Downtown Projects | Recent and Underway

Underway or Completed

1. **123 4th Ave:** 138 new apartment units with 7,000 sf of ground floor retail. Currently leasing. Former Parking Lot
2. **222 Market:** A Euro-style local artisan market, that includes a distillery, oyster bar, florist and more.
3. **321 Lofts:** 36 apartments (two two-bedroom apartments; four studio apartments; and seven one-bedroom apartments on each floor.) Currently leasing. Former Parking Lot
4. **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. Former Parking Lot
5. **Billy Frank Jr Place:** 43 affordable housing units for homeless veterans and young adults, and the disabled. Opened June 2017. Former Parking Lot
6. **Campus Lofts:** 43 units that include both apartment and town-home options located close to the Capital Campus.
7. **Columbia Place:** 7-story mixed use building approximately 300,000 sq. ft. Includes street level retail, office, 115 residential units and parking. Former Parking Lot
8. **Legion Square Remodel:** Conversion of ground floor offices into retail space, with an awning and other pedestrian improvements along the Adams Street frontage.
9. **Mud Bay:** New location for Downtown Corporate Headquarters.
10. **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.
11. **State's 1063 Building:** 5-story state office building at 11th and Capitol.
12. **The Olympian:** The 6800 sq. ft building at 522 Franklin St is re-purposed for commercial use.
13. **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.
14. **Well 80 Brewing Company:** Redevelopment of the former Olympia Fireplace Warehouse (destroyed by fire in 2011) into a 6000 sq. ft. brewery café.
15. **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. Former Parking Lot
16. **Laurana:** A redo of the former Les Schwab buildings to 3-story mixed use with 44 apartment units over 8,100 square feet of retails, including an outdoor restaurant on the water.
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.

Key

- City or State Park
- State Capitol Campus
- Downtown Projects
- Former Parking Lot — Prior to development this property was a **surface parking lot**
- Last updated 09.20.2019
- Updated since last version

Potential Projects

18. **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. Former Parking Lot
19. **Family Clinic:** 2-story, 10,218 sq. ft. medical clinic with on-site vehicle parking (115 Legion)
20. **Olympia Federal Savings Block Redevelopment:** Future block redevelopment of former Schoenfeld site.
21. **State & Water Mixed Use:** 5-story building with retail on ground floor and 60 residential units above, and parking for 40 vehicles.
22. **NP Devices:** Headquarters for a medical prosthetics manufacture.
23. **Mixed Use:** The City has acquired 112 & 116 4th Ave adjacent to a city-owned parking lot, for a potential mixed use building that could include structured parking, civic, commercial and/or residential uses.

Sites Not Yet Determined

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