Pathway to a Master Plan for the Port of Olympia’s Tumwater Properties

**Planning Path Phases**

**Existing Conditions and Data Collection**
- The consultant team conducts background research on the current regulatory structure and environmental conditions present in the study area, including stormwater systems, utilities, transportation facilities, habitat, wetlands and existing studies, land use analysis, and market analysis.

**Suitability Mapping**
- This phase characterizes the properties of New Market Industrial Campus and Tumwater Town Center area to show existing environmental suitability, land use, zoning, existing uses, and potential development conflicts.

**Site Analysis for Developable Parcels**
- This phase incorporates the findings from the suitability mapping work and focuses the site-specific analysis on those properties most likely to have development potential.

**Alternatives/Concept Development Scenarios**
- Efforts in this phase include the creation of conceptual development scenarios that integrate a vast array of data related to the land use, infrastructure, environment, transportation, and development planning completed up to this point.

**Preferred Alternatives**
- This phase evaluates criteria established in the previous phase to select the preferred development concept for further development, creating a more detailed vision, plan, and strategy for the New Market Industrial Campus and Tumwater Town Center.

**Draft Real Estate Development Master Plan**
- This phase supports development of the final plan documents and final presentations.

To learn more about this project or obtain meeting materials, visit [www.trpc.org/PortofOlympiaProject](http://www.trpc.org/PortofOlympiaProject)