THOMAS
architecture studios

PRD SUPPLEMENTAL WRITTEN STATEMENT

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

1. Program for Development and Estimated Phasing

The project is proposed as a single Planned Residential Development consisting of two related but distinct components: McClanahan Village (senior cottage units) and Neil Commons (multi-unit townhome style cottages). Due to funding sources and project structure, these areas may be constructed either concurrently or in sequential phases depending on financing timelines and contractor procurement.

Initial site development and infrastructure improvements would be completed in advance of building construction. Construction is anticipated to occur over approximately 18-month period beginning in the summer/fall of 2026. Final construction schedule will be refined as an RFP process selects a general contractor.

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2. Proposed Ownership Pattern

Upon completion, the project is anticipated to remain under single ownership and management by the Housing Authority of Thurston County (HATC). All units are intended to operate as rental housing rather than individually owned units.

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3. Basic Content of Restrictive Covenants

At this time, no specific private restrictive covenants are proposed as part of the PRD application. The project is being developed as an affordable housing community coordination with the Housing Authority of Thurston County, and any applicable use or occupancy restrictions will be implemented through separate regulatory mechanisms associated with project funding and ownership.

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4. Provisions for Common Open Space Maintenance

Common open space areas will be owned and maintained by the project ownership entity (HATC). Maintenance responsibilities will not be transferred to individual unit occupants.

A maintenance plan will be incorporated into project operations to ensure the long-term upkeep of:

- Open space areas
- Landscaping and stormwater facilities
- Pedestrian circulation areas and shared amenities

This centralized ownership and maintenance structure will serve in lieu of a homeowners association and is intended to meet City requirements for permanent open space stewardship.

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5. Statement of Proposed Density
The project includes a total of 60 dwelling units across a 5.3-acre site. McClanahan Village consists of 36 senior cottage units at a lower density, while Neil Commons includes 24 townhome style cottage units.

Overall, the development achieves an approximate density of 11.3 dwelling units per acre and balances cottage-style housing supported by shared common open spaces and site amenities.

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6. Relationship to the Lacey Comprehensive Plan
The proposed development is consistent with the goals and policies of the City of Lacey Comprehensive Plan in several key ways:

- **Housing Diversity:** The project introduces a mix of housing types, including senior cottages and multi-unit cottage housing, supporting a broader range of resident needs.
- **Affordable Housing:** As a publicly supported affordable housing development, the project directly advances the City's objectives for increasing access to income-restricted housing.
- **Efficient Land Use:** The site plan balances moderate density with open space and pedestrian connectivity, promoting efficient and thoughtful land utilization.
- **Community Integration:** The layout and program emphasize livability, shared open space, and integration into the surrounding neighborhood fabric.

Overall, the project aligns with the Comprehensive Plan's emphasis on providing diverse, affordable housing options while maintaining quality site design and community character.