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ARCHITECTURAL NARRATIVE AND CODE ANALYSIS

MCCLANAHAN VILLAGE AND NEIL COMMONS **MAY 29, 2026**

The proposed McClanahan Village and Neil Commons development has been designed in response to the City of Lacey pre-submittal guidance for Case #25-0385 and is consistent with applicable provisions of the Lacey Municipal Code and Comprehensive Plan. The project consists of 60 dwelling units on approximately 5 acres within the Open Space- Institutional zoning district and is being processed as a Planned Residential Development (PRD) with a preliminary subdivision. The project includes 60 dwelling units, consisting of 36 senior cottage units and 24 multi-family units. This approach supports efficient land use and reduces the visual scale of development across the site.

As identified during the pre-submittal conference, a PRD overlay is required due to the proposed lot configuration and development pattern. The project is therefore proposed under the provisions of LMC Title 11 governing PRDs, which allow flexibility in dimensional standards and site layout in exchange for improved site design and open space integration.

Applicable Standards

Trees

All residential properties over two acres are required to retain tree tracts equaling a minimum of 5% of the gross site area. This project will require tree tract area of 0.25 acres of 10,890 sf.

See Architectural A001 identifies three dedicated tree tract areas that total 12,000 sf. Attempts have been made to retain large trees on the site through intentional design decisions regarding site planning and layout.

Lot Size and Setbacks

20-foot setback to the closest lot (11.10.090), effectively this is a 20' buffer surrounding the interior perimeter of the site to ensure a 20-foot setback is maintained between the PRD structures and its neighboring parcels.

See Architectural *A001 indicates a 20' planting buffer around the entire project perimeter.*

Building Separation: Wherever buildings are separated a minimum distance of ten feet shall be maintained between such buildings. (11.10.090(B))

See Architectural *A001 indicates a minimum distance of 10' between buildings.*

Maximum Gross Floor Area (Cottage Houses): The maximum allowed gross floor area is one thousand two hundred square feet per dwelling. The maximum gross floor area for the ground floor is eight hundred square feet per dwelling. (16.62.030(C))

A004, A005, A009, A010 indicates overall square footages and ground floor square footages.

Height: The maximum height for cottages with a minimum roof slope of six feet vertical to twelve feet horizontal is twenty-five feet. The maximum height for cottages with a roof slope less than sex feet vertical to twelve feet horizontal is eighteen feet.

A003, A006 shows roof slopes in adherence with this requirement.
2-story Commons : 24'-11"
(1-story portion of the 2-story commons: 15'-6")
Senior cottage A: 15'-6"
Senior cottage B: 15'-6"

Parking

Auto Parking:

Cottage Specific Parking: The required number of parking spaces is an optional minimum of one space and a maximum of one and one-half spaces per dwelling.

Enclosed parking is not proposed. This approach supports the project's goal of delivering high-quality, affordable cottage housing, where avoiding structured or enclosed parking helps maintain cost efficiency and keeps the focus on the residential character and overall site design rather than parking structures.

Similarly, compact parking stalls are not proposed. Given the project's age-friendly intent, full-size stalls are provided throughout to support accessibility, ease of use, and resident comfort, while still maintaining an efficient and well-organized site layout.

These adjustments are requested through the flexibility provisions allowed under LMC Title 11 and are balanced by the overall quality of the site design, including efficient site planning, integrated open space, pedestrian-oriented cottage housing, and a cohesive residential environment consistent with the intent of the PRD regulations.

Parking is screened from public streets by being located internal to the site within the 20' perimeter planting buffer. The parking is screened from residences by use of fencing and landscape plantings.

Parking is located in clusters of not more than 5 adjoining spaces.

Bicycle Parking

Not required per cottage requirements. One bicycle parking/unit is proposed via bicycle parking attachment points on front porches of individual cottages for visitors.

Minimum Common Space

1. The common open spaces abuts fifty percent of the cottages in a cottage housing development
    a. *See Architectural A001*
2. Cottages are oriented around at least two sides of the common open space
    a. *See Architectural A001*
3. Cottages are oriented around the open space with an entry facing the common open space.
    a. *See Architectural A001*
4. Cottages should be within sixty feet walking distance of the common open space.
    a. *See Architectural A001*
5. Area required to meet minimum private open space, setback, and parking requirements may not be used in the calculation for common open space.
    a. *See Architectural A001 for open space calculations, and locations of private open spaces adjacent to cottages.*
6. Common open space shall be accessible to all cottage residents in the applicable cluster and maintained by the development's homeowner's association.

a. *See Architectural A001*

Minimum Private Open Space

The minimum private open space required is two hundred square feet per dwelling. Required open space shall be adjacent to each dwelling unit and for the exclusive use of the cottage residents. The private space shall be:

1. Useable
    a. *See Architectural A001*
2. Oriented toward the common open space as much as possible
    a. *See Architectural A001*
3. No less than 8' in dimension on any side.
    a. *See Architectural A001*

Facades and Porches

1. Cottages facing the common open space or common pathway must feature a roof porch at least eighty square feet in size with a minimum dimension of eight feet on any side.
    a. See Architectural A004, A005, A008, A009 for cottage porch dimensions
2. Cottages fronting on a street shall provide a covered entry feature with a minimum dimension of six feet by six feet facing the street. This is in addition to the porch requirement, where the cottage is adjacent to a common open space or pathway.
    a. See Architectural A001, Cottages do not front a street in this proposal.
3. All facades facing common open space, pathways, and streets shall comply with architectural details and window and transparency design criteria specified in LMC 14.23.072(C) and (I), respectively.
    a. *All facades integrate design elements from 14.23.072(C) including decorative porch designs, decorative framing around windows and doors, distinctive paint schemes, decorative building materials, and others distinctive architectural elements.*

Clustering Groups

Developments shall contain a minimum of four and a maximum of twelve dwellings located in a cluster group to encourage a sense of community among the residents.

See Architectural A001 for clustering and site plan layout.