



Artisans Group Architecture and Planning

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Dickerson Project Narrative

Site Information

Address: 4336 Martin Way E, Olympia, WA 98516
Parcel 11817140800
Zoning: HDC-4

Existing Site Conditions

Currently classified as Residential Use, this 18,163 sq.ft. site has two 1-bedroom single-family residences built in 1939 (both < 1,000 sq.ft.), one attached garage, a detached carport, and an additional outbuilding. Nearly half of the site is currently covered by highly compacted gravel.

Proposal

Local business owners, Erik and Suvantha Dickerson, propose to remove the two existing residences and replace them with a three-story mixed-use building providing seven additional units of market-rate housing and a new restaurant.

The proposed building will be 35' tall with approximately 7,000 sf of interior space, have a restaurant on the ground floor and seven one-bedroom apartments (four on the second floor and three on the third floor). Additionally, a seasonal outdoor seating area on the ground floor for the restaurant as well as a private outdoor deck connected to one of the residential units are part of the overall design concept. Circulation for the apartments is an enclosed unconditioned stair tower that will include long-term bicycle storage and secured mailboxes.

To accommodate a utility easement the proposed building is offset from the front property line by 10'. The proposed parking lot would primarily be located behind the building with 22 spaces shared between the restaurant and the residences. Four temporary bicycle storage spaces are proposed near the restaurant's front entrance and two electric vehicle charging stations are proposed for the parking lot. Street access is proposed off Martin Way on the West side of the building.