



4th & Central Mixed-Use

Presubmission Conference Narrative

The Olympia Development Group, LLC is exploring the development of the underutilized location at E. 4th Avenue and Central Street. The vision is to provide a place where residents love to live, shop, and dine, just up the hill from downtown.

The development will take advantage of the fact that these lots represent the top of 4th Avenue hill with exceptional views across the entire city. It is believed that this location is ideal for a two-phased mixed-use residential and commercial project with parking and multiple floors of housing units above.

The project will demolish the existing buildings on the site and construct 30-units of apartments, 20-condominiums, and approximately 5,100 square feet of retail/commercial space with 58 parking stalls (with administrative reduction) bicycle parking and site improvements in two phases.

Phase 1

It is recognized the need for quality multifamily housing that is on the main transit line and close to Olympia businesses. Our approach for Phase 1 is to find the proper balance between high quality and affordability for our residents. It is envisioned to have clean lines and finishes while incorporating some classic and industrial elements both inside and out that are both durable and maintainable.

Phase 1 will include:

- Demolition of buildings
- Site grading
- Construction of the larger building which includes 30 apartments and approx. 3,700 sq. ft. of retail space with parking and landscaping.

Phase 2

This phase is a smaller building with condominiums built at a higher level that could be sold as individual units. Phase 2 is about maximizing the views of this unique location while providing exceptional living in a convenient location. Again, it is envisioned to have clean lines and finishes that will complement Phase 1 while providing a slightly more refined experience. Phase 1 will include:

- 20 Condominium
- Approx. 1,400 sq. ft of retail space.

