

Existing Site: Major Utility Corridors



TACOMA DESIGN
COLLABORATIVE

Site Plan Concept

The Customer Journey...The Loop:

Stage 1 – Inspiration and need realization. Shoppers are inspired by something they see in a window display or on a co-worker or in a magazine – you name it. They can't buy the item right when they see it because the store might be closed or they don't have time to research it further.

Stage 2 – Information Gathering. They do an online search for the item either with a QR code that takes them directly to the product page of the retailer or the conduct a general search on Google.

Nearly 72% of young shoppers research online before purchasing in a store.

Stage 3 – Decision making and ordering. They decide to order it online using the Click-and-Collect option or what we in the States call the Buy-Online, Pickup-In-Store option.

Stage 4 - Home to store. They travel from their home to the store at a reserved time

Stage 5 – Entering the store. They go to a dedicated pickup area or a personal assistant in the store.

Stage 6 – Staff & Product Encounter. The employee builds trust and rapport and engaged.

Stage 7 - Outfitting. While the shopper is examining the item they ordered, the employee offers additional items which may be either online or in-store.

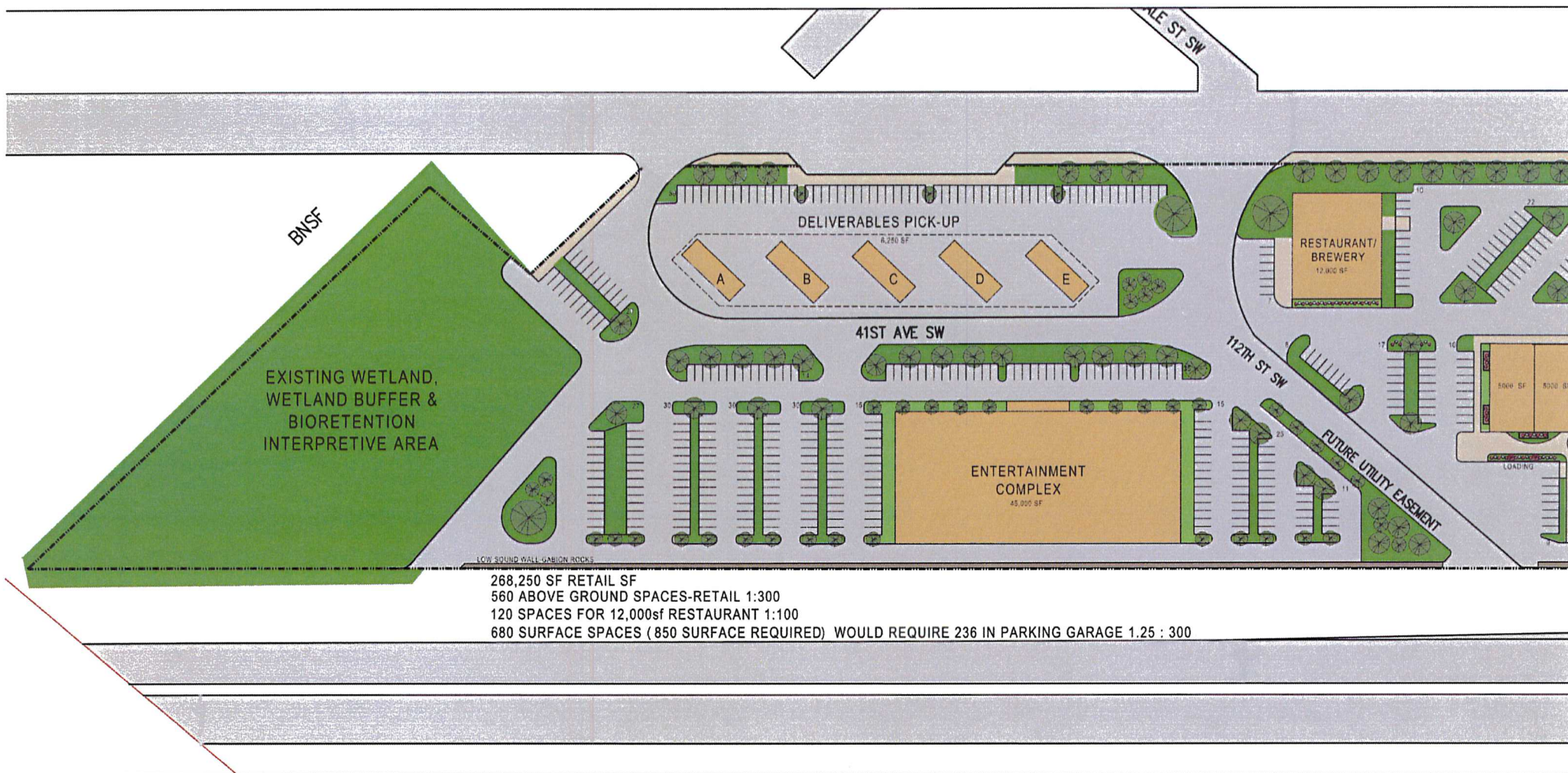
Stage 8 - Checkout and point of sale. Customer pays for both in-store and online items which will be delivered.

Stage 9 – Delivery of online items at home or at a drop off site.

Stage 10 - Re-trigger. Shopper seeks new inspirations and the Loop begins again.



TACOMA DESIGN
COLLABORATIVE



SITE PLAN - OVERALL

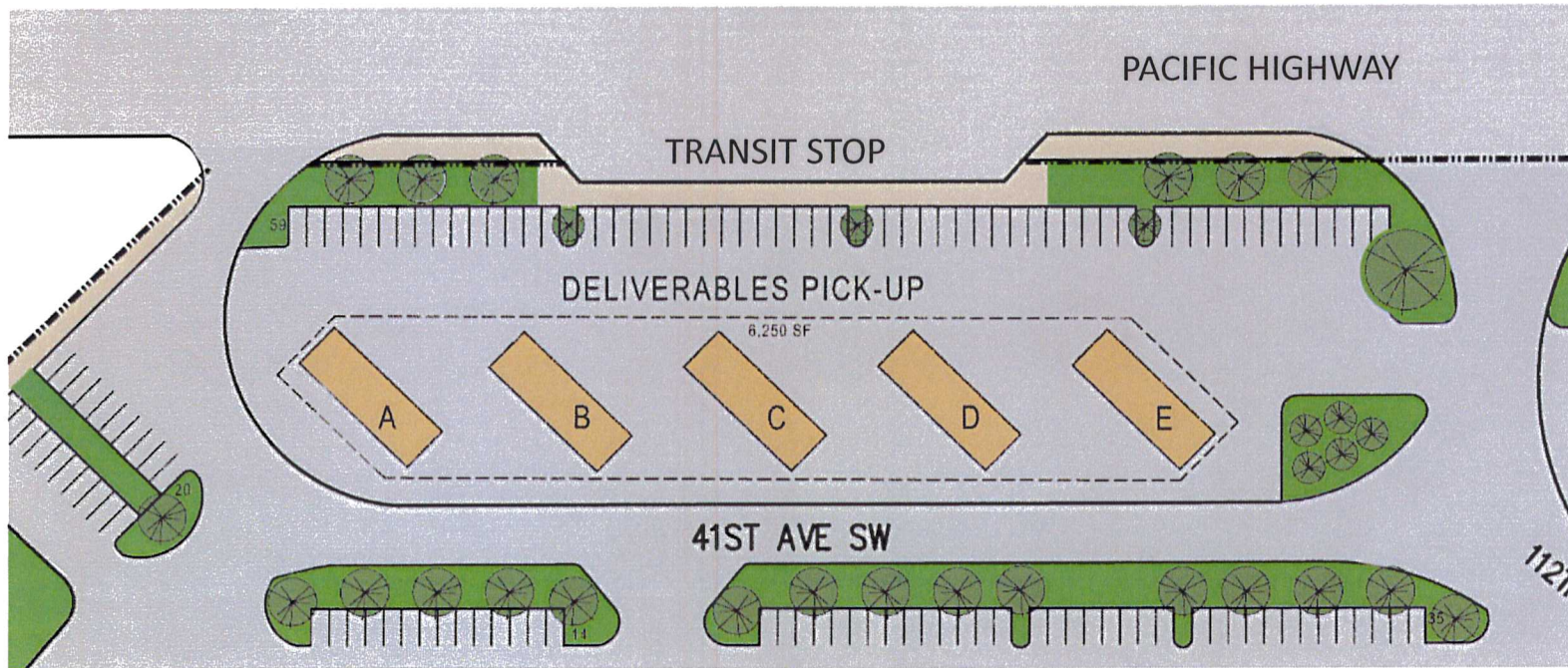
1" = 1500'



TACOMA DESIGN
 COLLABORATIVE

Area A- Entertainment Complex and Deliverables

New Building Type: Deliverables- Online pick-up or drop off



TACOMA DESIGN
COLLABORATIVE

Conceptual Site Ideas

Entertainment Complex

AMF Changes the Face of Bowling – Hip, Nightclub Atmosphere



Theater Complex with Upscale Imax

Conceptual Site Plan



TACOMA DESIGN
COLLABORATIVE

Brewery/Restaurant :
Potential for Aviation Theme with Upper Story View of Runway



TACOMA DESIGN
COLLABORATIVE

Conceptual Site Ideas

Bio-Retention Area as Interpretive Education Path

CONSTRUCTED WETLAND

A **WETLAND** is land saturated or covered with water for part or all of the growing season. It has a very unique plant and animal community.

More than half of the natural wetlands in the United States have been drained for human use including farming and development. *Constructed wetlands* are built to help replace valuable habitat that has been lost due to wetland drainage.

This constructed wetland was created by building a levee (dam). The water level is raised and lowered seasonally to provide a consistent water supply and to make available a variety of foods (seeds and invertebrates) for wildlife year-round.

habitat

PROUDLY PROTECTED BY CARPENTERS ELEMENTARY

Who lives here?

Wetlands are home to many kinds of wildlife such as wood duck, mallard, kingfisher, wading birds like great blue heron and green heron, bullfrog, gray treefrog, American toad, spring peeper, muskrat, snapping turtle, banded water snake, spiders, dragonflies, many other aquatic and terrestrial insects, and many plants.







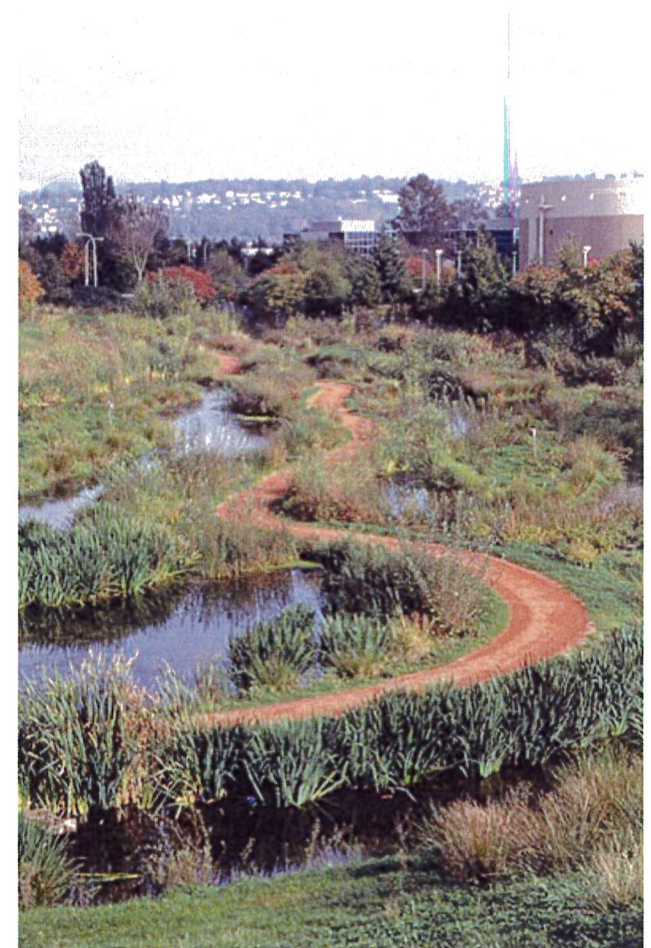
Why are wetlands important?

Natural and constructed wetlands are valuable because they...

- PROVIDE HABITAT**
(food, water, and cover) for more kinds of fish and wildlife than any other habitat type on earth!
- REDUCE FLOODING**
of downstream property by slowing floodwater during heavy rains
- CLEAN THE WATER**
we drink and swim in by catching and filtering pollution and sediment
- CONSERVE WATER**
by directing some rain water to underground streams and springs, in turn recharging our ground water supply
- PROVIDE EDUCATION & RECREATION**
opportunities for people

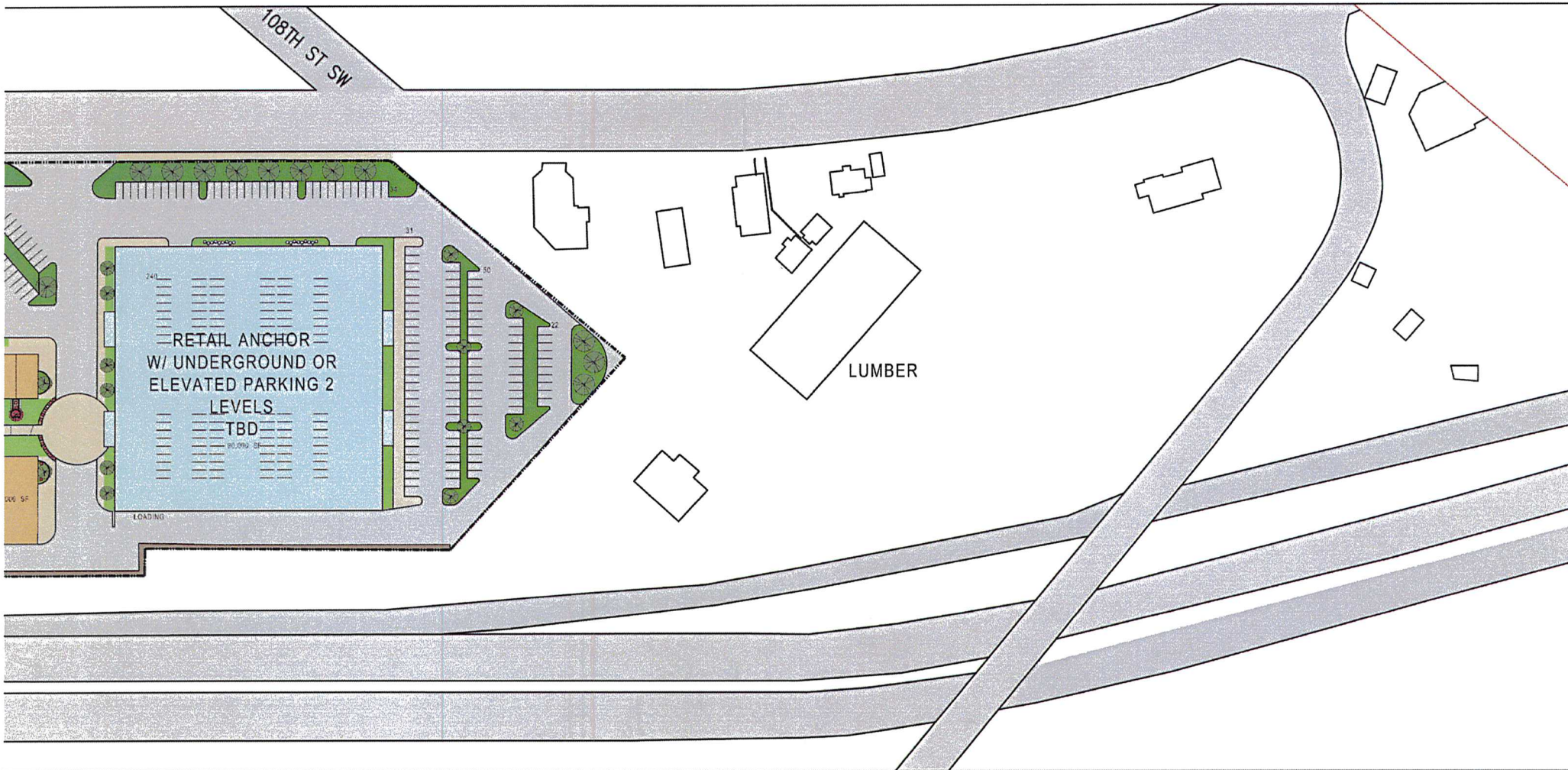



Carpenters Elementary School Nature Trail - Outdoor Environmental Education Classroom - A partnership between Blount County Soil Conservation District, USDA Forest Service, and many others



TACOMA DESIGN
COLLABORATIVE

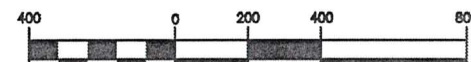
Conceptual Site Ideas



TACOMA DESIGN
COLLABORATIVE

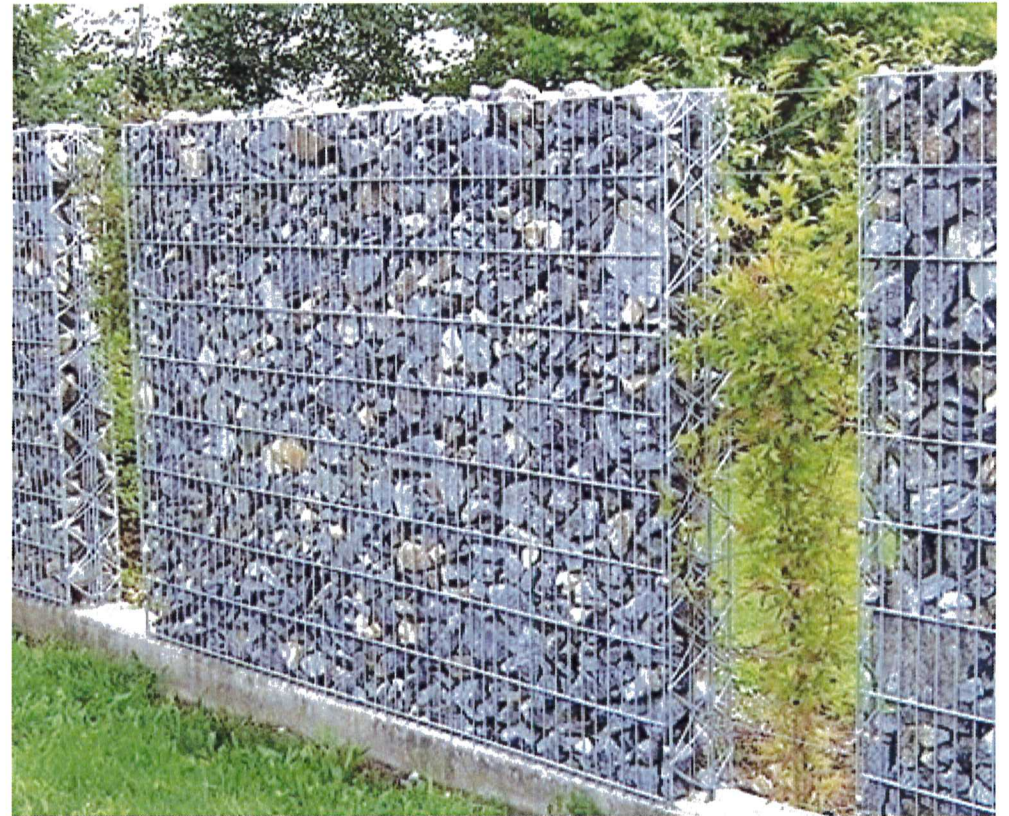


GRAPHIC SCALE



Area C - Retail Anchor-Existing Lumber to Remain

I-5 Noise Reduction: Gabion Walls for Sound and “Back of House” Screening



TACOMA DESIGN
COLLABORATIVE

Conceptual Site Ideas

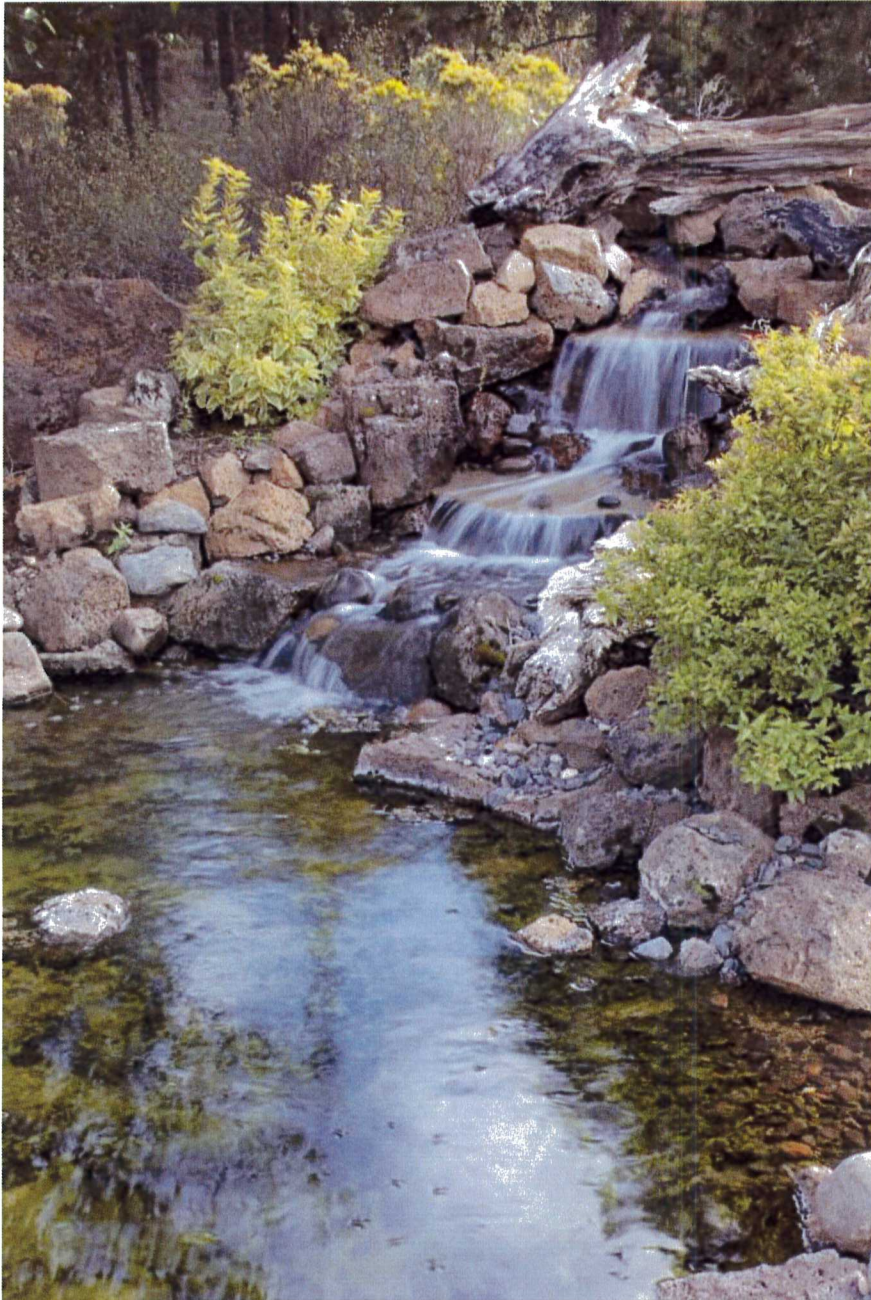
Main Entrance : Pacific Highway
Set the Stage for Courtyard Experience



TACOMA DESIGN
COLLABORATIVE

Conceptual Site Ideas

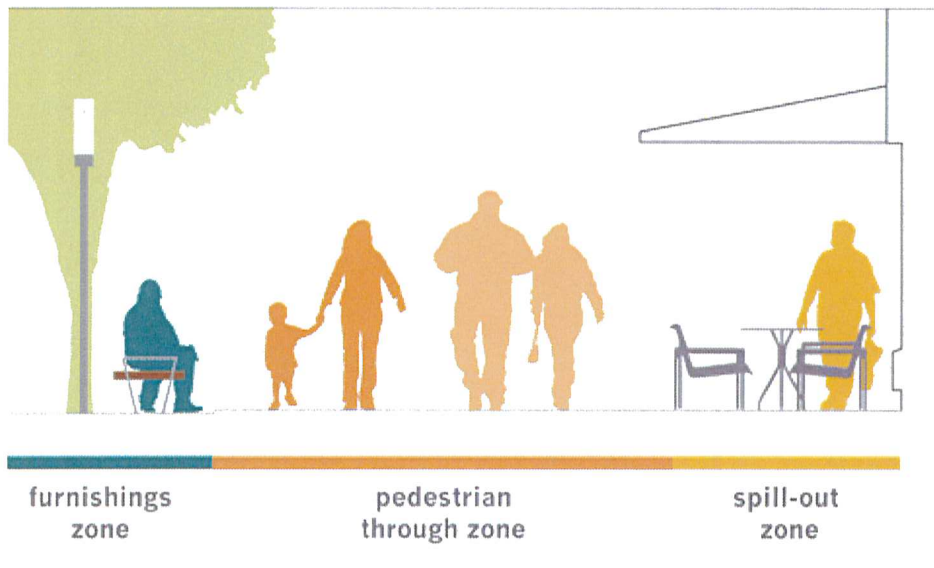
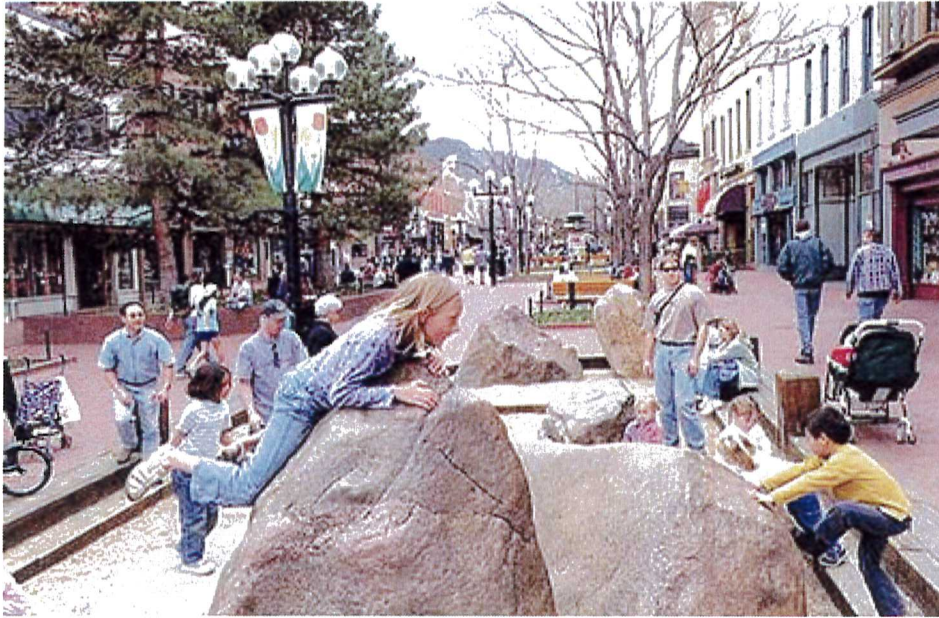
Courtyard Noise Reduction: Pacific Highway & I-5 Buildings Act as Canyon Walls—Main Focus on Central Water Feature



TACOMA DESIGN
COLLABORATIVE

Conceptual Site Ideas

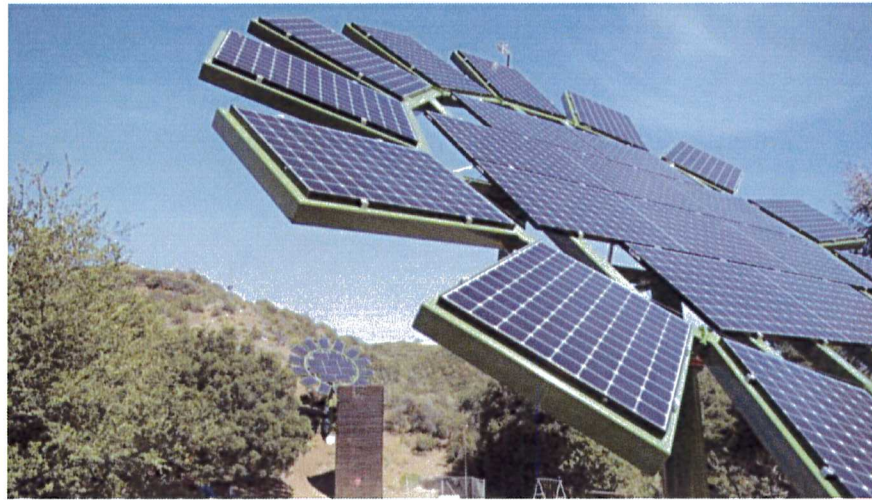
Courtyard Mixed Use: Retail and Office



TACOMA DESIGN
COLLABORATIVE

Conceptual Site Ideas

Sustainability: Water Reclamation, Solar Options, Native Species, Xeriscape & Waterwise Plants



TACOMA DESIGN
COLLABORATIVE

Conceptual Site Ideas

Retail Anchor ????

Striving for a Sustainable Focus
“Green Biz” is Good Business

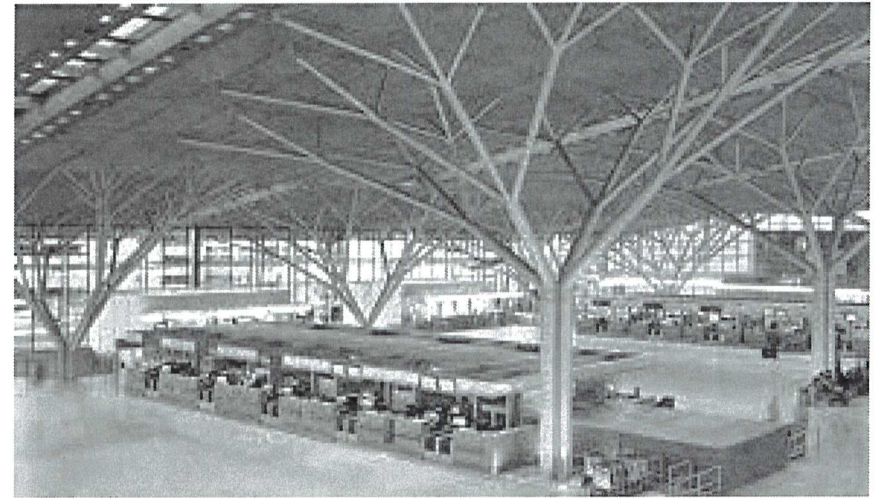
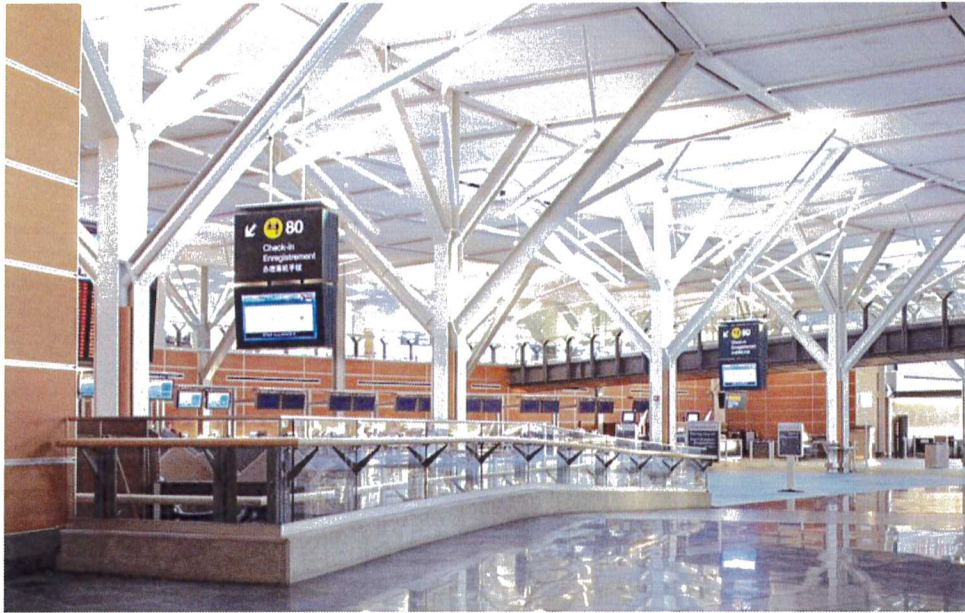
Sustainability isn't just a buzzword. It's here to stay and, for many companies, it is clear that recent interest in environmental stewardship is beginning to change business as usual for good.



TACOMA DESIGN
COLLABORATIVE

Conceptual Site Plan

Courtyard Covered Areas: “Steel Tree” Canopy As Concept



Focus on Resources: Wood=Northwest Potential Design Concept



TACOMA DESIGN
COLLABORATIVE

Conceptual Design Ideas

Focus on Retail: Northwest Design Concept



TACOMA DESIGN
COLLABORATIVE

Conceptual Design Ideas