

CITY OF OLYMPIA
Olympia Design Review Board

CONCEPT DESIGN REVIEW
STAFF REPORT
June 9, 2022

Project Name/Number: Dickerson Mixed Use Development, Project No. 22-1580

Applicant: Eric & Suvantha Dickerson

Representative: Roussa Cassel

Project Location: 4336 Martin Way E

Project Description: A three-story mixed-use building with commercial space at the main floor is proposed to replace the existing single-family residences. This building includes outdoor covered space for commercial tenants and eight market-rate housing units on the second and third floors. A single point of access off Martin Way to the west of the property is the vehicular access to the site. The proposed building will not exceed thirty-five feet in height within 100 feet of the adjacent single-family residential units and the building has approximately 9,400 sf of gross floor area.

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

Design Districts: High Density Corridor

Comprehensive Plan Designations: Urban Corridor with High Density Neighborhood Overlay

Scenic Vista: None

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 mailed on April 28, 2022, to property owners and residents within 300 feet of the site, parties of record and recognized neighborhood associations.

Surrounding Land Uses:

The surrounding uses in the area are shown on the figure below. All the properties shown on this map are zoned commercial and located within the High-Density Corridor, except for the manufactured home park located directly north of the project this parcel is zoned as a manufactured home park by City of Olympia zoning code OMC, Title 18.

The purpose of the high density corridor is intended to provide for a compatible mix of high-intensity commercial, offices, and high-density multifamily residential uses, to transform these areas to commercial and residential activity centers, over time, to ensure that access to transit is a part of new projects, to establish a street edge that is as continuous as possible with buildings which are close to the street and which have multiple floors, distinctive windows facing the street and entrances that are visible from the street and create a safe, convenient and attractive environment for pedestrians, transit riders, and bicyclists, and which includes parking and access for vehicles.



Source: City of Olympia- Zoom mapping

Current Uses:

- North- Candlewood Manor manufactured home park.
- West- Hair salon and other commercial uses.
- East -Abandoned car wash, commercial business.
- South-Pointe S tire shop and pawn shop property, commercial businesses.

Project Detail/Building/Landscaping Design:

Land Use Review: The project is currently under review by the City's Site Plan Review Committee (SPRC). No public hearing is required on this project and the Board's recommendation will be presented to the Director of Community Planning & Development.

Public Comment:

The Design Review Board meeting is a public meeting and the public is welcome to attend. This is not a public hearing and public testimony, or comments are not taken at the meeting. Written comments for the Board may be submitted to staff prior to the start of the meeting. To allow for processing and distribution, it is recommended that written comments be submitted to staff by 4pm on the day of the meeting. At the time of the packet distribution no comments on design were provided.

DESIGN REVIEW

Concept Design Review: Please note that this is a *Concept Design Review*.

Concept review involves the major design elements of a project which include site analysis and contextual response, site development and architectural and landscape concepts as they relate to the general Citywide design criteria and the specific design criteria of the design district.

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. Applicable guidelines must be incorporated into the project design except in cases where the proposed design solutions are considered by the Board and/or staff to be equal to or better than the guidelines and meet the intent of the requirement.

Design Analysis: City staff evaluated the proposal based on the General Commercial design criteria, OMC 18.110, and the High-Density design criteria, OMC 18.130. Staff’s analysis can be found in the attached checklists (Attachment 2). The proposal meets most of the applicable design criteria but there are a few issues that staff suggests the Board pay specific attention to, as follows:

OMC 18.130.030- Building Design. Where visible to pedestrians, walls over thirty (30) feet in length shall be modulated and building elements shall be articulated.

STAFF RECOMMENDATION:

Staff recommends the Design Review Board to recommend approval of the Conceptual Design and Detail Design with the following conditions:

- A. Context Plan:** Recommend approval.
- B. Site Plan and Landscape Plans:** Recommend approval.
- C. Building Design:** Recommend conditional approval as follows:
 - 1. Provide additional modulation to current building design on south and west side of the proposed building. These building walls are visible to pedestrians along Martin Way and require additional modulation to meet the design requirement pursuant to OMC 18.130.030.

Submitted By: Jackson Ewing, Associate Planner
Community Planning & Development

Attachments:

Attachment 1 - Staff Report
Attachment 2 - Design Checklists
Attachment 3 - Site Plan, Elevations, Floor Plans and Landscape Plan