

# Targeted Community Development Opportunities

## 2 Interstate 5/Tumwater Boulevard and Capitol Boulevard & 3 Tumwater Town Center



**Tumwater Town Center** is the cornerstone of the Capitol and Tumwater Boulevard intersection. The Capitol Blvd corridor connects to the Olympia Regional Airport a half-mile to the south and weaves its way through Tumwater to Olympia, past the Capitol campus, and into downtown Olympia. It is the most recognized and heavily trafficked street in the community with daily traffic counts of 12,000 adjacent to the site. Tumwater Boulevard, with traffic counts of 14,000, bounds the edge of the Town Center and connects to a recently upgraded interchange in Interstate 5.

This intersection provides several opportunities for leases in existing strip centers which currently house restaurants and a private athletic club, as well as a small center with two restaurants. Opportunities also exist on the corner and along Capitol Blvd for build-to-suit space. A new Washington State Employees Credit Union (WSECU) was built this year along with a new access street. These provide ideal locations for retail, restaurant, entertainment, and office uses. Several approved site plans are available.

The vicinity around the intersection, within ½-mile, includes numerous occupied State office buildings with thousands of office workers. The City of Tumwater municipal offices and facilities, library, Olympia Regional Airport, New Market Skills Center and Tumwater High School are in this same area. Thousands of residential units exist within a 2.5-mile radius of the site. Significant new residential development is underway to the south, including a 600-lot residential subdivision. This intersection is very proximate for those residents. Unlike other areas, Tumwater has seen significant growth in residential housing with more than 300 single family home permits issued in the past three years.

**Infrastructure & Permitting:** All the necessary infrastructure exists at this intersection including water, sewer, underground electricity, and full street improvements. The City's permit process is streamlined and has the capacity to review and issue permits in a timely fashion. The City was the first in the nation to adopt the Replicable Building Guideline from the International Code Council.

