

CITY OF OLYMPIA
Olympia Design Review Board

DETAIL DESIGN REVIEW
STAFF REPORT
April 11th, 2024

Project Name/Number: Dickerson Commercial, Project No. 24-1043

Applicant: Eric & Suvantha Dickerson

Authorized Rep. Artisans Group, Savannah Blair

Location: 4336 Martin Way E, Olympia WA

Project Description: One story restaurant with outdoor seating area.

Zoning District: High Density Corridor 4 (HDC-4)

Design Review District: High Density Corridor

Comprehensive Plan Designation: Urban Corridor with High Density Neighborhood Overlay

Critical Areas: None

City Staff: Jackson Ewing, Associate Planner
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Public Notification: In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was issued April 1st, 2024, to parties of record and applicable recognized neighborhood associations.

Written Public Comments: The Design Review Board does not take verbal public comment during the meeting. No written public comments were submitted that relate to the project design prior to the date of the Design Review Board packet distribution. Should comments be submitted post packet production, staff will provide them to the Board prior to the meeting.

Design Review: The section called “How to Use Design Criteria (OMC 18.100.100)” in the Olympia Municipal Code provides instructions for meeting the City’s design criteria. Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirement. This project is subject to the General Commercial design criteria (OMC 18.110), High Density Corridor design criteria (OMC 18.130). The checklist (Attachment 4.) outlines each of the design criteria for each of these chapters. The applicant has provided details and analysis for applicable sections and staff has reviewed the project for design code compliance.

Conceptual and Detail Design Review: This project went before the Design Review Board on June 9, 2022, for the conceptual design of the project which consisted of a context plan, preliminary site and landscaping plans and preliminary building design plans. The Conceptual Design Review staff report with associated attachments provides background information, site details can be found at:

[City of Olympia - Meeting of Design Review Board on 6/9/2022 at 6:30 PM \(legistar.com\)](#)

The Board moved to recommend approval of the conceptual design plans with conditions. The board then reviewed this project for detail design review in May of 2023. The board recommended approval with a few conditions. The detail design review staff report and recommendation can be found through the following link.

<https://olympia.legistar.com/DepartmentDetail.aspx?ID=18092&GUID=EC75C488-29AB-4B33-891A-9B8DB210A0AB>

Since these design review meetings, the project has been revised to remove upper residential levels of the project. The project will no longer be a mixed-use project. This project is being presented again for detail design review based on significant architectural changes to the building.

Detail Design Review: A Detail Design Review application was submitted on February 28, 2024. Detail design review involves review of the final plans and detailed design elements of a project including the site plan, building design and architectural elevations, landscape design, mechanical equipment and screening, lighting plan, materials and colors with the applicable design criteria. The Design Review Board's recommendation will be presented to the Director of Community Planning & Development before building permit issuance.

Staff Analysis/Recommendation: In review of the detail design review plans provided, staff found that the applicant has made appropriate modifications to the project design to address basic commercial and high-density corridor design requirements. Staff would like the board to pay specific attention to the following elements:

Screening Site Services (OMC 18.110.190) Roof top mechanical equipment is not screened on three sides of the project. The code requires rooftop equipment be screened from all sides when located on the roof a building. Staff has crafted a condition to ensure that screening is provided for rooftop mechanical equipment.

Building Orientation (OMC 18.130.020) The building entry is not facing the street, however the applicant has provided an entrance off a publicly accessible pedestrian plaza. The pedestrian plaza contains patterned surfaces, seating, and landscaping areas.

Building Design (OMC 18.130.030) A section of wall over 30 feet is not modulated. At past design review board meetings this has determined to be allowable, based on the use of fenestration and vertical modulation. It was found that the proposed is achieving the intent of the code requirement.

Detail Design Review Recommendation:

1. : *Approve with condition for revision to building permit prior to issuance.*
 - a. *Provide screening for roof top mechanical equipment on all sides the of building. The rooftop equipment only screens equipment from views the south elevation.*

Submitted By: Jackson Ewing, Associate Planner

- **Attachment 1:** Staff Report
- **Attachment 2:** Design Review Packet
- **Attachment 3:** Design Review Checklists