



# Downtown Projects | Recent and Underway

## Underway/Completed

- 123 4th Ave:** 138 new apartment units with 7,000 sf of ground floor retail. Currently leasing. 
- 222 Market:** A Euro-style local artisan market, that includes a distillery, creperie, oyster bar, florist & commercial/rental kitchen and market. 
- 321 Lofts:** 36 apartments (two two-bedroom apartments; four studio apartments; and seven one-bedroom apartments on each floor. Currently leasing. 
- Annie's Artist Flats:** Rehab of existing Montgomery Ward building into an artists' space with 11 studios, open gallery space, 18 residential units with common areas. A new building with 48 mid-level rent units will replace the surface parking lot on 5th. Expected opening in 2018. 
- Billy Frank Jr Place:** 43 affordable housing units for homeless veterans and young adults, and the disabled. Opened June 2017. 
- Campus Lofts:** 43 units that include both apartment and town-home options located close to the Capital Campus. Currently leasing. 
- Columbia Place:** 7 story mixed use building approximately 300,000 sq. ft. Includes street level retail, office, 115 residential units and parking. 
- Legion Square Remodel:** Conversion of ground floor offices into retail space, with an awning and other pedestrian improvements along the Adams Street frontage. 
- Mud Bay:** New location for Downtown Corporate Headquarters.
- Providence Community Care Center:** Several agencies under one roof to serve people who need treatment for mental illness, health conditions, drug abuse and personal trauma.
- State's 1063 Building:** 5-story state office building at 11th and Capitol.
- The Olympian:** The 6800 sq ft building at 522 Franklin St is being re-purposed for commercial use.
- Views on 5th:** Conversion of existing 9-story structure into mixed use with apartments, amenities and a restaurant/café. Demolition of a blighted 1-story structure for a new 3-story building with apartments and structured parking. Overall would have 140 residential units and structured parking.
- Well 80 Brewing Company:** Redevelopment of the former Olympia Fireplace Warehouse (destroyed by fire in 2011) into a 6000 sq. ft. brewery café.
- Westman Mill:** A 5-story mixed use with 74 apartment and 12 town-home units, 8,500 sq feet of retail and a public walkway. 
- Dockside Flats:** Aredo of the former Les Schwab buildings to 3-story mixed use with 44 apartment units over 8,100 square feet of retail, including an outdoor restaurant on the water. 



## Potential Projects



- 17. Intercity Transit Center:** Expansion of the existing transit center to include a new 11,570 sf office building and new bus driveway. Improvements include 3 pedestrian plazas and landscaping.
- 18. The Avalon Project:** The City has entered into an agreement with Big Rock Capital Partners for the sale of the former Griswold property. Future development to include entrepreneurial space on the ground floor, in partnership with TESC and EDC.
- 19. Condominium at Columbia:** A 7-story building with five stories including 28 units over two stories of parking. 
- 20. Market Flats:** Mixed Use redevelopment to include office/residential entry on the ground floor with 5 stories of apartments above and two levels of covered interior parking. 

- 21. Olympia Federal Savings Block Redevelopment:** Future block redevelopment of former Schoenfeld site.
- 22. Water St Redevelopment Project:** The City's preferred partner, Urban Olympia, is preparing a potential plan for redevelopment of this area.

## Sites Not Yet Determined

**Thurston County Courthouse:** Thurston County is exploring options for a new court complex, including possible Downtown location.

## Key

-  City or State Park
-  State Capitol Campus
-  Updated info or new image
-  Prior to development this property was a surface parking lot
-  Last updated 05/13/2018