

December 4, 2017

The Honorable Mayor Cheryl Selby and City Councilmembers
PO Box 1967
Olympia, WA 98507-1967

The Design Review Board (DRB) members are proud to recommend approval of two new recipients in our Award of Merit Program: **Campus Lofts** and the **Thurston First Bank Building**.

Candidate projects meet the following criteria:

- The project was reviewed by the Design Review Board, with recommendation to approve the detailed design submittal;
- The project adheres to the most substantive, if not all, of the Board's recommendations;
- The project received a Certificate of Occupancy (CoO) since the most recent DRB Awards of Merit, between 2014 to 2016.

Projects included as candidates for the Award:

- 123 4th Apartments (Downtown)
- Capital Collision Center (Olympia Auto Mall)
- Copper Trail Apartments (Westside)
- Dick's Sporting Goods (Capital Mall)
- Fern Street Apartments (Westside)
- Hampton Inn (Martin Way)
- Hilton Garden Inn (Henderson Roundabout)
- Les Schwab (Remodel of Hulbert Building, Downtown)
- McDonald's (Westside)
- Volkswagen of Olympia (Olympia Auto Mall)

The primary goal of the Award of Merit Program is to highlight exemplary urban and architectural design. Projects exceed the intent of the Municipal Design Code by providing outstanding additions to the urban fabric: adding visual interest, respecting historical styles, reflecting local values, and promoting a good pedestrian experience. Winning projects are considered the desired result of Olympia's Comprehensive Plan, and what local citizens can be proud to have in their City.

We thank you for this opportunity to continue the Award of Merit program. We hope you will agree and approve the Campus Lofts and the Thurston First Bank Buildings as recipients of the Design Review Board Award of Merit, 2017.

Sincerely,

Members of the Design Review Board, 2017



Campus Lofts (Downtown Olympia)

510-512 Jefferson St. SE Developer: Walker John, LLC

Architect: Thomas Architecture Studios, TAS

This residential project embodies many positive design traits. Adaptive use of a former mid-rise office building into condominiums is a primary one. The new townhomes are designed in a way to engage the street, but still maintain a progression to private space upon approaching the door of each unit. Both buildings are clad in materials that reflect their relationship to each other. The shape of the buildings, the proximity to the right-of-way, and the contemporary style of design are factors in creating a successful development that enriches the streetscape.

While the Design Review Code encourages modulation and articulation to reduce the scale of blank façades, in designing these buildings, the architect has avoided random modulation and superficial detailing. This project uses an existing edifice and added new structures to clearly define individual units.

In total, both buildings provide multiple types of market-rate residential units available in a location that is close to several government offices, yet is tucked into a relatively quiet neighborhood. Residents are likely to experience a thoroughly modern living environment whether they are in the ground-floor townhomes or in the mid-rise.



Thurston First Bank Building (Downtown Olympia)

Jointly reviewed with members of the Heritage Commission

600 Franklin St. SE Developer: Walker John, LLC

Architect: Thomas Architecture Studios, TAS

This mixed-use project transforms a former Sears Department store, more recently leased for a state agency, into a community destination in the City's downtown core. Although the interior was gutted, the shell was kept intact in a way that did not change the original exterior look, yet introduced elements that brought the building into the twenty-first century.

The first floor was divided into two primary commercial spaces, currently occupied by a restaurant/microbrewery and by a business-oriented bank. Both spaces used existing entries with some minor modifications to accommodate necessary visibility.

The second floor was converted to market-rate apartments. Large windows were punched through the existing concrete exterior walls allowing ample natural light into the relatively small units. Entry to these units is in the "back" of the building, but has a visually enhanced approach that feels welcoming and completely separated from the two surrounding business entries.

New signage was added to the building's primary corner in a way that honored the original Sears sign. The existing exterior awnings were kept, with additional hanging "blade" signage for pedestrians to locate front entries.

City of Olympia

Design Review Board Award of Merit 2017

Page 3 of 4

This project not only took full advantage of the central city revitalization trend, but also included activities that are both useful and community-oriented. The project took an existing historical mid-century modern building and created an entirely practical structure with contemporary uses and a contemporary look.