June 3, 2026

City of Lacey
Department of Community & Economic Development
420 College Street SE
Lacey, WA 98503

McClanahan Village and Neil Commons Site Plan Review
Project Narrative

The McClanahan Village and Neil Commons project is located on a 5.32-acre parcel in the City of Lacey, WA. The project proposes to develop 60 residential units (20 two-story townhome-style cottages, 4 one-story accessible cottages, and 36 one-story cottages) along with associated parking areas and waste enclosure structures. The project will be subdivided into two lots, with McClanahan Village on the southern lot and Neil Commons on the northern lot. The proposed project is summarized by the following characteristics and narrative:

Parcel Numbers:	11828320203
Current Zoning:	OS-I, Open Space – Institutional
Future Land Use:	Residential
Total Area:	5.32 AC
Proposed Development:	60 Residential Units (20 two-story townhome-style cottages, 4 two-story cottages and 36 one-story cottages)
Proposed Lots:	2 lots (Northern Lot 2.01ac, Southern Lot 3.31ac)

Site Description

The project site is located in the City of Lacey on Mullen Rd. SE near the Komachin Middle School. The project site is currently vacant. The site is relatively flat and has no critical areas.

The surrounding lots are characterized by the following uses and zoning:

- North: Komachin Middle School, OSI-S (Open Space – Institutional School)
- East: Single Family Homes, LD (Low Density Residential)
- South: Single Family Homes, LD (Low Density Residential)
- West: Churches, OS-I (Open Space – Institutional)

Project Elements

Stormwater, Water and Sanitary Sewer:
The proposed project will mitigate stormwater runoff through the use of permeable pavement, underground detention systems, and shallow infiltration ponds.

- **Permeable Pavement Parking:** All parking stalls will consist of permeable pavement and the adjacent drive aisles will drain towards the parking stalls. This design allows stormwater to infiltrate through the parking surfaces, reducing runoff and supporting on-site stormwater management.
- **Underground Detention Systems:** The majority of the stormwater runoff will be collected and conveyed into one of five (5) underground detention systems located throughout the site. These systems will discharge to the City of Lacey stormwater conveyance system, located in Mullen Rd. SE. Stormwater treatment is not required for these contributing surfaces based on applicable regulatory criteria.

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- **Cottage Infiltration Ponds:** Stormwater runoff generated by 16 of the proposed cottages will be conveyed to a shallow infiltration pond on the east side of the site which will be designed to fully infiltrate the runoff generated by these units.
  Stormwater runoff generated by 4 of the proposed cottages will be conveyed to a shallow infiltration pond between a cottage cluster at the south edge of the site.

Potable water service will be provided by the City of Lacey through a proposed 8-inch water main extension from Mullen Rd. SE.

The project site is currently undeveloped and does not have an existing sewer connection. The applicant proposes to connect all of the residential units to the City of Lacey sewer system. The project includes a sewer main extension along Mullen Rd SE from the Stikes Dr SE intersection.

Access/Streets/Parking:
The project site presently accesses Mullen Rd. SE, a designated collector roadway. The proposed development will establish two new access driveways along Mullen Rd. SE. Implementation of these access points will necessitate alterations to the existing median planting strip to provide adequate ingress and egress turning movements consistent with roadway design standards.

The project will provide a total of 90 parking stalls; 79 standard stalls and 11 ADA accessible stalls.

Critical Areas
There are no critical areas on the project site.

Sincerely,
LDC, Inc.

Ross Jarvis

Ross Jarvis, PE, Assoc. DBIA
Principal Engineer