalks - gathering spaces and significant plantings
2. Orient buildings to face Tumwater Boulevard and New Market Street
3. Encourage retail uses on the ground floor, especially at key corners/intersections
4. Minimize setbacks from the street
5. Allow moderate building heights and encourage a vertical mix of office and retail
6. Require ample screenings for surface parking, and ensure that parking lots are located behind the buildings

DESIGN APPROACH

The proposed multiway boulevard will create a safe, multimodal connection along Tumwater Blvd, which also features parks and other gathering spaces.

STREET-FACING RETAIL
A new concentration of retail will offer area residents a distinct shopping experience.

TAPPING WORKER CONCENTRATIONS
Retail tenants will include restaurants and other services that support workers throughout NMIC.

IDENTIFYING CATALYSTS
This land is currently undeveloped and as the gateway site into the Port’s property, it offers an opportunity to make a significant impact in the near term.

RETAINING HOTELS
Current businesses, such as the hotels, complement plans for increased retail development along Tumwater and will benefit from the greater activity nearby.

DISTRICT ONE PROPOSED LAND USE AND CIRCULATION

LEGEND

The Retained Building Area is 375,000 sf, the New Building Area is 1,364,000 sf, Retail Area is 320,000 sf, Office Area is 1,044,000 sf, Flex Area is 0 sf, Light Industrial Area is 0 sf, Industrial Area is 0 sf, Total Lot Area is 87.6 acres, Building Footprints is 17.6 acres, Parking and Circulation is 23.2 acres, Other Impervious Area is 0.7 acres, Open Space is 0.2 acres, Wooded Area is 6.7 acres, Stormwater is 0.7 acres, Remaining Area is 39.2 acres, Floor-Area Ratio is 0.36, Lot Coverage Ratio is 0.47, New Employment is 3,600 jobs, Retail is 500 jobs, Office is 3,100 jobs, Flex is 0 jobs, Light Industrial is 0 jobs, Industrial is 0 jobs.