



## **The Malt House / Multi-Family**

515 Legion Way SE, Olympia WA 98501

### **Project Narrative**

The *Malt House* is a newly proposed fifty-seven dwelling unit development located in the Art-Tech district at the southeast corner of Legion Way and Jefferson Street. The ground level proposes a commercial space, residential lobby, and an enclosed parking structure of thirty-three parking stalls. A mix of dwelling units containing studios, one bedroom and two bedrooms are located from the second through fourth level. The project also includes a landscaped terrace located on the second level that is dedicated to the tenants, fulfilling the ten percent open space design requirement.

According to the OMC 18.20 Design Requirements, both Legion Way and Jefferson Street are a 'Type C' classified street. The proposed buildings primary façade with main residential entry is located along Legion Way, a heavily trafficked street for both pedestrians and vehicles. The entrances to the solid waste area and enclosed parking are located on the west side along Jefferson Street. The building is setback from the property lines allowing for a twelve-foot sidewalk, and abundant pedestrian amenities including trash receptacles, lighting, street trees, benches, covered bike racks, and public art.

The Art-Tech district has an industrial and warehouse character, with buildings that contain large repetitive windows, simplistic materials, and murals. The proposed structure will fit within the context, by deriving similar representation of materials and architectural patterns from its surroundings. All façades are in white brick and contain large red storefront windows with a repetitive grid pattern on the residential levels. The brick facades contain a four-course standard running bond brick mid-belt, and six course standard running bond cornice offset by about a foot from the top. Brick belts and cornices will be integrated in a muted red brick, to unify the language of the white brick and red storefront windows. The brick façade wraps its corners on the sides of the alleyways, allowing the brick to be visible at all angles from the public way. A portion of the exterior façade on the back of the building not visible from the public way and overlooking the terrace area, will be in fiber cement panels. White vinyl windows resembling the pattern of the storefront windows, will be located on the fiber cement panel side. Large sized brick recessions will be located on the ground level for the permanent display of public art, and to further define the language of the façade.

A prominent awning of twelve-feet height extends around the corner of Legion Way and Jefferson Street supported by dramatic steel cable ties emphasizing the retail corner. A smaller canopy of eleven-feet height and similar design is located at the main residential entry.

Large painted signage of the project name will be located on the north and west façade. The overall building design is defined by the proposed simplicity of material, painted signage, repetition of windows, prominent awnings, and industrial steel cut artwork, resembling qualities found in a warehouse.

Lighting has been provided for three main reasons. Wall sconces along sidewalks and lighting on the underside of awnings, will provide ample illumination for pedestrians. Lighting placed on the building facade highlight the repetitive language of architectural elements and painted signage. Finally, lighting will also be provided behind the public artwork to enable the art to be enjoyed during all seasons, day and night.

TAS and Urban Olympia are excited for this new development opportunity to provide a mix of housing types in our Art-Tech district utilizing a simple warehouse style from our brewing history.