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 Two, which is envisioned to contain a mix of office and light industrial uses (Re).

Retained Building Area (sf) 29,000 sf
New Building Area (sf) 1,268,000 sf
Retail - Office 332,000 sf
Flex 936,000 sf
Light Industrial - Industrial -
Total Lot Area (acres) 74.8 acres
Building Footprints 10.9 acres
Parking and Circulation 8.2 acres
Other Impervious 11.9 acres
Wooded Area 9.8 acres
Stormwater 6.8 acres
Remaining Area 27.2 acres
Floor-Area Ratio 0.39
Lot Coverage Ratio 0.26
New Employment (jobs) 2,100 jobs
Retail 1,000 jobs
Office 1,100 jobs
Flex - Industrial -

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 Two creates a transition zone between the pedestrian-oriented retail uses to the north and the industrial activity currently in the southeastern portion of the site.

A MARKET-INFORMED 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.

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

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.