



State & Water Mixed Use / Multi-Family

114 Water Street NW, Olympia, WA 98501

Project Narrative

State & Water is a new sixty dwelling unit, four over one style apartment development adjacent to Olympia's waterfront with onsite covered / uncovered parking for thirty-nine vehicles, and restaurant / retail spaces located on the main street level.

The building is sited along the majority of the site's frontage on both State and Water streets, providing connection to the parking and the existing alley on the north east and southwest corners respectively. The building has been set back from the property lines on both streets and provides enhanced pedestrian amenities, including trash receptacles, lighting, street trees, bike racks, benches and public art. As well, the widened promenades provide views to the Capital Building, Puget Sound and the Olympic Mountains.

Vehicle parking is screened from the public way by the building itself and the public art panels along State street. Lighting within the parking area has been revised since Conceptual Design Review to mitigate light from the parking area creating glare for pedestrians and motorists. This has been significantly modified by reducing the number of fixtures, moving the location of the fixtures to not line up with major openings, and having them all on bi-level motion sensors.

The base of the building is clearly defined by the extent of windows glazing, scale, type, mullion pattern and detailing in comparison to the upper levels of the building, as well as column detailing, and awnings. In conjunction to these, the windows are recessed between brick pilasters, which varies the building facade at the sidewalk level, creating a vertical and horizontal rhythm, and providing a human scale along both street fronts.

The main entrance to the building has a higher awning that incorporates different detailing, material treatment, and lighting, as well as, the main signage for the building.

The roofline of the building has a subtle articulation of the parapets that incorporate a metal cornice along Water street and a detailed brick treatment along State Avenue.

The building presents as a brick structure in its material and detailing to the public sides of the site, and significantly wraps this detailing at the corners along the alley to the south and the adjacent building to the east. The building is designed with two distinct brick colors to address the scale of the surrounding buildings downtown and to conceptually address both street frontages. The south and east facades, that are not directly visible from the public way are faced in fiber cement panels with similar window scale, type, mullion pattern and detailed to relate to the overall building.

Lighting is provided at all entrances by wall sconces, and the awnings will have lighting along the underside to provide a well-lit pedestrian way. Lighting will also be provided on the façade of the building to highlight architectural elements, and behind the public artwork to enable the art to be enjoyed in all seasons, on darker days, or in the early northwest evenings.

The landscaping around the building has been designed to include plants that are compatible with their location within the site and once mature, their natural size will be well-suited to the planting location. Plantings around the waste enclosure on the south side of the parking area has been designed to complement and screen the enclosure's structure.