



SMYTH LANDING AT WESTBAY DRIVE

A Mountain Construction Mixed-Use Project

Industrial Waterfront Transforms into Commercial-Residential Center

The Smyth family began operating the Delson Lumber Mill on Olympia's industrial waterfront along Westbay Drive in 1945.

Smyth Landing is the first project in the new master plan for Westbay Drive. Since 1990 the Smyth Family have worked with regulatory agencies on demolition of mill site and adaptive reuse of the property.

The high-quality project's top two floors are luxury condominium residences. The lower two floors are Class-A office space. An adjacent structure provides enclosed parking.



Class-A office space features views and high-quality concrete and steel construction.

Condominiums and offices have sweeping views of the water and state capital. For more information visit www.SmythLanding.com



The residential units feature sweeping views and extremely high quality finishes and workmanship.

Photos by WeShoot, Olympia, WA



Photo by Morton Stafford James III, AIA

Quick Facts:

Completed 2006

Use: Mixed Commercial and Residential

Client: Smyth Landing LLC,
Sarah Smyth McIntosh

Architect: Morton S James AIA

Location: 1821 Westbay Drive; Olympia

Contract type: Team-Build, Cost + fee w/GMP

Gross floor area: Approx 53,986 sf

Site construction: 71,500 sf (0.64 ac)

Summary:

- Adaptive reuse of former industrial site
- Steel & concrete structure on piling
- 2 Office floors: 24,000 sf total
- 2 Residential floors: 24,000 sf total
- Condominium units: 12
- Attached parking garage: 5,990 sf, 16 stalls
- Pilings, significant earthwork, utilities.
- 44 parking stalls
- Traffic turn-around
- Extensive landscaping

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