

Morel Meadows
Project Narrative
June 20, 2023

The Morel Meadows represents a planned subdivision of 32.08 acres into 178 single family lots. The subdivision is designed as a Planned Residential Development, which provides for flexibility in zoning requirements, specifically related to the minimum lot sizes. The site is located within the Low Density 3-6 Zoning District, which requires a density range of 3 to 6 dwelling units per acre.

The base density range for the project is 96 to 192 units. A density bonus is not being proposed with the Planned Residential Development.

The subdivision design will provide for an efficient layout of streets, alleys, open spaces, and home sites with a variety of home styles, including both traditional front load homes and alley homes. The lot sizes will range from 2,700 square feet (30' x 90') to 4,000 square feet (40' x 100').

The open space areas represent 10.57 acres, exceeding 30% of the gross site area. The open space areas have been designed to provide for interconnectivity, accessible safe and inviting areas for the residents of the subdivision. The design will include:

- a. Preservation of trees including several oaks groves will be incorporated into the open space design.
- b. Vegetative buffers along the perimeter of the subdivision.
- c. Active recreation with installation of community playground.
- d. Extensive landscaping throughout the interconnected open space areas.
- e. Trails and walking pathways providing interconnectivity between the community areas for safe and useable open space.
- f. Storm water drainage will be incorporated into the open space and vegetative areas. The drainage areas will be designed at the lower areas of the site preserving the natural character of the land.

City of Lacey water and sewer utilities will serve the homes in the subdivision.

Access to the site will be provided at Marvin Road SE and along Steilacoom Road SE. The Steilacoom Road access has been aligned with the existing access to the Regional Athletic Center.

The previous use of the site is categorized as a manufacturing facility comprised of 222,998 square feet and generated 1,688 daily vehicle trips of which 152 occur during the AM peak and 165 occur during the PM peak. The proposed project would generate 1,688 daily vehicle trips of which 125 occur during the AM peak and 168 occur during the PM peak. This results in net transportation impact of 628 daily trips, a reduction of 27 during the AM peak and 3 trips during the PM peak.