

An architectural rendering of a modern residential development. The image shows a row of two-story townhouses with colorful siding (yellow, blue, and red) and white structural elements. A paved walkway runs alongside the houses, where a man is walking a white dog and a child is walking. In the foreground, a man is sitting on a wooden bench, looking towards the houses. A flowering tree with pink blossoms is on the right. The sky is blue with some clouds.

# McClanahan Village & McClanahan Commons

Neighborhood Presentation





# Agenda

- Introductions
- Housing Authority Of Thurston County – Who We Are
- Housing Authority Of Thurston County – McClanahan Village & Commons
- Thomas Architecture Studios
  - Site Plan and Unit Types
  - Preliminary Building Plans and Renders
  - Key design considerations: Access, parking, community spaces, sustainability
- LDC Corp
  - Civil Engineering
- SCJ Alliance
  - Landscape Architecture
- Next Steps and Timeline
- Q&A
- Closing



## Neighborhood Presentation



# Introductions

## Moderator

Sharon Kophs



## Housing Authority of Thurston County

Craig Chance  
Tom Rawson  
Tammie Smith

Executive Director  
Director of Development  
Director of Housing Stability



## Thomas Architecture Studios

Ron Thomas, AIA  
Jason Mirzayi, AIA

Principal  
Project Manager



## LDC Corp.

Ross Jarvis, P.E.

Principal Civil Engineer



## SCJ Alliance

Jeff Glander, PLA, ASLA

Principal



# Introductions



# McClanahan Village



[MV@HATC.ORG](mailto:MV@HATC.ORG)



Craig Chance  
Executive Director



Housing Authority of Thurston County







Housing Authority of Thurston County



# 14<sup>th</sup> & Golf Club Road, Lacey







# Housing Authority of Thurston County

*Olympia Crest Apartments*







# Housing Authority of Thurston County

*Allen Orchard Twin Homes, Tumwater*







# Housing Authority of Thurston County

Stormwater Systems







# Housing Authority of Thurston County

*Energy Efficient Appliances, Heat Pumps*







# Neil McClanahan



Housing Authority of Thurston County

Neil McClanahan







# Thomas Architecture Studios

*Improving Lives by Design*











TAS specializes in multiple practice areas across different studios:

- Housing
- Civic
- Urban Planning

SIDE  
WALK



Big Brothers Big Sisters  
of America



Rotary



American  
**Heart**  
Association



Thomas Architecture Studios

Committed to Community







- 2016 Futurewise Livable Communities Award
- 2017 Charles T. Pearson Award | Ron Thomas
- 2017 Merit Award, AIA Honor Awards
- 2017 Merit Award, City of Olympia | DRB
- 2018 Finalist, EDC Small Business of the Year
- 2023 Community Partner of the Year | BBBS of SWW



Thomas Architecture Studios  
*Committed to Community*





### BACKGROUND

**OVER THE PAST YEAR**

Thurston County and the City of Olympia have been working together to develop a new courthouse and civic center. This process has involved a lot of community input and collaboration.

### LOCATION

**PLUM STREET SITE**

The Plum Street site is located in the heart of downtown Olympia. It is a prime location for a new courthouse and civic center.

**STACKING DIAGRAM**

### WHY A NEW COURTHOUSE & CIVIC CENTER?

**THE CURRENT COURTHOUSE...**

- It is too small.
- It is outdated.
- It is not accessible.
- It is not secure.
- It is not modern.

**A NEW COURTHOUSE...**

- It is larger.
- It is modern.
- It is accessible.
- It is secure.
- It is beautiful.

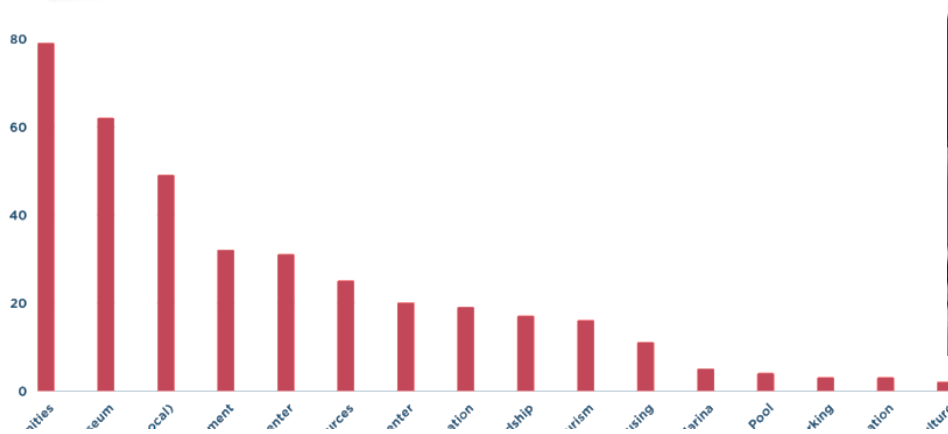
### THURSTON COUNTY COURTHOUSE & CIVIC CENTER

MARCH 17, 2019

### BACKGROUND, VISION, AND PLANNING

Presented by LEADWORK THURSTON COUNTY

What Opportunities Would Benefit the Community



### THURSTON COUNTY

### BOARD OF COUNTY COMMISSIONERS

March 6, 2019

Item 1: Board of County Commissioners

Item 2: Board of County Commissioners

Item 3: Board of County Commissioners

Item 4: Board of County Commissioners

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Community Engagement









#### McCLANAHAN COMMONS:

- 20 2-STORY, 2 BEDROOM COTTAGES
- 4 1-STORY, 2 BEDROOM ACCESSIBLE COTTAGES
- TREE TRACT + PROPOSED AREAS OF PRESERVATION
- 1 WASTE ENCLOSURES
- 38 TOTAL PARKING SPACES

#### TOTAL

- 2 WASTE ENCLOSURES
- 92 TOTAL PARKING SPACES

#### McCLANAHAN VILLAGES:

- 36 1-STORY, 1 BEDROOM COTTAGES
- 1 WASTE ENCLOSURES
- 54 TOTAL PARKING SPACES

### KEYNOTE

- 1 STORM WATER EASEMENT
- 2 6' CEDAR FENCE
- 3 BIOSWALE AREA
- 4 CLUSTER ENTRY
- 5 PICKET FENCE
- 6 TREE TRACT
- 7 WASTE ENCLOSURE AND COVERED MAIL BOX



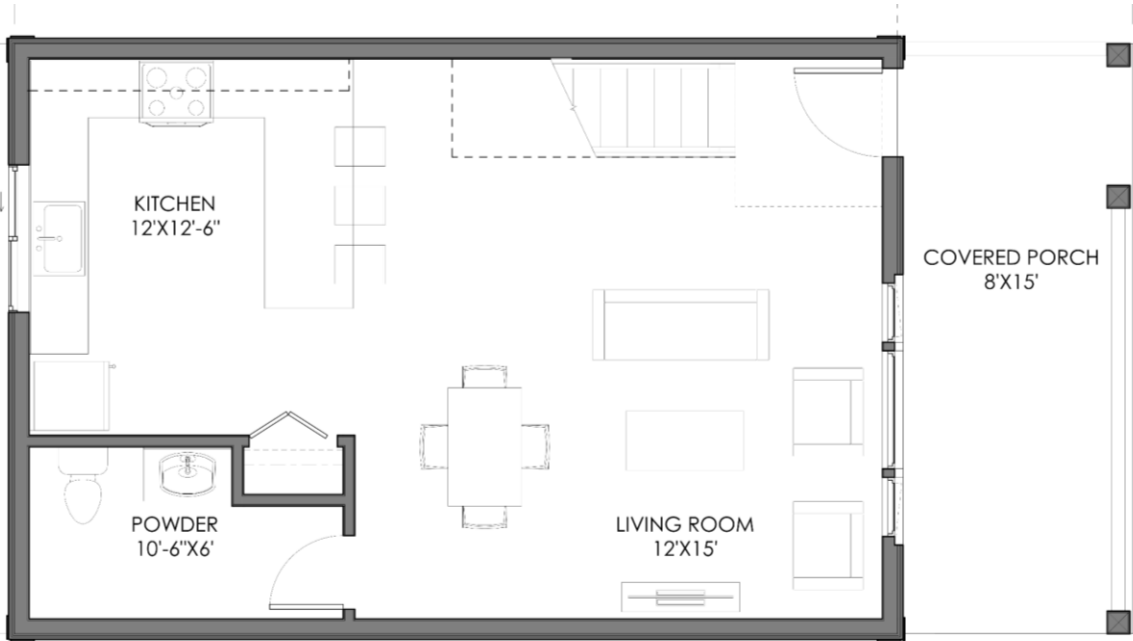
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Site Plan

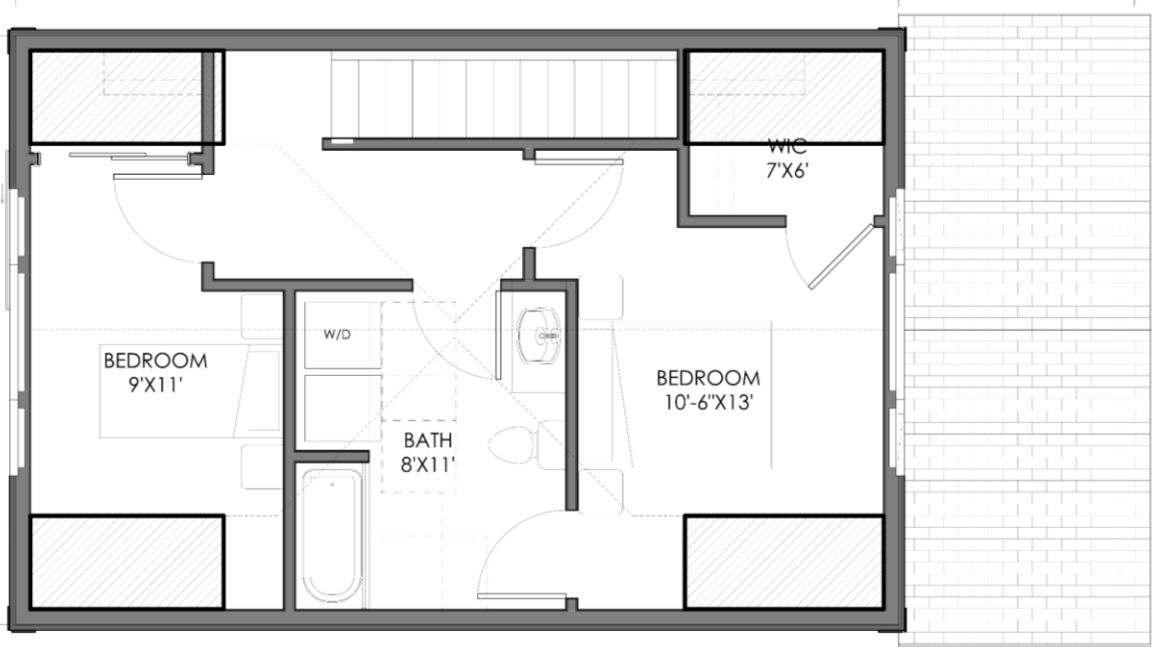




# 2-Story 2-Bdrm Family Cottage



Floor 1

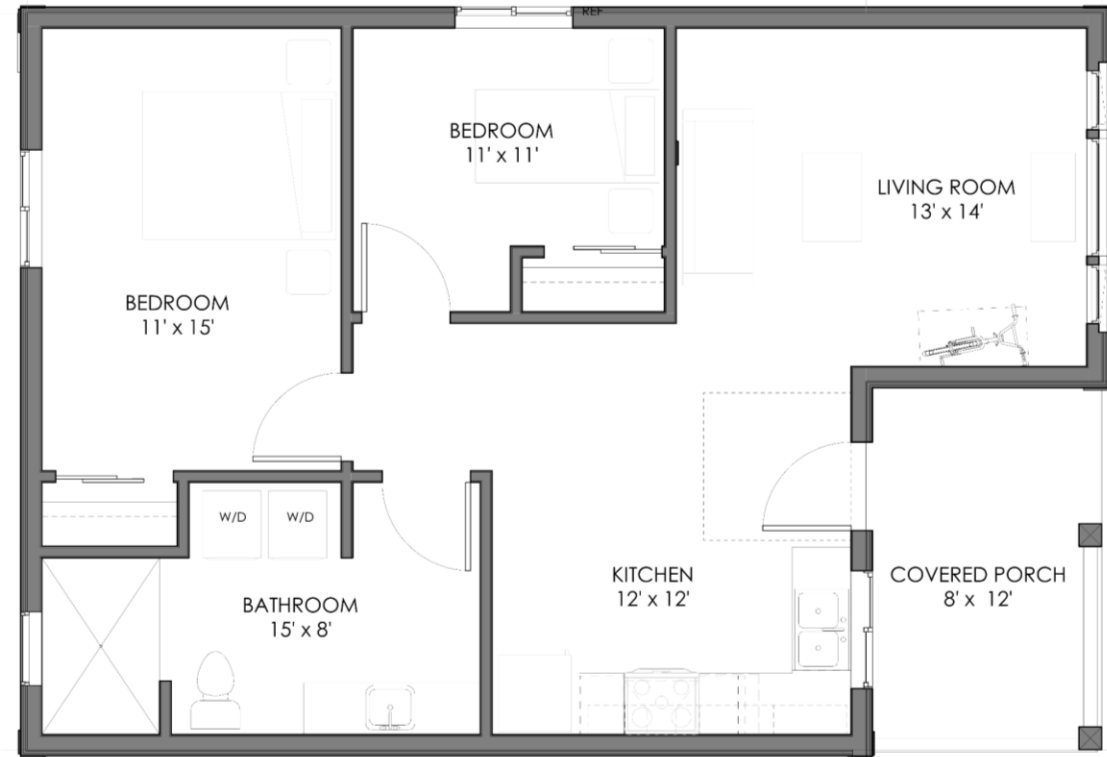


Floor 2

SQUARE FOOTAGE	NET	GROSS
FLOOR 1	543 SF	600 SF
FLOOR 2	543 SF	600 SF
<b>TOTAL</b>	<b>1,086 SF NET</b>	<b>1,200 GROSS</b>



# 1-Story 2-Bdrm Family Cottage – ADA Accessible



**SQUARE FOOTAGE**  
FLOOR 1

**NET**  
725 SF

**GROSS**  
850 SF



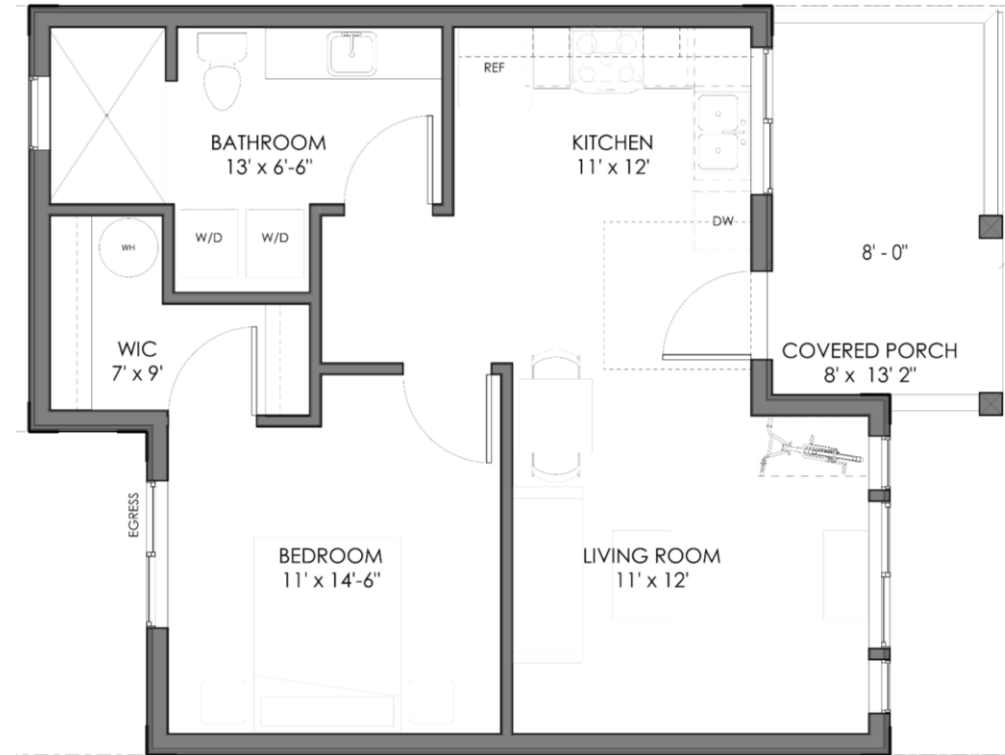
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Family Housing 1-Story Cottage Typical Floorplan





# Senior Cottage – ADA Accessible



**SQUARE FOOTAGE**  
FLOOR 1

**NET**  
545 SF

**GROSS**  
650 SF



Thomas Architecture Studios  
*Senior Cottage Typical Floorplan*







# Concept Renders

2-Story Family Cottages







# Concept Renders

2 & 1-Story Family Cottages







# Concept Renders

2 & 1-Story Family Cottages







# Concept Renders

## 1-Story Senior Cottages







# Concept Renders

1-Story Senior Cottages







# Concept Renders

1-Story Senior Cottages





# Key Design Considerations

- **Access**

- Two primary vehicle access points designed to maintain safe circulation and minimize neighborhood traffic impacts.
- “Flat” site design allowing easy walker and wheelchair access throughout the entire site.

- **Parking**

- On-site parking provided for all homes, including accessible spaces near accessible cottages.
- Guest parking distributed throughout the site.

- **Community Spaces**

- Shared green areas, walking paths, small gathering spaces to encourage interaction between residents and encourage community building.

- **Sustainability**

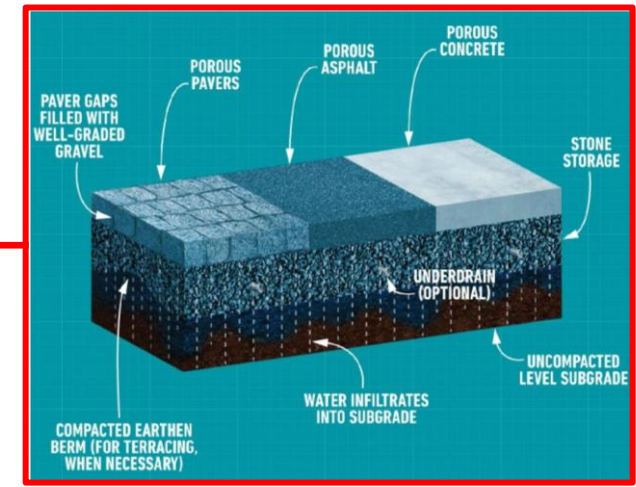
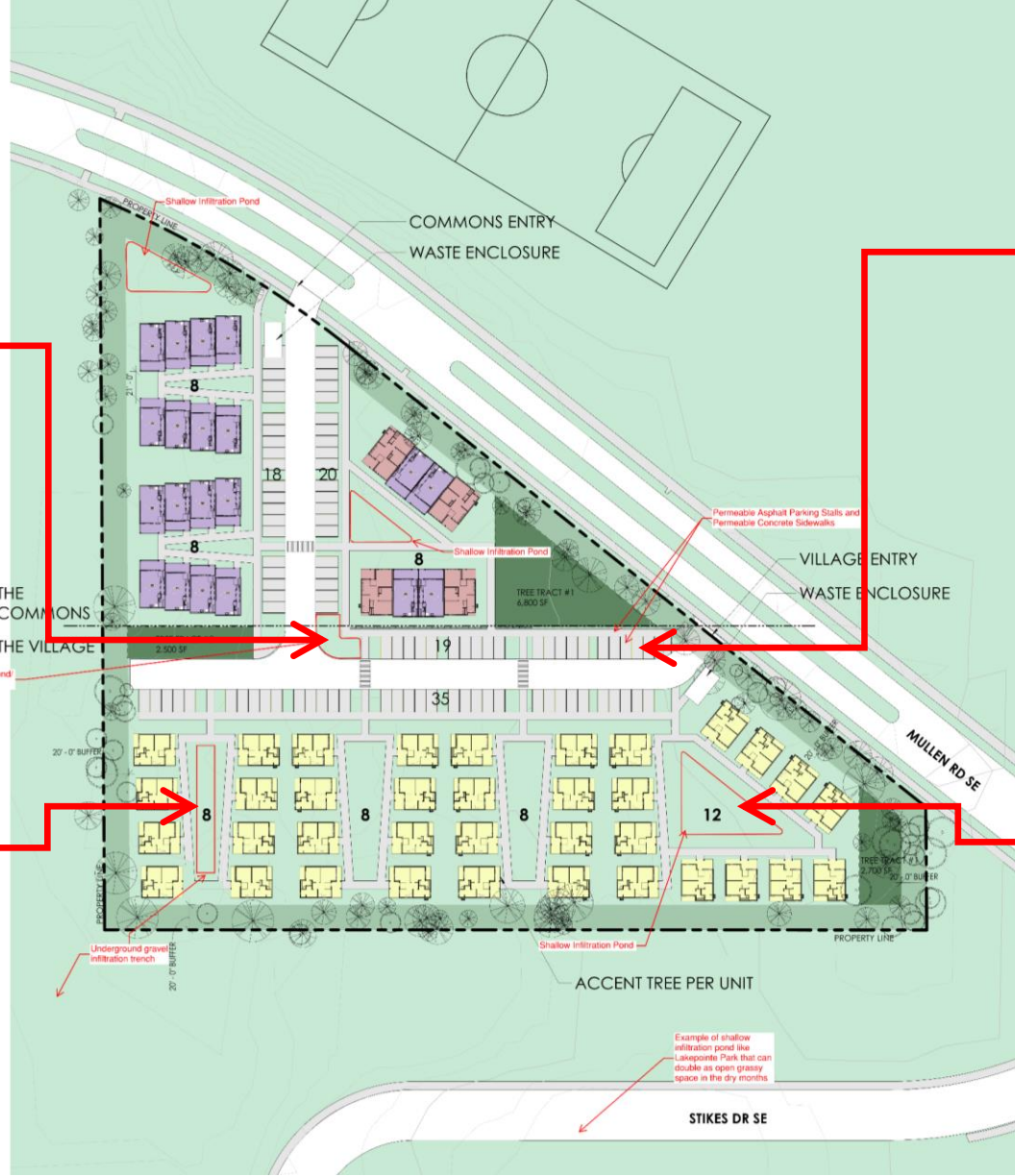
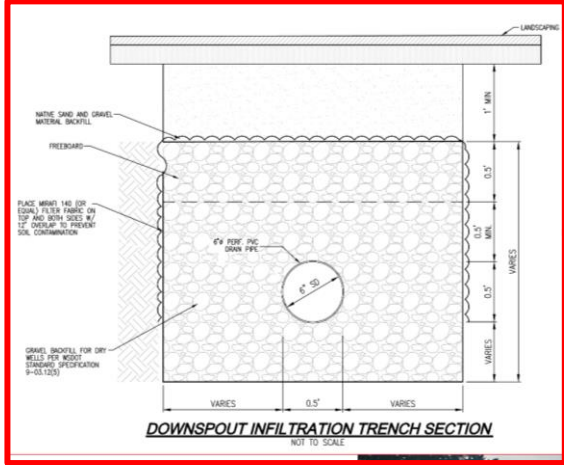
- Designed to comply with the Evergreen Sustainable Development Standard, including native landscaping for low water use, stormwater managed through on-site infrastructure.



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**LDC Corp.**  
Civil Engineering and Stormwater Concepts





## TREATMENT OPTIONS:

1. INFILTRATE THROUGH NATIVE SOILS
  2. MECHANICAL TREATMENT (Contech Modular Wetland System, Contech Filterra, ADS Ecostream)
- [note both the MWS and Ecostream can have a solid lid with no plants exposed and be placed in drive aisles]

Filterra

Link to brochure:

<https://www.conteches.com/media/j14h0kgt/filterra-solutions-brochure.pdf>



Modular Wetland System:

Link to brochure:

<https://www.conteches.com/media/rw1pt0qm/modular-wetlands-bro.pdf>



ADS Ecostream:

Link to product sheet:

[https://assets.adspipe.com/m/7381a897c94c23c5/original/EcoStream-BioFilter-Vault-Product-Sheet.pdf?\\_gl=1\\*720zyl\\*\\_gcl\\_au\\*MjU5MTk0OTExMzkzLjE3MDAyNDczNzQ\\*\\_ga\\_1TPLC9D3R7\\*czE3NjE2OTAzNTgkbzEkZzAkDE3NjE2OTAzOTlkajI3JGwwJGgxOTEzODcyOTgz](https://assets.adspipe.com/m/7381a897c94c23c5/original/EcoStream-BioFilter-Vault-Product-Sheet.pdf?_gl=1*720zyl*_gcl_au*MjU5MTk0OTExMzkzLjE3MDAyNDczNzQ*_ga_1TPLC9D3R7*czE3NjE2OTAzNTgkbzEkZzAkDE3NjE2OTAzOTlkajI3JGwwJGgxOTEzODcyOTgz)





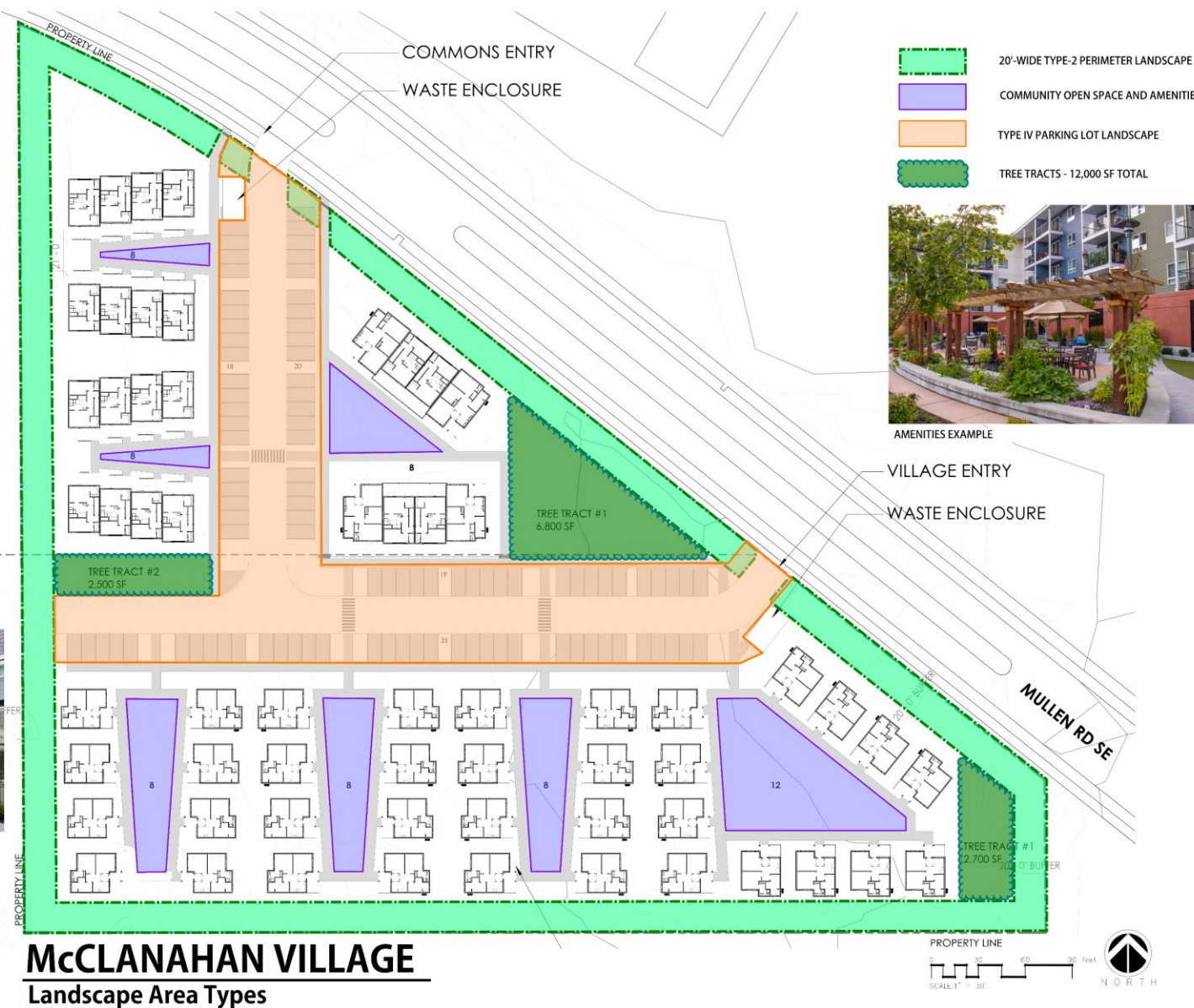


LANDSCAPE CONCEPT EXAMPLES

THE COMMONS  
THE VILLAGE



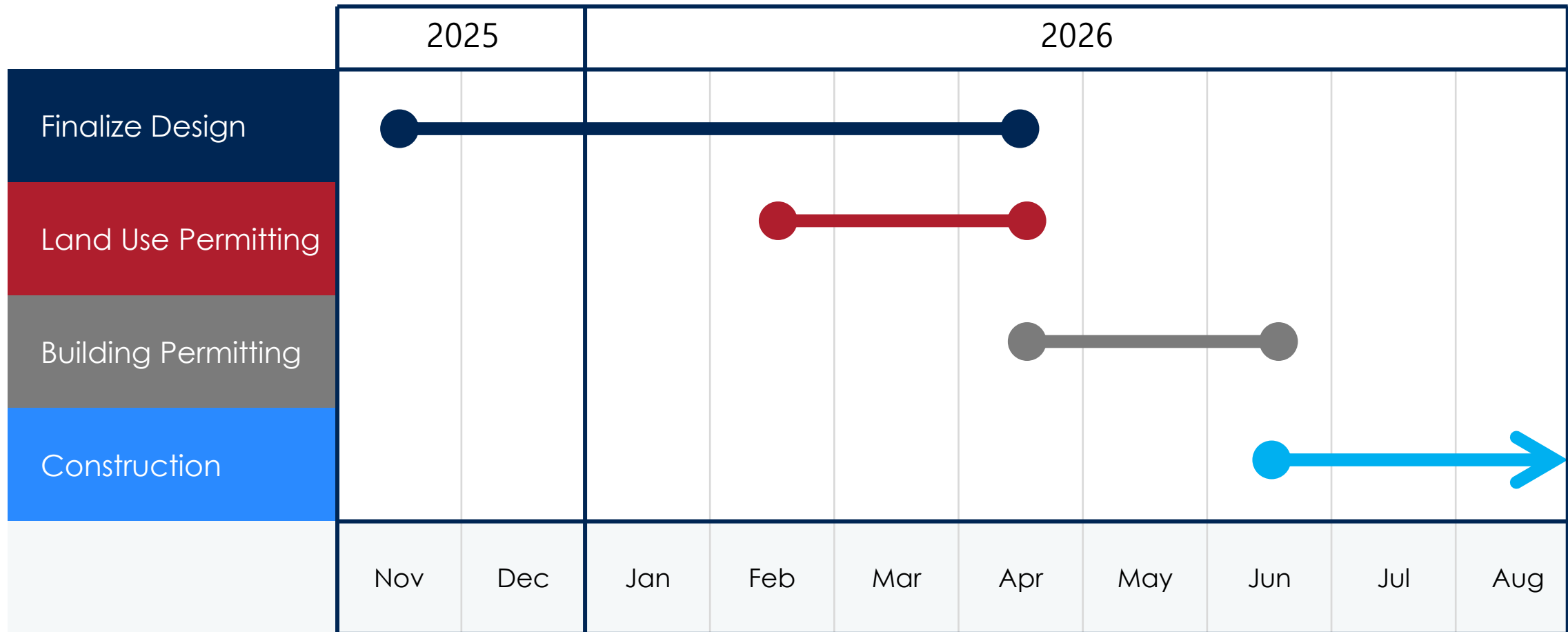
ENTRY LANDSCAPE TREATMENT



AMENITIES EXAMPLE

VILLAGE ENTRY  
WASTE ENCLOSURE









Thank you!

Questions & Comments?

Facilitated by Sharon Kophs

