

An architectural rendering of a modern townhome development. The scene shows a row of townhomes with colorful facades (yellow, blue, and red) and white columns. A paved walkway runs alongside the buildings, with a white picket fence in the foreground. A white dog is walking on the grass, and several people are visible: a man in a red shirt, a woman in a pink shirt, and a man sitting on a wooden bench. A cherry blossom tree with pink flowers is in the upper right corner. The sky is blue with light 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



Craig Chance
Executive Director

MV@HATC.ORG



Housing Authority of Thurston County





Housing Authority of Thurston County



14th & 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





Improving Lives by Design



THOMAS
ARCHITECTURE STUDIOS



Thomas Architecture Studios

Improving Lives by Design







TAS specializes in multiple practice areas across different studios:

- Housing
- Civic
- Urban Planning

**SIDE
WALK**



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Habitat
for Humanity®
www.spshabitat.org



**Big Brothers Big Sisters
of America**

HARLEQUIN
PRODUCTIONS
Real. Live. Theater.



Rotary



American
Heart
Association

THE CENTER
THE WASHINGTON CENTER FOR THE PERFORMING ARTS
512 WASHINGTON ST. SE, OLYMPIA, WA 98501



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

BACKGROUND

LOCATION

PLUM STREET SITE

STACKING DIAGRAM

WHY A NEW COURTHOUSE & CIVIC CENTER?

THE CURRENT COURTHOUSE...

- IS NOT SUSTAINABLE
- IS REGIONAL
- IS NOT SUSTAINABLE
- IS NOT SUSTAINABLE

A NEW COURTHOUSE...

- IS SUSTAINABLE
- PROVIDES MORE COMMUNITY BENEFITS

CITIZEN ADVISORY COMMITTEE

BACKGROUND, VISION, AND PLANNING

Presented by LEADERSHIP THURSTON COUNTY

THURSTON COUNTY BOARD OF COUNTY COMMISSIONERS

March 6, 2012

Item 1 - Resolution 12-01

Resolution 12-01 is a resolution to approve the proposed design for the new Thurston County Courthouse and Civic Center located at the intersection of Plum Street and 1st Avenue in Olympia, WA.

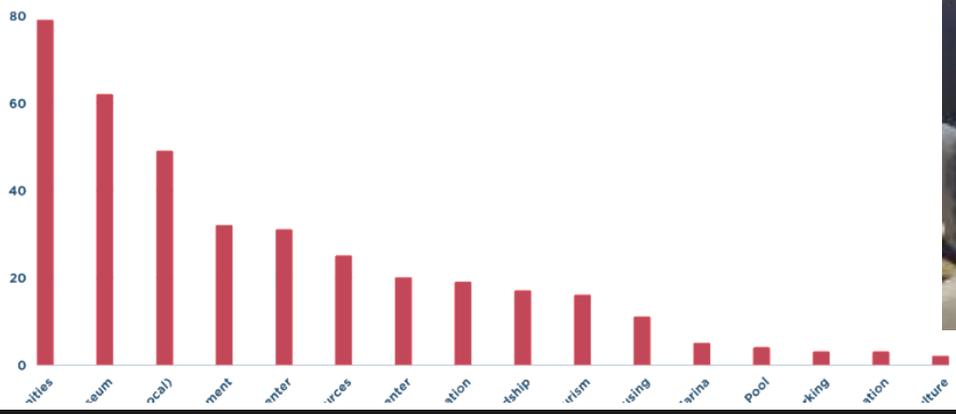
The Board of County Commissioners is pleased to announce the selection of the new courthouse and civic center site. The new courthouse and civic center will be a modern, sustainable, and accessible facility that will serve the community for many years to come.

TO TAKE THE SURVEY:

- Go to [www.thurstoncountywa.gov](#)
- Click on "Community Engagement"
- Click on "New Courthouse & Civic Center"
- Click on "Take the Survey"



What Opportunities Would Benefit the Community



Thomas Architecture Studios
Community Engagement





Thomas Architecture Studios
Design Inspiration



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

McCLANAHAN VILLAGES:

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

TOTAL

- 2 WASTE ENCLOSURES
- 92 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

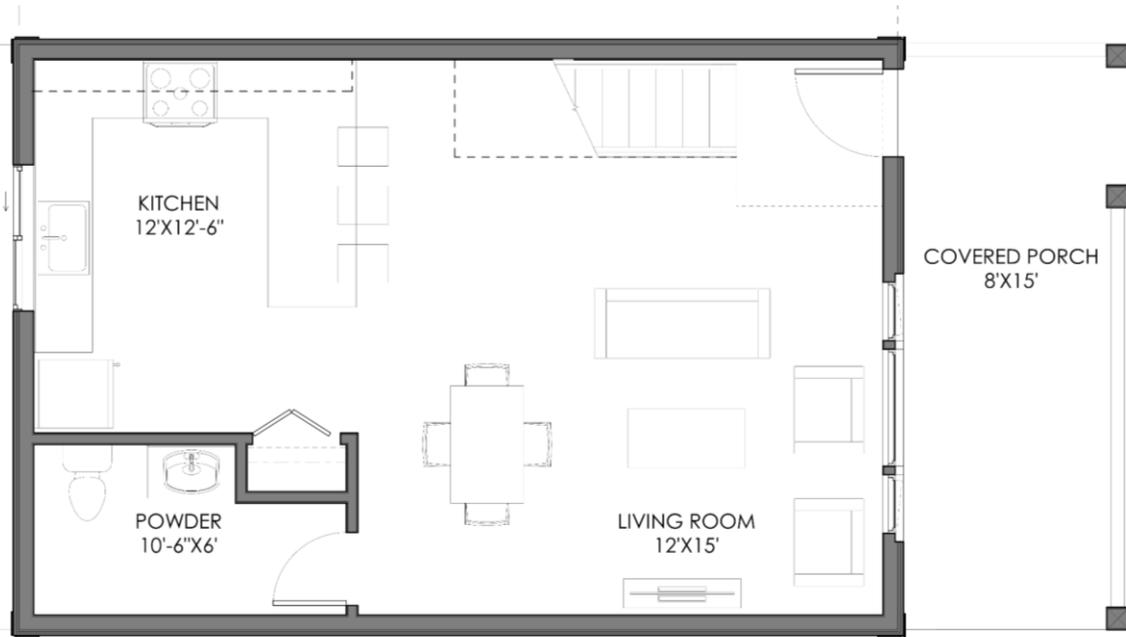


Thomas Architecture Studios

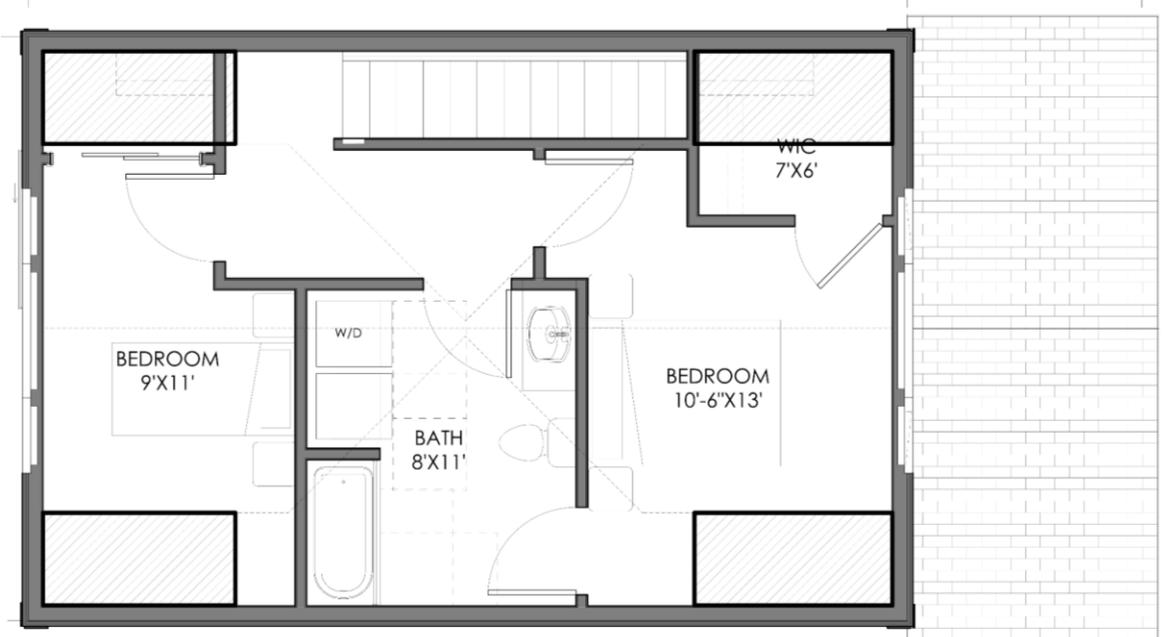
Site Plan



2-Story 2-Bdrm Family Cottage



Floor 1



Floor 2

SQUARE FOOTAGE

FLOOR 1
FLOOR 2

NET

543 SF
543 SF

GROSS

600 SF
600 SF

TOTAL

1,086 SF NET

1,200 GROSS

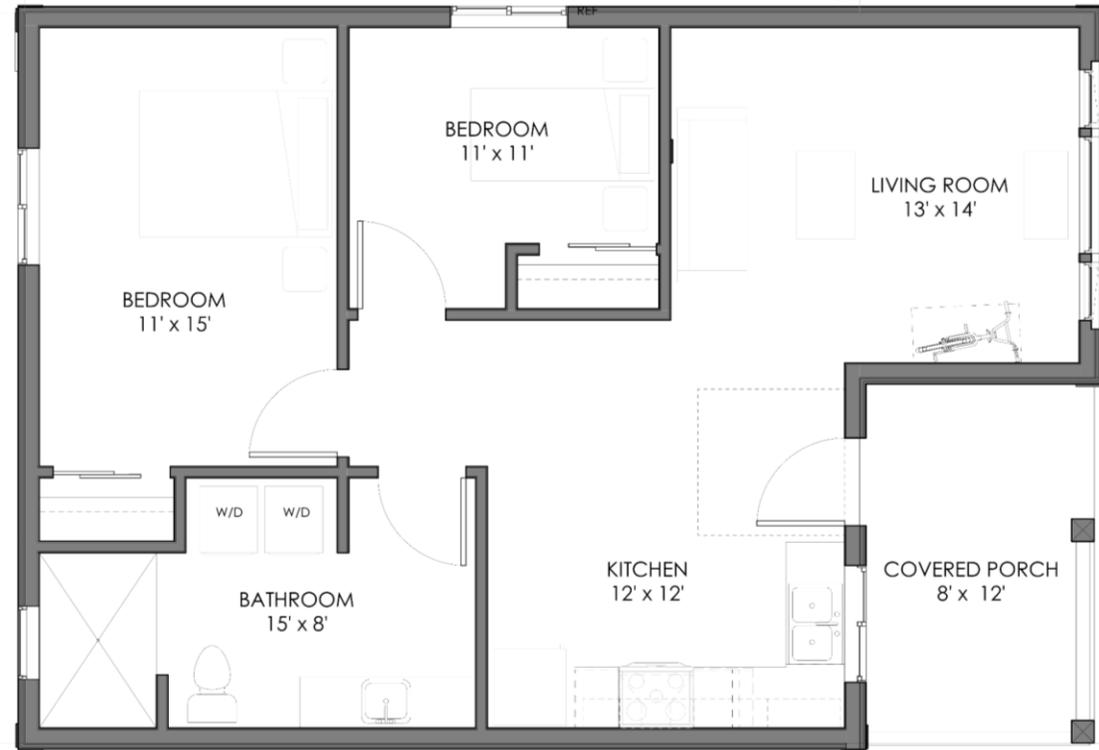


Thomas Architecture Studios

Family Housing 2-Story Cottage Typical Floorplan



1-Story 2-Bdrm Family Cottage – ADA Accessible



Floor 1

SQUARE FOOTAGE
FLOOR 1

NET
725 SF

GROSS
850 SF

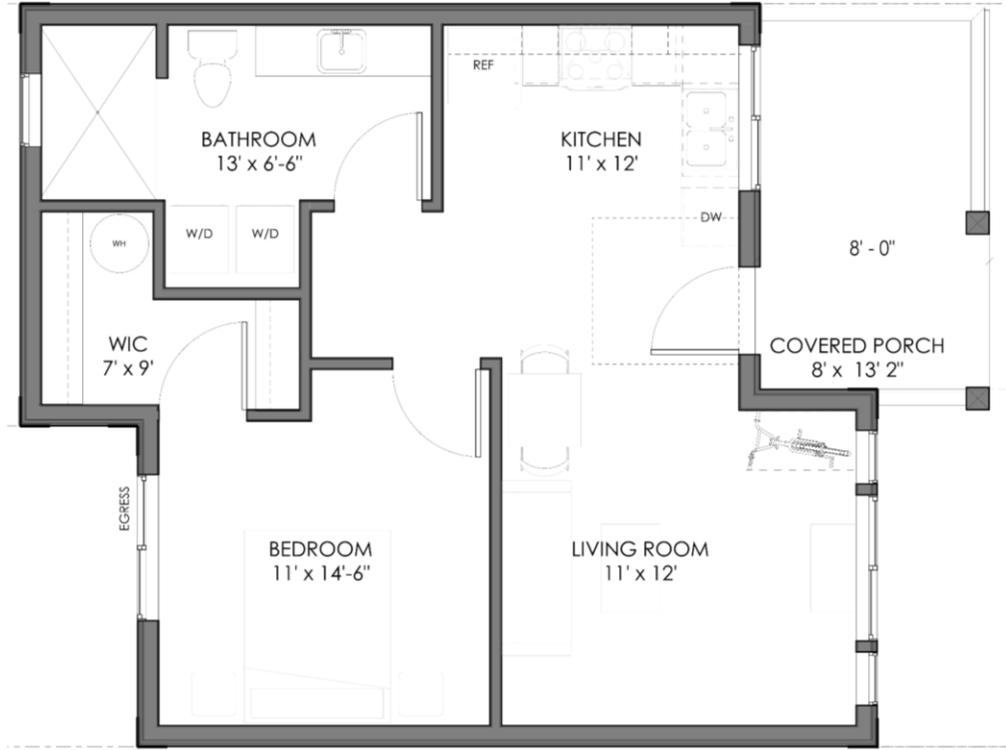


Thomas Architecture Studios

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



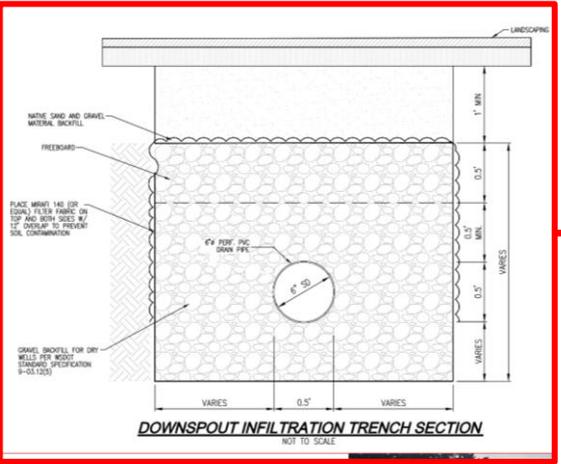
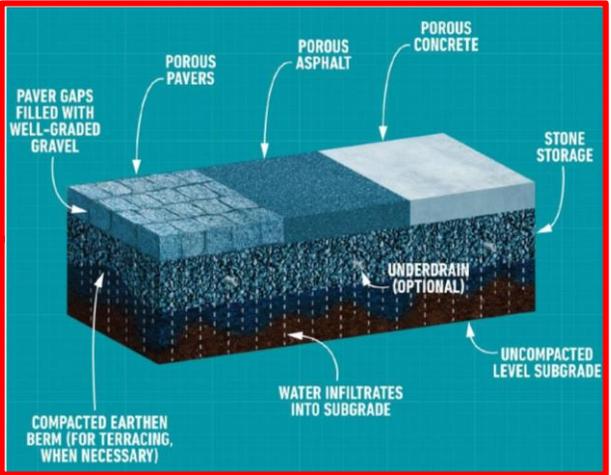
Key Design Considerations

- **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.



Thomas Architecture Studios





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*MjU5MTk0TEwLjE3NjE2OTAzNTg.*_ga*MTI4ODI1MzkzLjE3MDAyNDczNzQ.*_ga_1TPLC9D3R7*czE3NjE2OTAzNTgkbzEkZzAkDE3NjE2OTAzOTIkaj3JGwwJGgxOTEzODcyOTgz



LDC Corp

Civil Engineering and Stormwater Concepts





LANDSCAPE CONCEPT EXAMPLES

THE COMMONS

THE VILLAGE

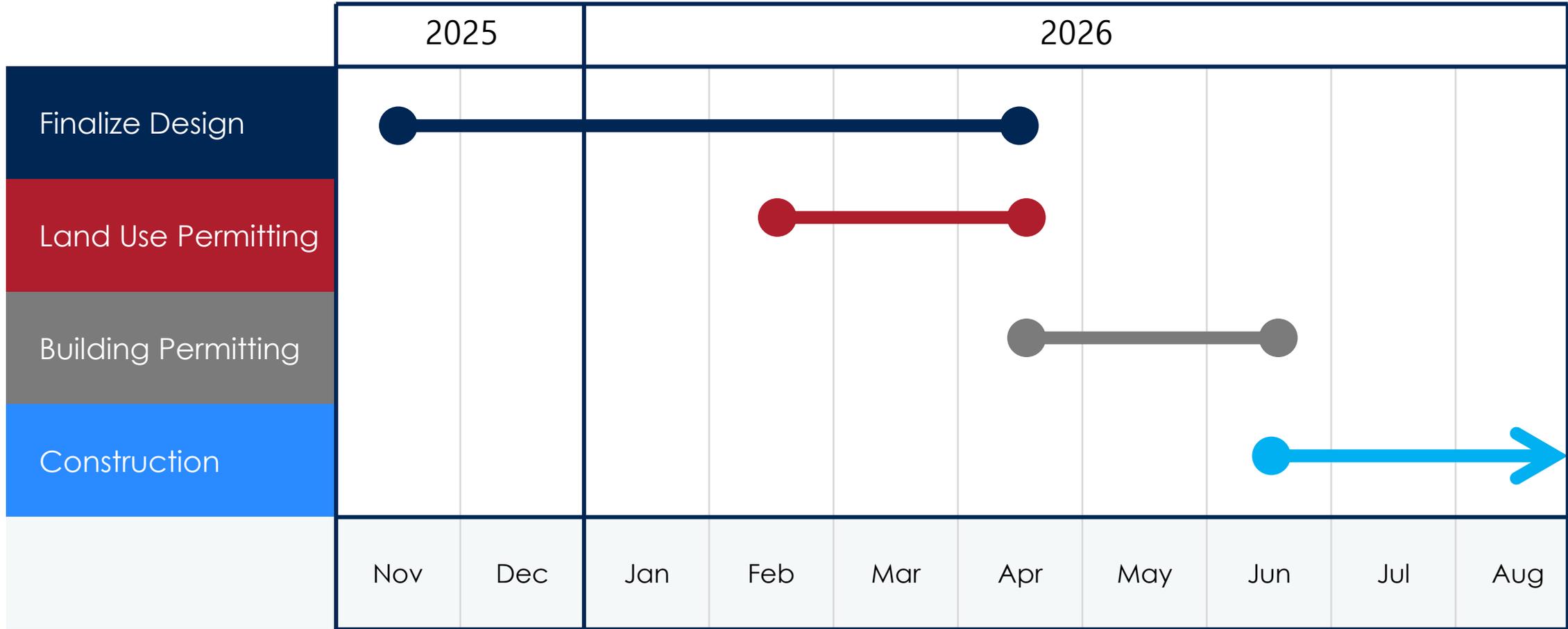


ENTRY LANDSCAPE TREATMENT



SCJ Alliance
Landscape Architecture





Thomas Architecture Studios

Timeline and Next Steps





Thank you!

Questions & Comments?

Facilitated by Sharon Kophs

