DISTRICT THREE

DISTRICT CONCEPT

NMITTCC 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 Three acknowledges and supports further development of the existing cluster of industrial users in the site.

A MARKET-INFORMED PROGRAM

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 NMITTCC. Based on this analysis and the design principles and framework, the consultant team created the following building program for District Three, which is envisioned to continue to serve as the study area’s industrial hub.

<table>
<thead>
<tr>
<th>Category</th>
<th>Building Area (sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retained Building Area</td>
<td>626,000 sf</td>
</tr>
<tr>
<td>New Building Area</td>
<td>335,000 sf</td>
</tr>
<tr>
<td>Total Lot Area</td>
<td>158.3 acres</td>
</tr>
</tbody>
</table>

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

The following design approaches were developed to leverage existing activity centers, retain key tenants and assets and provide long-term value to the site.

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

DISTRICT THREE

PROPOSED LAND USE AND CIRCULATION

LEGEND

- EXISTING BUILDINGS
- PROPOSED STORM PONDS
- RECREATION/OPEN SPACE
- WOODS AREA
- INDUSTRIAL
- ROADS - CONCEPTUAL
- ROADS - EXISTING
- STUDY AREA BOUNDARY

The proposed land use and circulation plan for District Three includes:

- Potential Sports Field Location
- G.W. Bush Middle School

The proposed land use and circulation plan is designed to facilitate commerce and productivity, harness existing activity centers, protect neighborhoods, and integrate environmental sustainability.