

# Facing Sea Level Rise: City of Olympia

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Planning for and Adapting to Sea Level Rise in Olympia

## Perspective of Development Community

### Discussion Topics (utilizing case studies):

- **Reduction of Greenhouse Gas Emissions**
  - Greenhouse Gas Emissions = Climate Change = Sea Level Rise
- **Implementation of Sustainable Design Strategies**
  - Making the Business Case for Sustainable Design
- **Walkable Communities**
  - Urban Redevelopment: One Simple Decision = Huge Dividends
- **Think Globally, Act Locally**
  - One Project at a Time

Shoreline and Coastal Planners Group Winter Meeting  
January 22, 2015



# Thurston First Bank Building

Adaptive Re-Use of a Historic Mid-Century Modern Building



# Thurston First Bank Building

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Circa 1950's Sears Building – Looking Southeast



Circa 1970's to Current – Looking Southeast



Circa 1970's to Current – Looking Southwest



Circa 1970's to Current – Looking Northeast



# Thurston First Bank Building – Surrounding Context

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Washington State Office of the Superintendent – West



Carnegie Library – South



Building to the North



Historic Building to the Northeast



Seldons Furniture to the Northwest



# Thurston First Bank Building – Leveraging What is Hidden

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Concrete Pilasters at Exterior Walls



Heavy Timber Columns Supporting Steel Wide Flanges



Heavy Timber Columns



Double Layer of 5/8" GWB at 1<sup>st</sup> Floor Clg.



4' x 8' Pattern to Concrete Formwork.

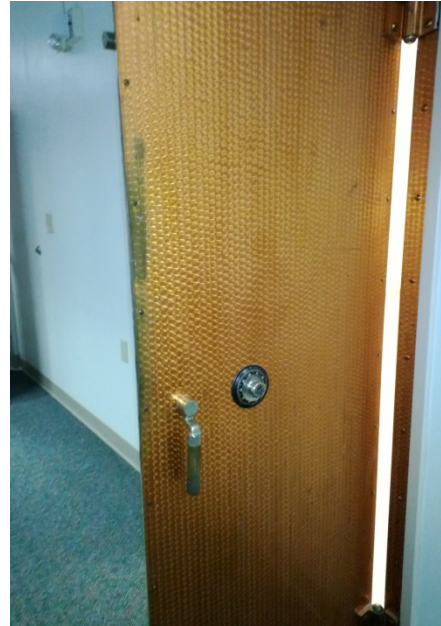


# Thurston First Bank Building – Leveraging What is Hidden

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Brick Flue at Sub-Basement



Safe Door



Safe Door



Brick Flue to Roof



Board Formed Concrete



# Thurston First Bank Building – Leveraging What is Hidden

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# Thurston First Bank Building – Leveraging What is Hidden

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Brick Flue through loft housing level



Original Roman Brick – Below many layers of paint



# Thurston First Bank Building

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# Thurston First Bank Building

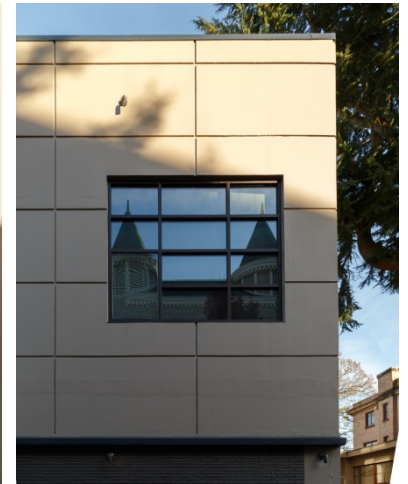
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# Thurston First Bank Building – Maximizing Day Lighting

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# Thurston First Bank Building – Repurposed Materials

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# Thurston First Bank Building – Minimizing Layers of Materials

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# Thurston First Bank

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# Thurston First Bank

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# Thurston First Bank – Lighting: LED, Re-Use, Daylight Controls

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# Thurston First Bank

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# Thurston First Bank Building – Three Magnets Brewery

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# Thurston First Bank Building – Three Magnets Brewery

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# Red Leaf Townhomes – Density, LID, Sustainable Materials, Mini-Splits

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# Red Leaf Townhomes – Density, LID, Sustainable Materials, Mini-Splits





# Bayan Trails – A New Low Impact Development





# Bayan Trails – A New Low Impact Development

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SITE CONTEXT | 20 ACRE PARCEL OFF SLEATER KINNEY RD NE



# Bayan Trails – Mature 2<sup>nd</sup> & 3<sup>rd</sup> Growth Trees

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SITE CONTEXT | MATURE 2<sup>ND</sup> AND 3<sup>RD</sup> GROWTH TREES & ORNAMENTAL TREES



# Bayan Trails – Ponds

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# Bayan Trails – Integrated Design Solutions

## INTEGRATED DESIGN SOLUTIONS



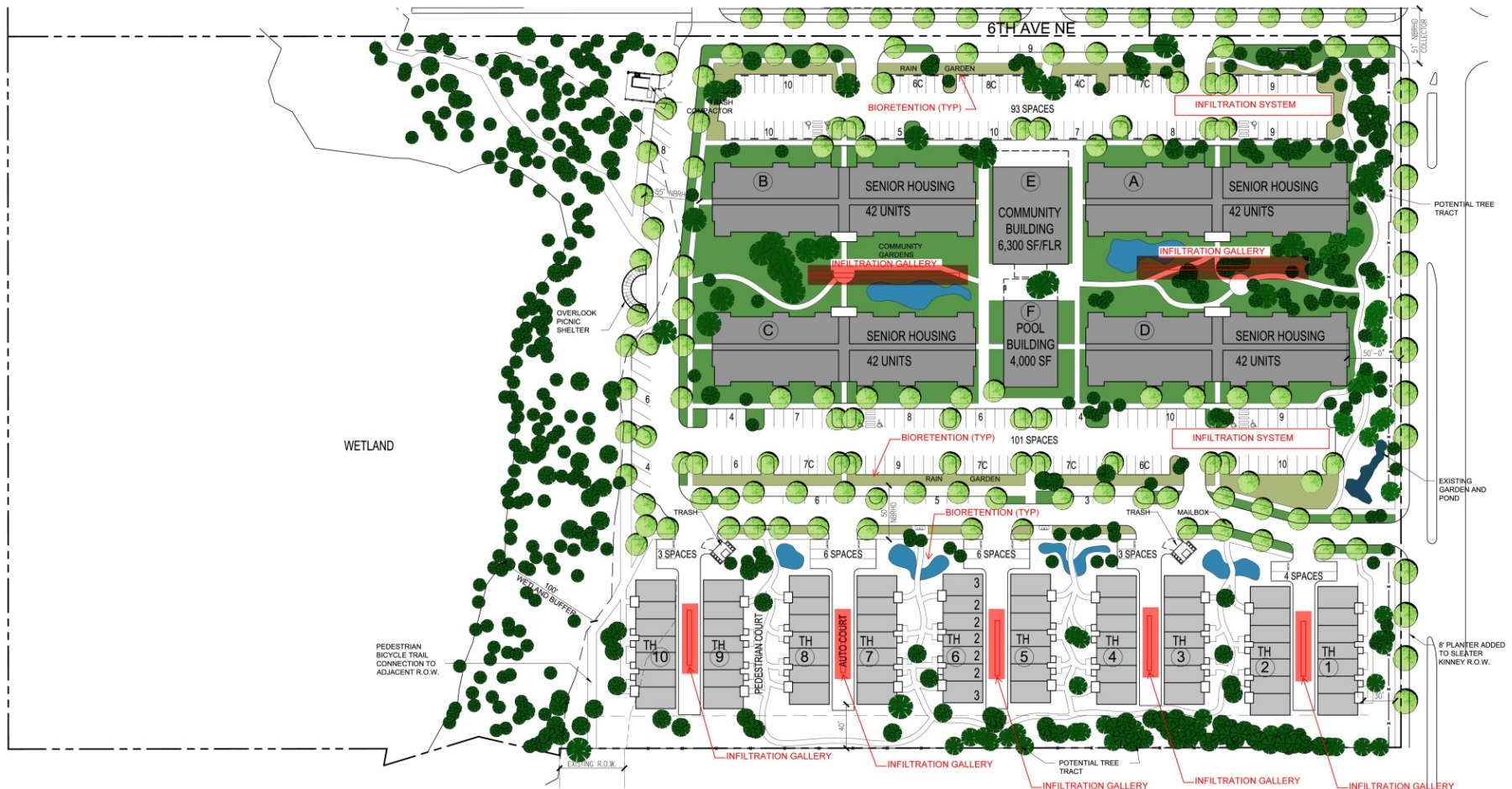
- LEAVE IN NATURAL STATE (TREE TRACTS, WETLAND, WETLAND BUFFER)
- REPLICATE THE FOREST FLOOR
- SAVE EXISTING TREES WHEREVER POSSIBLE
- REPLICATE PONDS & OTHER EXISTING SITE FEATURES
- MAXIMIZE INTEGRATED LOW IMPACT DEVELOPMENT SOLUTIONS
- UTILIZE NATIVE AND DROUGHT TOLLERANT PLANTS



# Bayan Trails – Pervious Paving on Trail & Pathway System



# Bayan Trails – Bioretention Ponds (Rain Gardens) & Infiltration Galleries



- FOR ROOF RUNOFF
- SEPARATED FROM SURFACE RUNOFF
- DISPERSED THROUGHOUT SITE
- BELOW SURFACE – MAXIMIZES DEVELOPABLE AREA



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Thomas Architecture Studio's commitment to our local Olympia area Development Community:

*Reducing the impacts on climate change (sea level rise) through a more sustainable community: one step, one project at a time... beginning TODAY!*

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