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**CITY MANAGER**  
SCOTT SPENCE

**JOINT WORKSESSION**  
**LACEY CITY COUNCIL AND PLANNING COMMISSION**  
**THURSDAY, FEBRUARY 19, 2015**  
**7:00 – 9:00 P.M.**  
**LACEY CITY HALL, 420 COLLEGE STREET SE**

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**AGENDA**

- 7:00**      **2014-2015 WORK PROGRAM OVERVIEW**  
*RICK WALK, COMMUNITY DEVELOPMENT DIRECTOR*
- 7:15**      **2015 COMP PLAN DOCKET** *RYAN*  
*ANDREWS, PLANNING MANAGER*
- SPSCC – Request to re-designate property from OS-I to LI
  - Seattle Archdiocese Site – Request to re-designate property  
From OS-I to LI
- 7:30**      **HILL-BETTI ANNEXATION**  
*RYAN ANDREWS, PLANNING MANAGER*
- 8:00**      **LAND USE ELEMENT OPEN DISCUSSION**  
*COMMUNITY DEVELOPMENT STAFF*
- 9:00**      **ADJOURN**



## CITY COUNCIL WORKSESSION February 19, 2015

**SUBJECT:** Mid-year joint worksession with the Planning Commission to review and update the 2014-2015 Planning Commission work program.

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**RECOMMENDATION:** Review the status of the 2014-2015 Planning Commission work program.

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**STAFF CONTACT:** Scott Spence, City Manager *SS*  
Rick Walk, AICP, Community Development Director *RW*  
Ryan Andrews, Planning Manager *RA*

**ORIGINATED BY:** Community Development Department

**ATTACHMENTS:** 1. [Draft 2014-2015 Planning Commission work program spreadsheet](#)

**FISCAL NOTE:** The 2014 and 2015 budgets established funds to address the city initiated work program items. No additional budget impact is identified for City funds.

**PRIOR REVIEW:** City Council adopted current 2014-2015 Planning Commission Work Program at a joint meeting on September 4, 2014.

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### **BACKGROUND:**

**2014-2015 Planning Commission Work Program:** A status briefing of the adopted work program will be provided at the City Council and Planning Commission joint meeting. Both the City Council and Planning Commission will have the opportunity to ask questions, discuss the program schedule and add, remove or re-prioritize items on the work program. Significant milestones achieved to date on the work program include:

Land Use Element: Foundational work by the Planning Commission has begun on the Land Use Element.

Economic Development Element: Wahlstrom and Associates are under contract to develop an economic analysis for the City. Work has begun with the consultants gathering information on the City and region from multiple sources and also are conducting interviews with community leaders, property owners, brokers, economic and financial professionals and developers. These interviews are on-going. The economic analysis will provide the base information to inform the City's Economic Element and economic strategy.

Wastewater Plan: The Planning Commission completed review of the City Wastewater Plan, held a public hearing last December. After the public hearing, the Planning Commission recommended approval of the draft Wastewater Plan to the City Council. The Wastewater Plan will be scheduled for Council review as part of the 2015 Comprehensive Plan amendment packet in June of 2015.

Utilities Element: The Planning Commission is currently reviewing the draft Utilities Element of the Comprehensive Plan.

Capital Facilities Plan: The Planning Commission has completed review of the Capital Facilities Plan. After holding a public hearing in January, the Planning Commission recommended approval to the Council of the requested amendments. The Capital Facilities Plan is schedule for Council review in March of 2015.

Sign Ordinance Amendment: The review of the City of Lacey sign ordinance commenced in February of 2014. Spearheaded by a sign ordinance committee, the sign ordinance was reviewed and amendments suggested that provided more flexibility, incentive and visibility for businesses within the City. After several open house events with the community, the sign committee made recommendation of an amended sign ordinance to the Planning Commission. The Planning Commission reviewed the work of the committee, held the official public hearing and recommended approval of the new sign ordinance to the City Council. The City Council is scheduled to take action on the recommended sign ordinance on February 12, 2015.

Woodland District Strategic Plan Implementation:

- Multi-family Tax Exemption ordinance adopted by Council in December of 2015.
- Form Based Code development is underway. The second steering committee was held on February 9, 2015, and a four day charrette is scheduled for the week of March 23.

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**ADVANTAGES:**

1. Reviewing the status of the 2014-2015 Planning Commission provides an opportunity for Council to ask questions on specific planning topics and reprioritize the work program based on emerging or changing issues.

**DISADVANTAGES:**

1. No disadvantages identified

**2014-2015 PLANNING COMMISSION WORK PROGRAM  
08-25-2014**

Plan Amendments		Proposed By:	Description	Anticipated Start - Completion Date	Staff Lead
<b>Priortiy</b>	<b>2014-2054 Plan Updates</b>				
High	<b>Envision Lacey</b>	GMA	The community engagement and outreach for the Comprehensive Plan began in September of 2013. The outreach is a continuing effort until the Comprehensive Plan is complete and adopted. The outreach effort will take dedicated staff time from multiple departments to plan outreach efforts, coordinate graphics and information, staff open houses and community events and consolidate feedback. While the Envision Lacey outreach effort is part of the comprehensive effort, it needs to be identified separately to ensure appropriate resources are dedicated for community engagement.	Start: In Process Complete: On-going	Ryan Andrews
High	<b>Land Use Element</b>	GMA	While the Land Use Element has been reviewed as the other elements of the comprehensive plan have been adopted, this element will now be developed into it's final form. Demographic information will be updated and reviewed. An analysis of the UGA will be conducted to ensure established densities will achieve our projected growth and establish policies that will guide land use patterns, the built form, quality of life, and community prosperity informed by the other elements of the comprehensive plan. The Land Use Element will take 12 months of staff, Planning Commission and Council time to complete over the next two years.	Start: September 2014 Complete: June 2016	Ryan Andrews
High	<b>Economic Development Element</b>	GMA	The economic development element will be informed by a community market study that will analyze the City's economic opportunities, gaps, leakages and opportunities related to industrial, office and retail sectors. This analysis will be the first step in developing the economic development element. This effort is expected to begin this fall and be completed in June of 2015.	<b>Market Analysis started- complete: June 2015</b>	Rick Walk
High	<b>CR2 Plan</b>	Council	The last step of the City's CR2 plan is to develop and adopt the community-wide strategy for carbon reduction. The draft plan currently guides the City as an organization to take steps to reduce greenhouse gas emissions. The next step is to bring the document to the general community through the Envision Lacey outreach effort and integrate the plan into the Land Use Element. This plan will be completed concurrently with the Land Use Element.	Start: September 2014 Complete: June 2016	Rick Walk
High	<b>Wastewater Plan</b>	GMA	The City's Water and Stormwater Plans have been fully updated. The remaining City-provided utility Plan, Wastewater, will now be updated. This will be an effort led by the City's Water Resources Department and will develop a sewer strategy and rate review that will meet the City's projected growth and land use patterns.	<b>PC Recommendation December 2014</b>	Brandon McCallister
High	<b>Utilities Element</b>	GMA	The Utilities Element focuses on private utilities such as electrical, natural gas, cable, telecommunications, etc. The update of this element will be straight forward but will require coordination with the City's private utility provides to ensure information is consistent and our respective plans, policies and projections are consistent and concurrent.	Start: September 2014 Complete: June 2016	Associate Planner
High	<b>Capital Facilities Plan Update</b>	GMA	Update the capital facilities plan to include facility and infrastructure improvements identified by the recently adopted water and storm water comprehensive plans. The annual update will start in September with the Planning Commission anticipating a recommendation to the Council for action in December.	<b>PC Recommendation January 2015</b>	Tom Palmateer
High	<b>Annual Six Year Transportation Improvement Program amendment</b>	GMA	Review and hold a hearing on 6 year Transportation Improvement Plan (TIP). This is a required item that will be scheduled for Council's action by July of each year.	Start: May 2014 Complete: July 2015	Martin Hoppe
Low	<b>Depot District Sub-Area Plan</b>	City Council	Continue to develop the background information and inventories for the Depot District sub-area plan in preparation for community outreach coinciding with the public engagement plan of the overall Comprehensive Plan. The community feedback will then start to define and refine the sub-area planning process that will be undertaken for the Depot District.	Start: TBD Complete: TBD	Associate Planner

**2014-2015 PLANNING COMMISSION WORK PROGRAM  
08-25-2014**

Low	<b>Mixed Use High Density District Update (Urban Corridors)</b>	City Council	Building off of the Urban Corridor Task Force work and recommendations, this task will take a comprehensive look at the City's Mixed Use High Density District along Martin Way. It is anticipated that the City and the County Planning Commissions will jointly work on reviewing and updating the zoning code for the corridor, specifically focusing on facilitating mixed-use on larger parcels, mixed-use within the corridor and identifying strategic parcels for more intensive study.	Start: TBD Complete: TBD	Rick Walk
<b>2014-2015 Code Updates</b>					
High	<b>Sign Ordinance Updated</b>	City Council	A comprehensive review and update of the sign ordinance focusing on: 1) Improving storefront and business identity and recognition. 2) Improving opportunities for in line commercial spaces to project across parking lots to street (sandwich boards, special event signage, street side signage etc.). 3) Creating aesthetic character city wide and at District level (Woodland, HPBD, etc.). 4) Developing standards tailored specific to specific to commercial scale and audience such as pedestrian, collector (restaurants, personal services) , arterial (grocery, home improvement stores) and interstate signage (South Sound Center and HPBD).	<b>Council Adoption February 2015</b>	Ryan Andrews
High	<b>Woodland District Form Base Code</b>	City Council	Development of a hybrid form-based code to catalyze private development and investment consistent with the Woodland District Strategic Plan and integrated into the City of Lacey's existing regulatory framework to ensure high-quality public spaces defined by a variety of building types and uses including housing, retail, mixed-use and office space. The new code will incorporate a regulating plan, building form standards, street standards (plan and section), use regulations as needed, and other elements needed to implement the vision for the Woodland District. Consultant selection will occur in September, project would start in October and is expected to be completed in 12 months. Staff time will be necessary to manage the project, interact with the consultant and public engagement.	Started: November 2014 Complete: October 2015	Ryan Andrews
High	<b>Woodland District Strategic Plan Implementation</b>	City Council	This will be an ongoing work item for the City. As various implementation strategies are pursued and developed they will be scheduled before the Planning Commission to review and make recommendation to the City Council. Examples of strategies include but are not limited to the development of a multi-family tax exemption ordinance, development fee incentives, College Street corridor study (funding contingent).	On-going <b>MF Tax Exemption Ordinance Adopted December 2015</b>	Rick Walk/Ryan Andrews
High	<b>Stormwater LID Code Update</b>	Department of Ecology	Updates to City regulations to comply with the Phase 2 NPDES permit to integrate low impact development techniques into the Development Guidelines & Public Works Standards and land use regulations.	Start: September 2014 Complete: December 2016	Samra Seymour/Doug Christensen
Low	<b>Hawks Prairie Business District Code Amendments</b>	City Council	As review of the Gateway Town Center master plan continues, there may be need for the Planning Commission to review the Hawks Prairie Business District Ordinance related to design and uses. For example, should ground floor residential or auto sales be considered and if so what kind of design parameters should be in place? This item is a placeholder in case the need for review presents itself throughout the year.	Start: TBD Complete: TBD	Rick Walk
Low	<b>Code Updates</b>	Community Development	Updating the Municipal Code is another on-going work item for the City. As the many plan elements are updated and adopted, implementation ordinances also require review and amendment to ensure consistency with the Comprehensive Plan. Ordinances that are expected to be reviewed by the Planning Commission and acted upon by the Council include but are not limited to street development and connectivity, wetland rating and buffer standards, and housekeeping amendments.	Start: September 2014 Complete: July 2015	TBA



## LACEY CITY COUNCIL WORKSESSION February 19, 2015

**SUBJECT:** 2015 Comprehensive Plan Amendment Docket Applications

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**RECOMMENDATION:** Move to add the private applications to the work program to be considered with the annual package of Comprehensive Plan amendments.

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**STAFF CONTACT:** Scott Spence, City Manager *SS*  
Rick Walk, Community Development Director *RW*  
Ryan Andrews, Planning Manager *RA*

**ORIGINATED BY:** Community Development Department

**ATTACHMENTS:**

1. [Docketing Application submitted by Washington State Department of Enterprise Services on behalf of South Puget Sound Community College](#)
2. [Docketing Application submitted by Archdiocese of Seattle](#)
3. [Current Zoning Map](#)
4. [Aerial Photo](#)

**FISCAL NOTE:** None.

**PRIOR REVIEW:** January 5, 2015, Land Use Committee

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### BACKGROUND:

The Growth Management Act requires that the City's Comprehensive Plan be amended only once per year. As part of the annual cycle of comprehensive plan amendments, the City compiles all privately-initiated requests received in the previous year for processing in the following year. The process, commonly known as docketing, allows the City Council discretion in determining which of those applications have merit to move forward for full consideration and which applications should be removed from the docket. For 2015, the City received two applications that are for properties immediately adjacent to each other.

### **Former SPSCC Site**

The first application is from the Washington State Department of Enterprise Services on behalf of South Puget Sound Community College (SPSCC). The property is a 54.5-acre site located at 3210 Marvin Road NE and was previously approved for a Lacey Campus of SPSCC. Since SPSCC has revised their plans and is constructing a campus in the Woodland District, the property will be designated as surplus by the State of Washington. Therefore, the application request is for a Comprehensive Plan amendment and rezone request from Open Space Institutional to Light Industrial.

In 2007, the property was re-designated by the City after request by SPSCC to the Open Space Institutional designation from Light Industrial. This application is to essentially revert the Comprehensive Plan designation and zoning back to Light Industrial as it was in the early 2000's. The surrounding properties are also zoned Light Industrial except for the property to the east which is zoned Open Space Institutional – School and owned by the Seattle Archdiocese.

### **Seattle Archdiocese Site**

The second application received for the comprehensive plan amendment docket is the property zoned Open Space Institutional – School. This 42.82-acre property is located at 3105 and 3145 Hogum Bay Road NE and was also part of a previous Comprehensive Plan amendment and rezone from Light Industrial to Open Space Institutional. The property is currently owned by the Catholic Archdiocese of Seattle and was slated for the Pope John Paul II High School. The property also contains Nutriom, a food products processing plant.

Since the Pope John Paul II High School is located in the former Lacey Fire District 3 headquarters on Pacific Avenue, the subject property is currently being used for Light Industrial purposes, and the Archdiocese is currently marketing the property for sale, there is merit in considering a Comprehensive Plan amendment and rezone request. Rezoning would make both properties ultimately more marketable to larger light industrial-related users who may be looking to obtain and develop larger sites to support the current market for larger warehouse users.

### **Work Program**

The anticipated impact by adding these applications to the Planning Commission work program would be relatively low. Review of the applications is anticipated to be limited to one introductory briefing and one combined public hearing and worksession. Similarly, processing the applications would not take a significant amount of staff time. Staff time would be dedicated towards development of staff reports and analysis, which is estimated to take 24 hours. Additionally, since the applications are for adjacent properties, there will be some time savings in being able to combine much of the analysis and supplemental materials.

Staff recommends adding the two requests for Comprehensive Plan amendment and rezone to the docket of annual comprehensive plan amendments.

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**ADVANTAGES:**

1. Adding the two private amendments to the Comprehensive Plan Amendment docket will allow the applications to move forward through the review process and be considered for re-designation.

**DISADVANTAGES:**

1. None identified.

RECEIVED

NOV 14 2014



CITY OF LACEY  
Community Development Department  
420 College Street SE  
Lacey, WA 98503  
(360) 491-5642

BY 14-228

OFFICIAL USE ONLY

Case Number: 14-228  
Date Received: 11-13-14  
By: CC

Related Case Numbers:

**Docketing Application for  
Comprehensive Land Use Plan  
Map Amendments**

SECTION I

APPLICANT NAME: South Puget Sound Community College  
 MAILING ADDRESS: P.O. Box 40966  
 CITY, STATE, ZIP: Olympia, WA 98504-0966  
 TELEPHONE: 360-596-5268  
 REPRESENTATIVE NAME: \* Stefanie Fuller  
 MAILING ADDRESS: P.O. Box 41468  
 CITY, STATE, ZIP: Olympia, WA 98504-1468  
 TELEPHONE: 360-407-9310

\* The representative is the person whom staff will contact regarding the application, and to whom all notices, and reports shall be sent, unless otherwise stipulated by the applicant.

SECTION II

**A. GENERAL DESCRIPTION OF PROPOSAL; PLEASE DESCRIBE WHAT MAP DESIGNATION CHANGE YOU ARE REQUESTING, AND THE INTENT AND REASON FOR THE PROPOSED CHANGE. PLEASE ALSO PROVIDE A LEGIBLE MAP SHOWING THE LOCATION OF THE SUBJECT SITE AND EXISTING AND SURROUNDING LAND USES.**

We want to rezone our property from "Open Space-  
Institutional" to "Light Industrial"  
We will not be developing the property as  
originally intended.

**B. CONSIDER WHAT FUNCTION AND PURPOSE THE EXISTING PLAN DESIGNATION SERVES AND HOW THAT FUNCTION OR PURPOSE MIGHT BE IMPACTED BY THE PROPOSED CHANGE. HOW IS THE PROPOSED DESIGNATION BETTER, CONSIDERING COMMUNITY NEEDS AND COMPREHENSIVE LAND USE PLAN GOALS AND POLICIES?**

The property was rezoned from Light Industrial/Commercial to "Open space Institutional" to accomodate our use, to be developed as

@ Satellite College campus. We will not be developing as originally planned and will be selling the property. We wish to rezone in order for the property to be sold at it's highest and best use.

**SECTION III**

**INITIATED BY:**

I (We) understand and agree with the above explained need for the map change and are current owners of the property within the City of Lacey.

Stefanie J. Fuller  
Signature

Stefanie J. Fuller  
Printed Name

ADDRESS: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

ADDRESS: \_\_\_\_\_

**NOTE TO APPLICANT - EXPLANATION OF THE PROCESS:**

**Under the State Growth Management Act jurisdictions need to establish a docketing process for Comprehensive Land Use Plan Amendments initiated by the public. The process provides the opportunity for the public to ask for consideration of a Plan change and the opportunity for Lacey to consider the merits of the proposal. In considering its merits the Lacey Council will briefly review how the request might further the public's best interest and Comprehensive Land Use Plan goals and policies. It must also consider planning priorities and the priority of the proposal.**

**Early consideration and docketing is important to identify planning priorities for the current year and to determine how city resources including staff and Planning Commission time will be spent. It is important to make sure Lacey's staff resources are used wisely, and that the request makes sense considering planning priorities for the current year.**

**If the Council determines the application does not merit further consideration the applicant will not be permitted to make a full application, and the proposal will not be scheduled for consideration by the Planning Commission.**

**If the Council determines a proposed amendment merits consideration, based upon Comprehensive Land Use Plan goals and policies and planning priorities, the change will be processed and considered as part of Lacey's annual Planning Commission work program. If the proposal is given the go ahead to make a full application for consideration of the change, the applicant will be asked to submit a full application within two weeks of the date of the decision.**

**Once a complete application is submitted it will be placed on the Planning Commission work program for formal review and discussion including a public hearing. After full review and consideration the Planning Commission will make a recommendation on the request for Council action. Depending upon the Planning Commission's conclusions and findings, a recommendation may be for approval or denial, or approval with conditions or changes.**

**The recommendation will be bundled together with all of the other proposed amendments for the year and submitted to Council for review and action. Council action on amendments usually takes place in July.**



**CITY OF LACEY**  
 Community Development Department  
 420 College Street SE  
 Lacey, WA 98503  
 (360) 491-5642

**OFFICIAL USE ONLY**

Case Number: 14-264  
 Date Received: 12-30-14  
 By: lk

Related Case Numbers:  
118 021 30300/30200

**Docketing Application for  
 Comprehensive Land Use Plan  
 Map Amendments**

**SECTION I**

**APPLICANT NAME:** Corporation of the Catholic Archbishop of Seattle —  
 Archdiocese of Seattle

**MAILING ADDRESS:** 710 Ninth Avenue

**CITY, STATE, ZIP:** Seattle, WA 98104

**TELEPHONE:** 206-382-2064

**REPRESENTATIVE NAME:** \*Ed Foster

**MAILING ADDRESS:** Same as above

**CITY, STATE, ZIP:**

**TELEPHONE:** as above

\* The representative is the person whom staff will contact regarding the application, and to whom all notices, and reports shall be sent, unless otherwise stipulated by the applicant.

**SECTION II**

**A. GENERAL DESCRIPTION OF PROPOSAL; PLEASE DESCRIBE WHAT MAP DESIGNATION CHANGE YOU ARE REQUESTING, AND THE INTENT AND REASON FOR THE PROPOSED CHANGE. PLEASE ALSO PROVIDE A LEGIBLE MAP SHOWING THE LOCATION OF THE SUBJECT SITE AND EXISTING AND SURROUNDING LAND USES.**

Amend the City of Lacey Comprehensive Plan and complete the reclassification of the land use zone of the 42.82 acres located at 3105 and 3145 Hogum Bay Road, Lacey (which is owned by the Corporation of the Catholic Archbishop of Seattle) from "Open Space Institutional" to Industrial land use.

The original acquisition of the property was completed with the intent of developing a Catholic High School and Catholic Parish on the site. Since acquisition, the Archdiocese has located the school in other facilities providing a better fit in both size and budget, and the property subject to this request is now deemed "surplus" by the Archdiocese. Therefore, the Archdiocese wants to sell the property and needs to complete the rezone to accomplish a sale as part of the sale process.



**NOTE TO APPLICANT - EXPLANATION OF THE PROCESS:**

**Under the State Growth Management Act jurisdictions need to establish a docketing process for Comprehensive Land Use Plan Amendments initiated by the public. The process provides the opportunity for the public to ask for consideration of a Plan change and the opportunity for Lacey to consider the merits of the proposal. In considering its merits the Lacey Council will briefly review how the request might further the public's best interest and Comprehensive Land Use Plan goals and policies. It must also consider planning priorities and the priority of the proposal.**

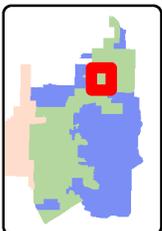
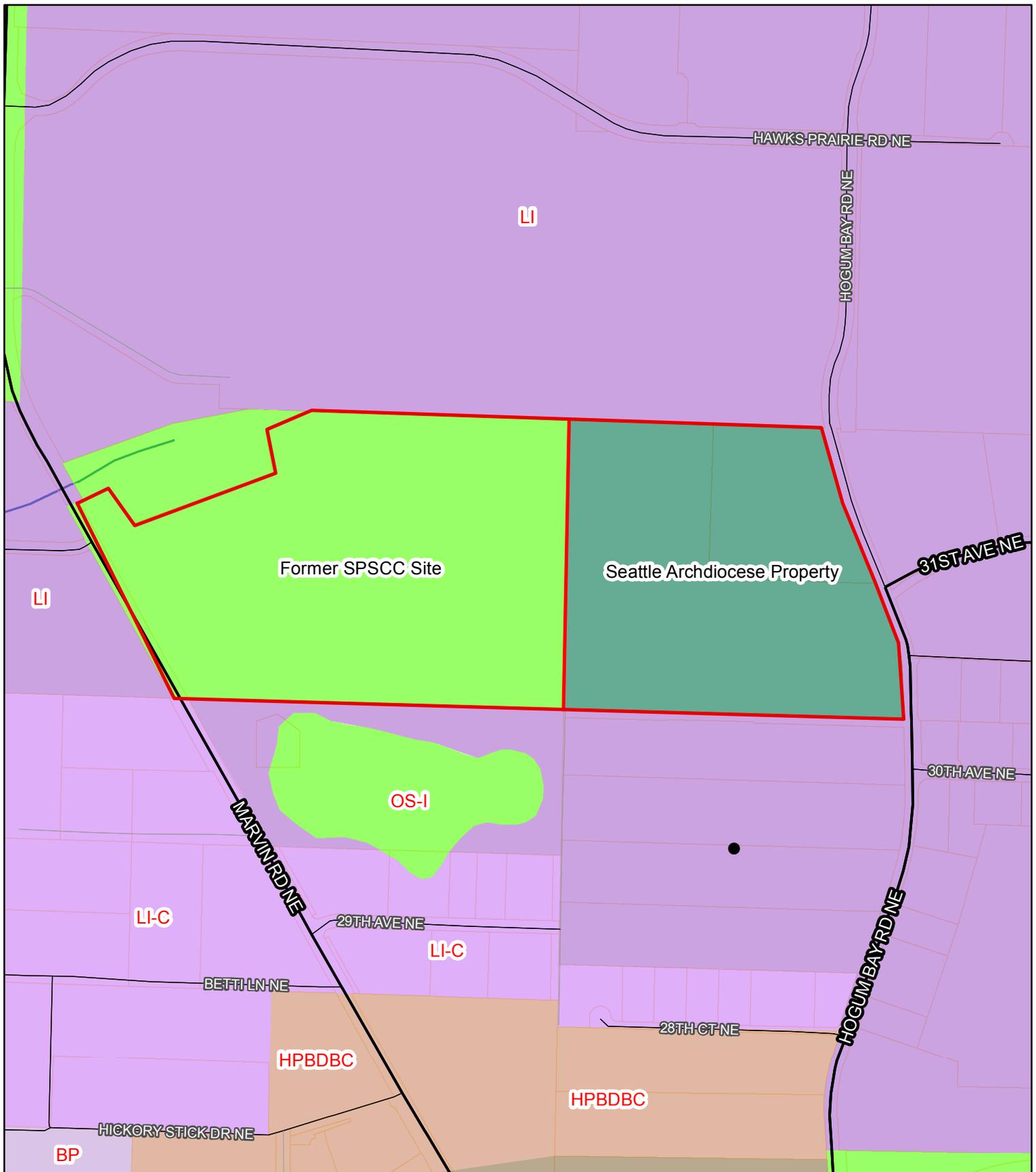
**Early consideration and docketing is important to identify planning priorities for the current year and to determine how city resources including staff and Planning Commission time will be spent. It is important to make sure Lacey's staff resources are used wisely, and that the request makes sense considering planning priorities for the current year.**

**If the Council determines the application does not merit further consideration the applicant will not be permitted to make a full application, and the proposal will not be scheduled for consideration by the Planning Commission.**

**If the Council determines a proposed amendment merits consideration, based upon Comprehensive Land Use Plan goals and policies and planning priorities, the change will be processed and considered as part of Lacey's annual Planning Commission work program. If the proposal is given the go ahead to make a full application for consideration of the change, the applicant will be asked to submit a full application within two weeks of the date of the decision.**

**Once a complete application is submitted it will be placed on the Planning Commission work program for formal review and discussion including a public hearing. After full review and consideration the Planning Commission will make a recommendation on the request for Council action. Depending upon the Planning Commission's conclusions and findings, a recommendation may be for approval or denial, or approval with conditions or changes.**

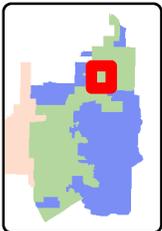
**The recommendation will be bundled together with all of the other proposed amendments for the year and submitted to Council for review and action. Council action on amendments usually takes place in July.**



## SPSCC and Seattle Archdiocese Rezone Existing Zoning

Date: 1/6/2015  
1 inch = 600 feet





# SPSCC and Seattle Archdiocese Rezone Aerial Photo

Date: 1/6/2015  
1 inch = 600 feet





## LACEY CITY COUNCIL WORKSESSION February 19, 2015

**SUBJECT:** Hill-Betti Annexation

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**RECOMMENDATION:** Pass a motion of intent to annex and set a public hearing date for the Hill-Betti Annexation.

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**STAFF CONTACT:** Scott Spence, City Manager *SS*  
Rick Walk, Community Development Director *RW*  
Ryan Andrews, Planning Manager *RA*

**ORIGINATED BY:** Community Development Department

**ATTACHMENTS:** 1. [Annexation Petition](#)  
2. [Annexation Report](#)

**FISCAL NOTE:** None.

**PRIOR REVIEW:** April 5, 2013, Utilities Committee Meeting

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### BACKGROUND:

The City has received a petition for annexation filed by the Hill-Betti Business Park, LLC using the 60 percent petition method (RCW 35A.14.120). The petition has been signed by Stan Hill, President of the Hill-Betti Business Park, LLC and John Walsh, Executive Director of the Community Action Council. It has been verified by the Thurston County Assessor's office that the signatures represent not less than 60 percent of the assessed valuation for general taxation of the property for which the annexation has been petitioned (RCW 35A.01.040). Since the 60 percent ownership has been verified, the annexation is now ready to move forward for City Council review.

The first step under the petition method of annexation is to pass a motion of intent to annex and schedule a public hearing. Once the motion of intent to annex has been made, the application is then sent to the Thurston County Boundary Review Board for review. If the Boundary Review Board declines to assert jurisdiction, then the application returns to the Council for final consideration in ordinance form.

## **Proposed Annexation Area**

The area proposed for annexation is located in the Hawks Prairie Planning Area and within the Lacey Urban Growth Area generally east of Marvin Road NE, north of Hickory Stick Lane NE, and south of 33<sup>rd</sup> Avenue NE. The area includes 150.0 acres in 20 separate tax parcels. The 2014-2015 assessed value of these parcels is \$22,608,400 of which the Hill-Betti ownership represents \$10,454,400 or approximately 46 percent of the assessed valuation. The Community Action Council ownership represents \$3,417,800 or approximately 15 percent of the assessed valuation. A full annexation report is attached to this staff report that provides additional details related to the area to be annexed.

The annexation area contains a variety of uses. At the south end of the annexation area is property zoned Light Industrial/Commercial and Hawks Prairie Business District Business Commercial (HPBD-BC) that contains a variety of commercial uses including retail, commercial recreation, and light manufacturing. This area also includes one existing residence. To the north is zoning consisting of Business Park and Moderate Density Residential. The Business Park property is primarily owned by the State of Washington for development of the future regional headquarters of the Washington State Department of Transportation. The Moderate Density Residential zone contains an existing mobile home park and a multi-family housing complex operated by Community Action Council known as Tolmie Cove. The total number of residential units in this area is approximately 97.

Previously, the City had required that the property zoned Light Industrial/Commercial be re-designated as Business Park upon annexation which was also previously identified on the zoning map. In 2013, the applicant applied for and was granted a Comprehensive Plan Amendment to keep the Light Industrial/Commercial designation and to have the note removed from the zoning map.

There are very few identified critical areas in the area proposed for annexation with no identified water bodies, wetlands, or steep slopes. The area around the east side of the area adjacent to Marvin Road is in a critical aquifer recharge area associated with the Betti well operated by the City of Lacey. As properties develop in this area, certain land use restrictions apply to protect the aquifer.

## **Annexation Boundary**

The area proposed for annexation includes the properties in the Hill-Betti ownership as well as adjacent properties to the north. This boundary, as proposed, would connect to the current City limits to the south of the Raili May subdivision. This configuration is a logical extension and would not create any islands or illogical boundaries.

## **Utilities**

Most properties in the annexation area are served by City of Lacey water; however, there are three other water systems in the area. The existing mobile home park and Tolmie

Cove multi-family housing complex operate their own private Class A water systems to provide their own water. The north end of the Light Industrial Commercial area is served by Washington Water Service. The City of Lacey service mains include a 14-inch water line in Marvin Road NE, an 8-inch line on Betti Lane NE and a 12-inch line on 32<sup>nd</sup> Avenue NE.

City of Lacey sewer service in the area is relatively limited with connections only at the far south of the annexation area—all other areas are served by existing septic systems. The Tolmie Cove multi-family project is currently on a septic system but does have a sewer connection at their property should they be required to connect at a future date.

The area is also served by private utilities including Puget Sound Energy and Comcast. No issues are expected concerning provision of these utilities to the area.

### **Taxes and Fees**

As part of the annexation proposal, a full annexation study has been performed to outline all issues associated with the annexation including taxes and fees. The annexation report outlines that when comparing City and County taxes, the County Road tax is generally commensurate with the City's property tax levy meaning that property taxes would be generally equal. While City of Lacey B&O taxes would apply to any business operations within the City, this may be offset by benefits to property owners no longer having to pay higher rates on City of Lacey water and sewer as well as no longer having to pay the Thurston County road tax.

### **Other Services**

The annexation area is currently served by Lacey Fire District 3. Costs for fire protection either to taxpayers or the City would not change as a result of annexation. The area is also currently served by the Thurston County Sheriff's Office for police protection. The annexation study provides an analysis of impacts to police resources. The report shows that between January 2009 and August 2013, the Sheriff's Department responded to 377 calls and Lacey Police responded to 100. It is expected that, based on the average number of calls received, an additional 7 calls per month will be added for the area to be annexed. It is not expected that additional police coverage for this area will be a significant issue.

### **Resolution 917**

Previous review of the annexation by the City Council Utilities Committee identified the potential issues associated with Resolution 917 related to water rights. As a condition of the annexation moving forward, Resolution 917 needed to be rescinded prior to the annexation progressing any further. On May 23, 2013, the City Council passed Resolution 994, which rescinded Resolution 917 and no longer made water rights an issue related to annexations.

## **Process**

Using the petition method, property owners representing a minimum of 60 percent of the assessed valuation of the property proposed for annexation have submitted the petition to the City. After filing the petition, the Thurston County Assessor's Office has validated that the signatures gathered equal at least 60% of the ownership of the area to be annexed. The next step is for the City Council to approve a motion of intent to annex and set a date for a future public hearing. Once this step has occurred, the application will be sent to the Thurston County Boundary Review Board. The Boundary Review Board has 45 days from the day of receipt to review the application. If no applicable party requests that the jurisdiction of the BRB be invoked, at the conclusion of the 45-day period, a notice is received from the BRB that the annexation can proceed. Once that has concluded, the City Council can take final action on the annexation through passage of an ordinance approving the annexation.

---

## **ADVANTAGES:**

1. Passing a motion of intent to annex and setting a public hearing will allow the Hill-Betti Annexation to proceed.
2. Annexing the proposed area is a logical extension of city boundaries into an area that contains city utilities, that receives city services, and contains future economic development opportunities.

## **DISADVANTAGES:**

1. None identified.

**PETITION FOR ANNEXATION  
60 PERCENT PETITION METHOD  
RCW 35A.14.120**

RECEIVED  
JAN 07 2015

BY: .....

TO: THE HONORABLE CITY COUNCIL of the City of Lacey, State of Washington:

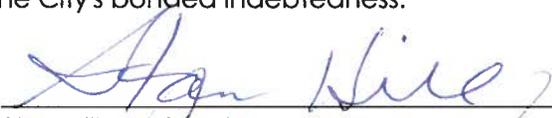
**The undersigned, being property owner(s) and representing at least 60% of the assessed value of property herein depicted on Exhibit A and described on exhibit B, do hereby petition to annex this property to the City of Lacey pursuant to RCW 35A.14.120 and under the following terms and conditions.**

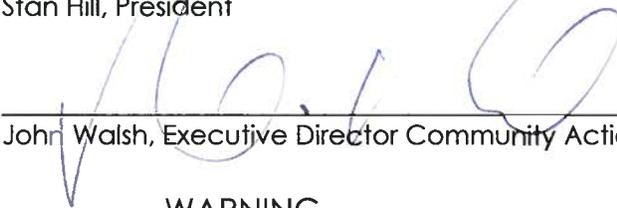
1. Adoption of the following zoning districts:

- Moderate Density Residential (PNs 11803140500, 11803140300, 11803140201, 11803140200);
- Light Industrial (PNs 11803140400, 11802230102, 11803140100, 11802230100);
- Hawk's Prairie Business District (Business/Commercial) (PN portion of 118023330100);
- Light Industrial/Commercial (PNs 11802340300, 11802330100, 11802320800, 11802320700, 11802320500, 11802320600, 11803410000, 11802320100, 11802320300, 11802320401, 11802320200, 11803410100)

2. Assumption of a pro rata share of the City's bonded indebtedness.

**Signature(s) of property owners:**

  
\_\_\_\_\_  
Stan Hill, President

  
\_\_\_\_\_  
John Walsh, Executive Director Community Action Council

**WARNING**

EVERY PERSON WHO SIGNS THIS PETITION WITH ANY OTHER THAN HIS/HER TRUE NAME, OR WHO KNOWINGLY SIGNS MORE THAN ONE OF THESE PETITIONS, OR SIGNS A PETITION SEEKING AN ELECTION WHEN HE/SHE IS NOT A LEGAL VOTER, OR SIGNS A PETITION WHEN HE/SHE IS OTHERWISE NOT QUALIFIED TO SIGN, OR WHO MAKES HEREIN ANY FALSE STATEMENT, SHALL BE GUILTY OF A MISDEMEANOR.

**NOTE: EACH PAGE WITH A SIGNATURE MUST CONTAIN ALL OF THE ABOVE INFORMATION**

<u>Property Owner</u>	<u>Date</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>
Hill-Betti Business Park LLC	12/17 2014	2837 Marvin Road NE	7.6	11802340300	\$783,050
Hill-Betti Business Park LLC	12/17 2014	7711 Betti Lane NE	18.8	11802330100	\$4,314,000
Hill-Betti Business Park LLC	12/17 2014	2901 Marvin Road NE	6.5	11802320800	\$1,752,450
Hill-Betti Business Park LLC	12/17 2014	2929 Marvin Road NE	5.	11802320700	\$933,750
Hill-Betti Business Park LLC	12/17 2014	7530 Betti Lane NE	5.0	11802320500	\$521,500

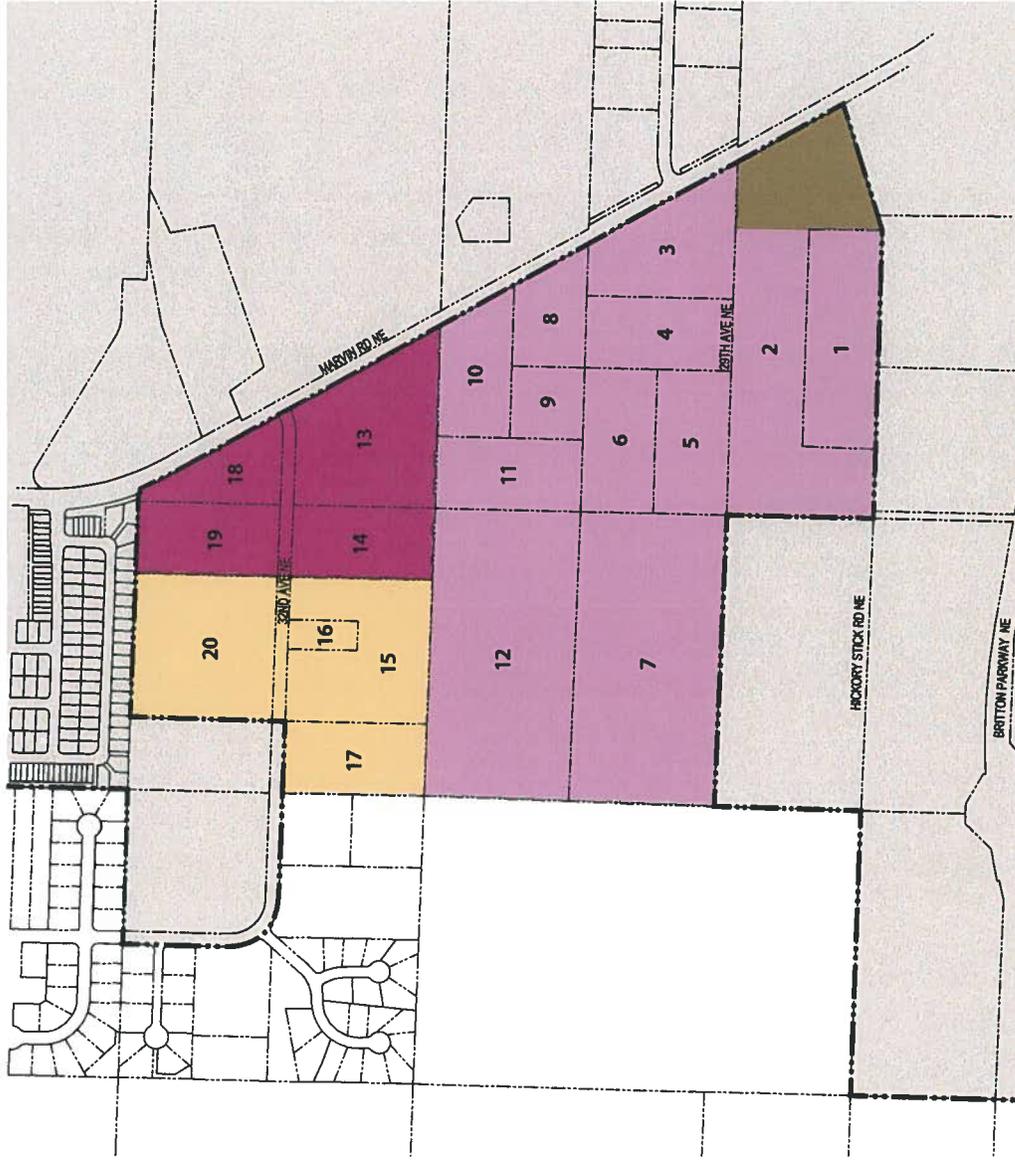
Hill-Betti Business Park LLC	12/17 2014	none assigned	5.0	11802320600	\$521,500
Hill-Betti Business Park LLC	12/17 2014	7410 Betti Lane NE	20.0	11803410000	\$1,628,150
Marvin Road Mini Storage LLC	12/17 2014	3017 Marvin Road NE	3.6	11802320100	\$723,150
D E Legacy LLC	12/17 2014	3015 Marvin Road NE	2.5	11802320300	\$327,550
O Rear Family LLC	12/17 2014	3105 Marvin Road NE	4.4	11802320401	\$980,500
D E Legacy LLC	12/17 2014	3011 Marvin Road NE	5.0	11802320200	\$814,750
WSDOT	12/17 2014	none assigned	20.0	11803410100	\$1,010,200
WSDOT	12/17 2014	none assigned	9.5	11802230100	\$1,043,450
WSDOT	12/17 2014	none assigned	4.8	11803140100	\$365,950
Community Action Council	12/17 2014	7245 32nd Ave NE	8.7	11803140200	\$3,239,850
Community Action Council	12/17 2014	7333 32nd Ave NE	0.9	11803140201	\$177,950
Stevens, Jonathon A. and Theresa	12/17 2014	7235 32 <sup>nd</sup> Ave NE	4.8	11803140300	\$179,900
WSDOT	12/17 2014	none assigned	3.5	11802230102	\$225,050
Northwest Processing LLC	12/17 2014	7430 32 <sup>nd</sup> Ave NE	4.8	11803140400	\$1,174,000
Alpine MHC Holdings LLC	12/17 2014	7300 32 <sup>nd</sup> Ave NE	9.6	11803140500	\$1,500,900
Totals			150.0		\$22,608,400

**Parcel Information**

Parcel Number	Site Address	Owner	Assessed Value	Total Acres
1	2837 Marvin Road NE Olympia, WA 98516	Hill-Betti Business Park LLC	\$783,050	7.6
2	7711 Betti Lane NE Olympia, WA 98516	Hill-Betti Business Park LLC	\$4,314,000	18.8
3	2901 Marvin Road NE Olympia, WA 98516	Hill-Betti Business Park LLC	\$1,752,450	6.5
4	2929 Marvin Road NE Olympia, WA 98516	Hill-Betti Business Park LLC	\$933,750	5.0
5	7530 Betti Lane NE Olympia, WA 98516	Hill-Betti Business Park LLC	\$521,500	5.0
6	none assigned	Hill-Betti Business Park LLC	\$521,500	5.0
7	7410 Betti Lane NE Olympia, WA 98516	Hill-Betti Business Park LLC	\$1,628,150	20.0
8	3017 Marvin Road NE Olympia, WA 98506	Marvin Road Mini Storage LLC	\$723,150	3.6
9	3015 Marvin Road NE Olympia, WA 98506	D E Legacy LLC	\$327,550	2.5
10	3105 Marvin Road NE Olympia, WA 98506	O Rear Family LLC	\$980,500	4.4
11	3011 Marvin Road NE Olympia, WA 98506	D E Legacy LLC	\$814,750	5.0
12	none assigned	WSDOT	\$1,010,200	20.0
13	none assigned	WSDOT	\$1,043,450	9.5
14	none assigned	WSDOT	\$365,950	4.8
15	7245 32nd Ave NE Olympia WA 98516	Community Action Council	\$3,239,850	8.7
16	7333 32nd Ave NE Olympia, WA 98516	Community Action Council	\$177,950	0.9
17	7235 32nd Ave NE Olympia, WA 98516	Stevens, Jonathon A. and Theresa	\$179,900	4.8
18	none assigned	WSDOT	\$225,050	3.5
19	7430 32nd Ave NE Olympia, WA 98516	Northwest Processing LLC	\$1,174,000	4.8
20	7300 32nd Ave NE Olympia, WA 98516	Alpine MHC Holdings LLC	\$1,500,900	9.6
<b>Totals</b>			<b>\$22,608,400</b>	<b>150.0</b>

**ZONING**

- MD: Moderate-Density Residential
- HPBD-BC: Hawks Prairie Business District (Business/Commercial)
- LI: Light Industrial
- LC-C: Light Industrial/Commercial
- Existing City limits
- Land currently within City limits

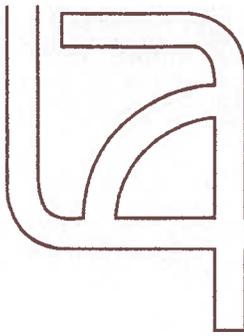


**EXHIBIT A: Map of Annexation Site**


**SCJ ALLIANCE**  
 CONSULTING SERVICES  
 3102 CARRIDGE PARK DRIVE, SUITE 100, WASHINGTON, WA 98502  
 P: 360.555.1866 F: 360.552.1829  
 WWW.SCJALLIANCE.COM

DATE: 2014  
 SHEET NO: 1240.04  
 PROJECT TITLE:

1	1
1	1



# LARSON

AND ASSOCIATES

Land Surveyors & Engineers, Inc.

4401 South 66<sup>th</sup> Street  
Tacoma, Washington 98409  
(253) 474-3404 • Fax: (253) 472-7358

## MARVIN ROAD ANNEXATION

### LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., LYING WESTERLY OF MARVIN ROAD;

AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.; EXCEPT LOT 1 OF THURSTON COUNTY LARGE LOT NO. LLS 00-1006 TC, PER MAP RECORDED JULY 22, 2002 UNDER RECORDING NO. 3448891; ALSO EXCEPT THAT PORTION CONVEYED TO THURSTON COUNTY, WASHINGTON FOR 32<sup>nd</sup> AVENUE NE UNDER RECORDING NO. 975991;

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.;

PARCELS "A" AND "B" OF THURSTON COUNTY BOUNDARY LINE ADJUSTMENT NO. BLA 01-0833 TC, PER MAP RECORDED NOVEMBER 16, 2001 UNDER RECORDING NO. 3392449;

AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., LYING WESTERLY OF MARVIN ROAD;

AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., LYING WESTERLY OF MARVIN ROAD;

SITUATE IN AND RECORDS OF THURSTON COUNTY, WASHINGTON.

Prepared for: SCJ Alliance  
8730 Tallon Lane NE, Suite 200  
Lacey, WA 98516

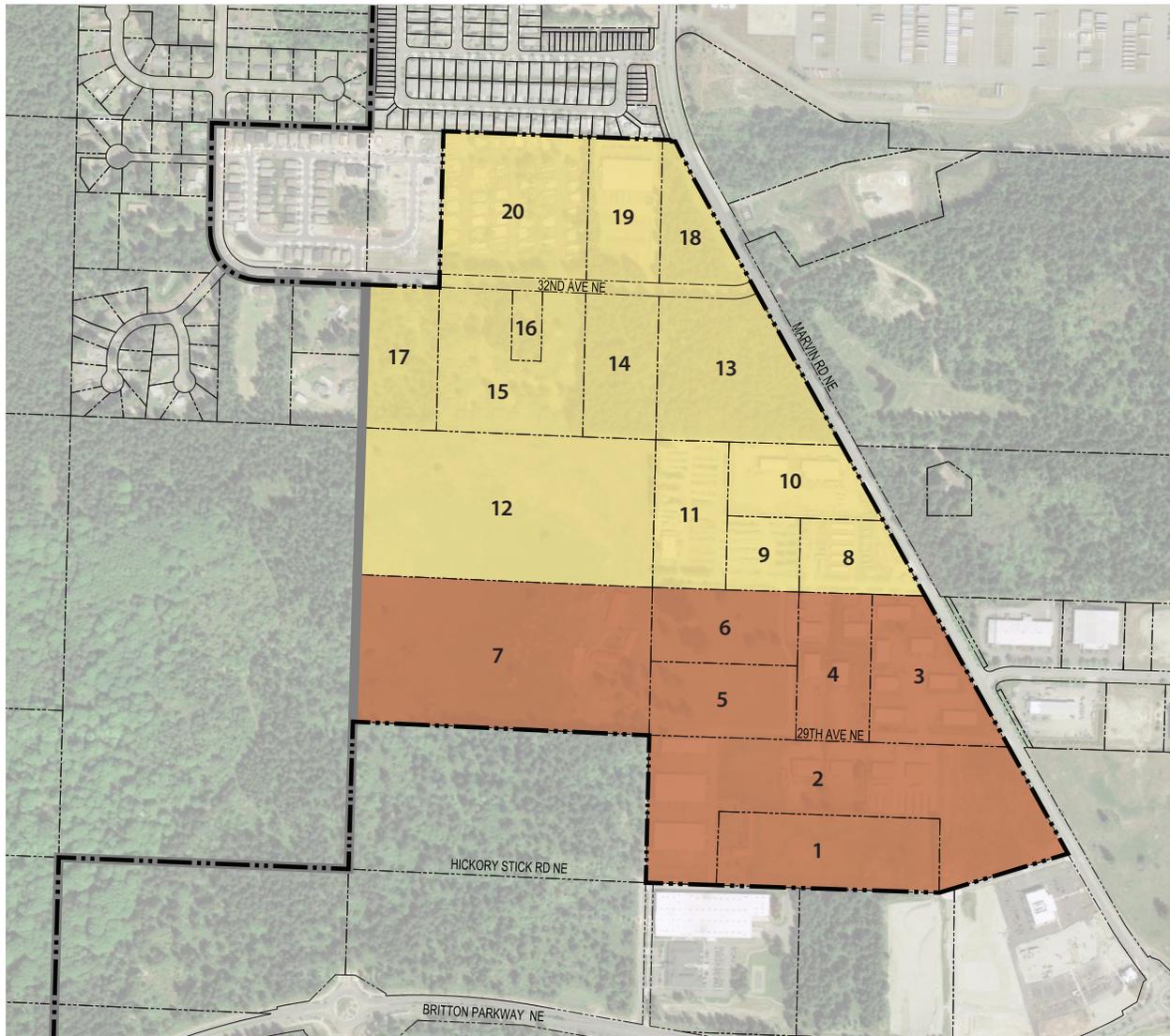
Prepared by: Richard R. Larson, PLS #18096  
Larson and Associates, Inc.  
4401 South 66<sup>th</sup> Street  
Tacoma, WA 98409



1-5-15

# Hill-Betti Annexation Study

Prepared for: Hill-Betti Business Park LLC



# Hill-Betti Draft Annexation Study

## May 2014

### Project Information

Project: **Hill-Betti Annexation**  
Prepared for: **Hill-Betti Business Park LLC**

### Reviewing Agency

Jurisdiction: City of Lacey

### Project Representative

Prepared by: **SCJ Alliance**  
2102 Carriage St SW, Suite H  
Olympia, WA 98502  
360.352.1465  
scjalliance.com

Contact: Jean Carr, Principal

Project Reference: **SCJ #1240.04**  
N:\Projects\1240 Stan Hill co Evelyn Betti Estate\1240.04 Annexation &  
Development Plan Support\Annexation Report\Report\2014-0512 Hill Betti  
Draft Annexation Study.docx

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Appendix B	Police Calls in Annexation Area 2009-2013
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# 1. INTRODUCTION

## 1.1 Project Overview

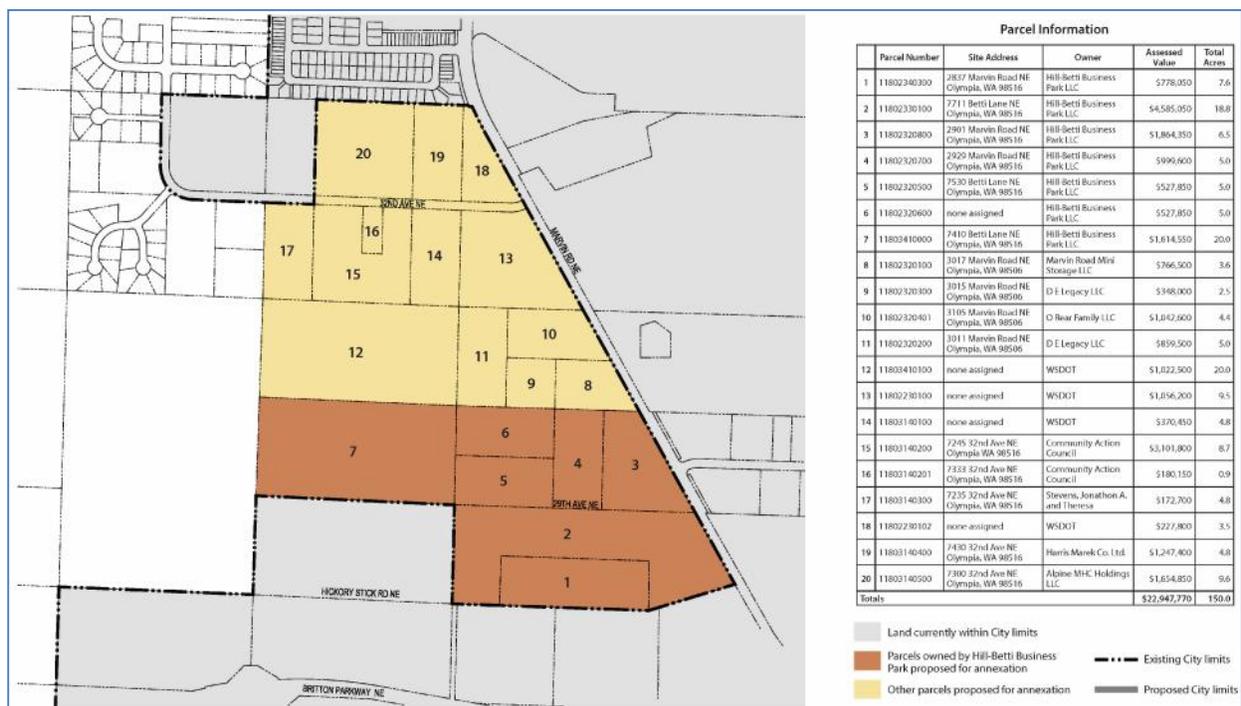
The City of Lacey has commenced annexation proceedings for the Hill-Betti annexation. The property includes approximately 150 acres with a 2013 assessed valuation of \$22,947,770. Hill-Betti Business Park LLC owns property assessed at \$10,897,300, representing 47.49% of the assessed value, more than the minimum 10% required to request consideration for annexation. The proposal is to annex the properties with the zoning identified on the City of Lacey zoning map. The City of Lacey evaluates annexation requests on the basis of their short-term and long-term community impact.

## 1.2 Location

The proposed Hill-Betti Annexation area is located in the Hawks Prairie Planning Area of Lacey and generally east of Marvin Road NE, north of Hickory Stick Lane NE, and south of 33<sup>rd</sup> Avenue NE.

Figure 1 illustrates the proposed annexation area.

Figure 1. Hill-Betti Annexation Area



## 1.3 Background

Washington State’s Growth Management Act requires that counties designate urban growth areas to include those areas within which urban growth is to be encouraged. Per RCW 35A.14.460 the area proposed for annexation must be within the urban growth area and at least 60% of the boundaries of the area must be contiguous to the annexing city. Approximately 83% of the proposed annexation area boundaries are contiguous to the City of Lacey. (Total boundary is 11,655 feet, with 9,680 feet adjacent to city limits.)

As a first step in the annexation process, a Notice of Intent to Commence Annexation Proceedings was filed by Hill-Betti Business Park LLC. The City verified that the ownership comprised more than 10% of the assessed valuation of the properties for which annexation is required. On April 5, 2013 the City's Utilities Committee reviewed the proposal to verify that the City can effectively provide utility to the area and recommended approval to the full Council.

On April 25, 2013, the City Council was asked to consider the annexation request with the following provisions:

1. Authorize the applicants to circulate a petition and gather signatures of property owners representing at least 60% of the assessed value of the annexation property demonstrating their consent to annex;
2. Require the assumption of all or of any portion of existing City indebtedness by the area to be annexed;
3. The City will not adopt an ordinance to formally annex the area or make application to the Boundary Review Board prior to the completion of an annexation study in accordance with the City's annexation policies;
4. The City will not adopt an ordinance to formally annex the area or make application to the Boundary Review Board prior to the rescinding of Resolution 917;
5. Refer to the Planning Commission for formal review and recommendation to Council, the request to remove the notation on the Comprehensive Plan indicating the property will be annexed into the City under the Business Park zoning designation.

### **1.3.1 Resolution 917**

On December 21, 2006, the City of Lacey passed Resolution 917 which instituted policies limiting the availability of water for future water customers. This was necessitated by limited water availability and the need for the City to secure additional water rights. In light of Resolution 917, annexation proposals were not entertained by the City of Lacey unless the properties proposed for annexation provide the City with additional water rights in an amount equal to offset the water needs of future development.

By Spring 2013, the City of Lacey had sufficient water rights and a funded Capital Improvement Plan to allow it to meet current and future water demands in its designated service area. On May 23, 2013, the City of Lacey passed Resolution 994 which rescinded Resolution 917.

### **1.4 Current Status of Application**

As noted in the section above, the requirement for the proposed annexation area to provide additional water rights is no longer in effect. Additionally, the Annual Comprehensive Plan Amendments adopted by City Council on July 25, 2013 removed the notation that stated the property will be annexed into the City under the Business Park zoning designation. The annexation request is to annex the properties under the current zoning designations identified on the Lacey zoning map.

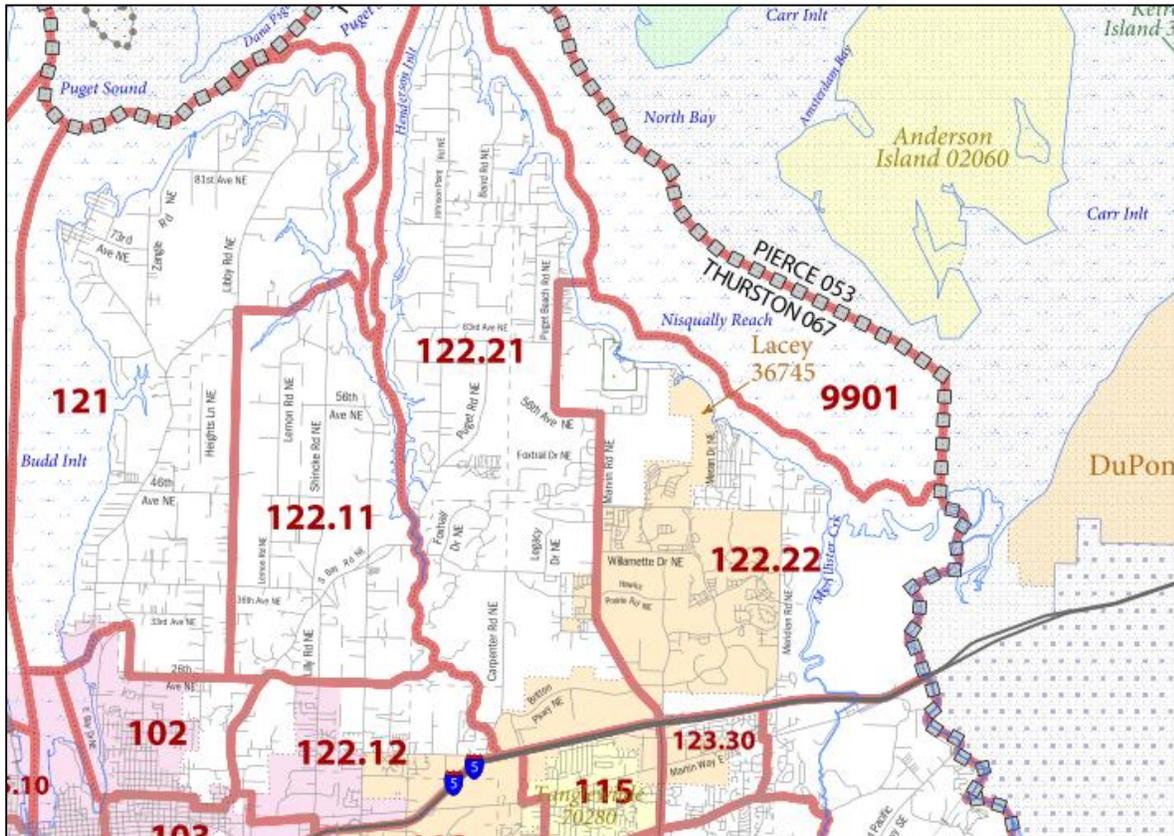
The City of Lacey has authorized the applicants to circulate a petition and gather signatures of property owners representing at least 60% of the assessed value of the annexation property demonstrating their consent to annex.

## 2. ANNEXATION AREA CHARACTERISTICS

### 2.1 Demographics

Demographic information is from the US Census Bureau website and the 2007-2011 American Community Survey 5-Year Estimates 2007-2011. The annexation area is located in the southern portion of Census Tract 122.21 in Census Blocks 530670122213006, 007 and 008. **Figure 2** illustrates the location of Census Tract 122.21 and **Figure 3** shows the location of the census blocks.

**Figure 2. Census Tract 122.21**



Information on the City of Lacey and Census Tract 122.21 was drawn from the U.S. Census Bureau website. Additional information on the census block level was provided by the Thurston Regional Planning Council (TRPC). U.S. Census Bureau data is provided in Appendix A.

Figure 3. Census Blocks



Census Tract 122.21 has a total estimated population of 4,821, or 1,760 households. This compares to the City of Lacey 2012 estimated population of 43,860 and 18,493 housing units. The census blocks encompass an area that is much larger than the proposed annexation area. Estimated population of the three census blocks is:

Block Group #530670122213006	312
Block Group #530670122213007	29
Block Group #530670122213008	<u>42</u>
	383

The Hill-Betti annexation area includes all of census block group 530670122213007 and 53060122213008 and a small portion of 53060122213006.

Thurston Regional Planning Council’s model estimates the 2012 population of the annexation area to be 210 people and 100 dwelling units. Based on this estimate, annexation would result in a population growth of 0.0047% and a growth in number of households of 0.057%.

Available data from TRPC at the block group level shows that 31% of the population within the annexation area are minorities. The median household income is \$61,289 and 9.6% of the population lives below poverty level. The table below shows how this compares to the City of Lacey as a whole.

**Table 1. Comparison of Demographic Data**

	City of Lacey <sup>(1)</sup>	Annexation Area <sup>(2)</sup>
Median Household Income	\$59,572	\$61,289
Percent Minority	25.8%	31.0%
Below Poverty Level	10.1%	9.6%

(1) Lacey (city) QuickFacts from US Census Bureau, 2007-2011

(2) Source: Thurston Regional Planning Council

Within the proposed annexation area, there are only four parcels with residential uses as shown in the table below.

**Table 2. Residential Uses in Annexation Area**

Parcel No.	Address	Owner/Name	Type of Residence	No. of Units
11803140500	7300 32 <sup>nd</sup> Avenue NE	Alpine MHC Holdings/Alpine Mobile Home Court	Mobile Home	51
11803140200	7245 32 <sup>nd</sup> Avenue NE	Community Action Council/Tolmie Cove Apartments	Apartment	44
11803140300	7235 32 <sup>nd</sup> Avenue NE	Jonathon and Theresa Stevens	Mobile Home	1
11803410000	7410 Betti Lane NE	Hill-Betti Business Park LLC	Single Family Residence	1
<b>Total:</b>				<b>97</b>

The Community Action Council provides affordable housing and rental assistance for low income families. The Tolmie Cove apartments represent about 44% of the annexation area housing.

## 2.2 Zoning and Land Use

The property in the southern portion of the annexation area is zoned Light Industrial/Commercial, with the southeast corner zoned Hawks Prairie Business District Business Commercial. This portion of the proposed annexation area includes the Hill-Betti Business Park and a variety of commercial uses, including retail, light manufacturing and commercial recreation. An existing residence also remains in this area on parcel 11803410000. The northwestern portion of the annexation area is zoned Moderate Density Residential, which includes one single family residence, the Tolmie Cove Apartments, and The Alpine Mobile Home Court. The northeast corner is zoned Light Industrial. This includes property owned by the Washington State Department of Transportation (WSDOT) for development of a future regional headquarters.

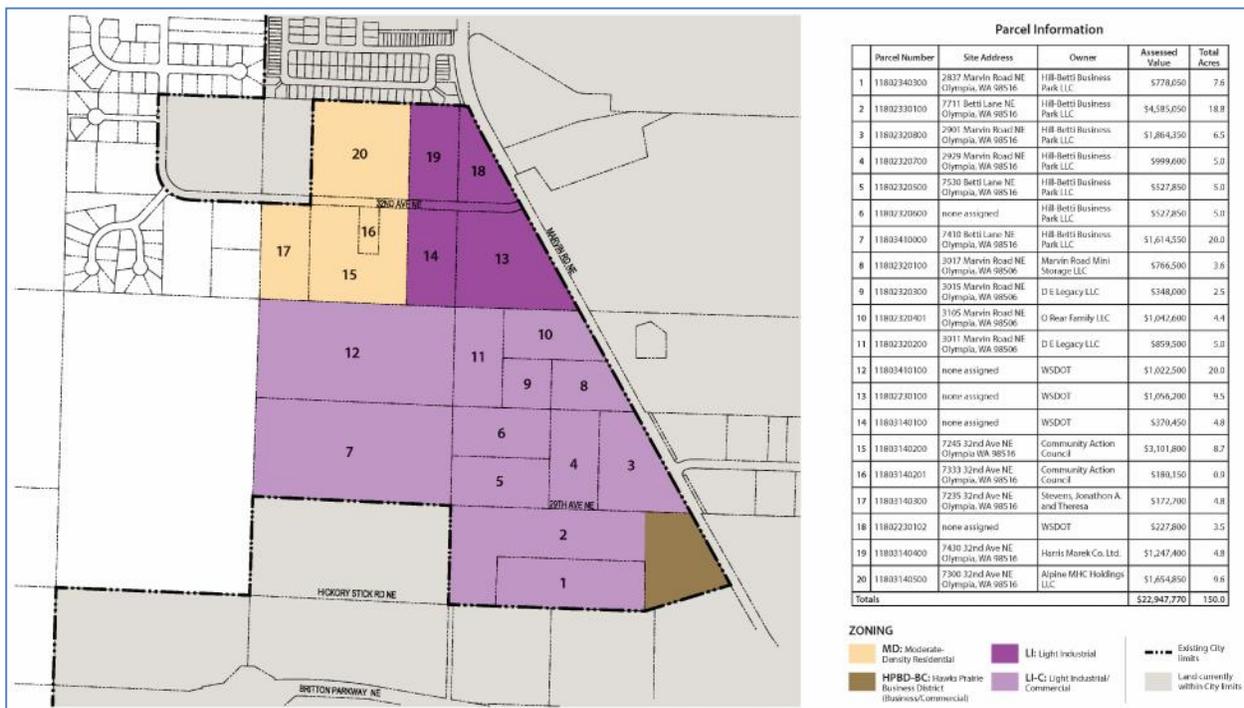
Table 3 below lists the existing commercial/warehouse uses and square footages as shown in the Thurston County Assessor records.

**Table 3. Existing Commercial Uses**

Parcel No.	Address	Current Use	Size
11802340300	2837 Marvin Road NE	J & S Gunparts	1,792 sf
11802330100	7711 Betti Lane NE	Capitol Lumber Gensco	9 warehouse buildings totaling 92,900 square feet
11802320800	2901 Marvin Road NE	PKMM Advanced Solutions Summit Fence Co.	7 buildings totaling 48,000 square feet
11803410000	7410 Betti Lane NE	Tanglewilde Marine Services & Repair	2 buildings totaling 3726 sf
11802320100	3017 Marvin Road NE	Marvin Road Mini Storage	5 mini-warehouses totaling 9,200 square feet
11802320401	3105 Marvin Road NE	O Rear Family	2 warehouse buildings totaling 15,744 sf
1802320200	3011 Marvin Road NE	H D Fowler Co.	7,298 sf warehouse
11803140500	7430 32 <sup>nd</sup> Avenue NE	NW Processing	30,795 sf warehouse

The proposal is to annex the area with the zoning shown on the City of Lacey zoning map and **Figure 4** below.

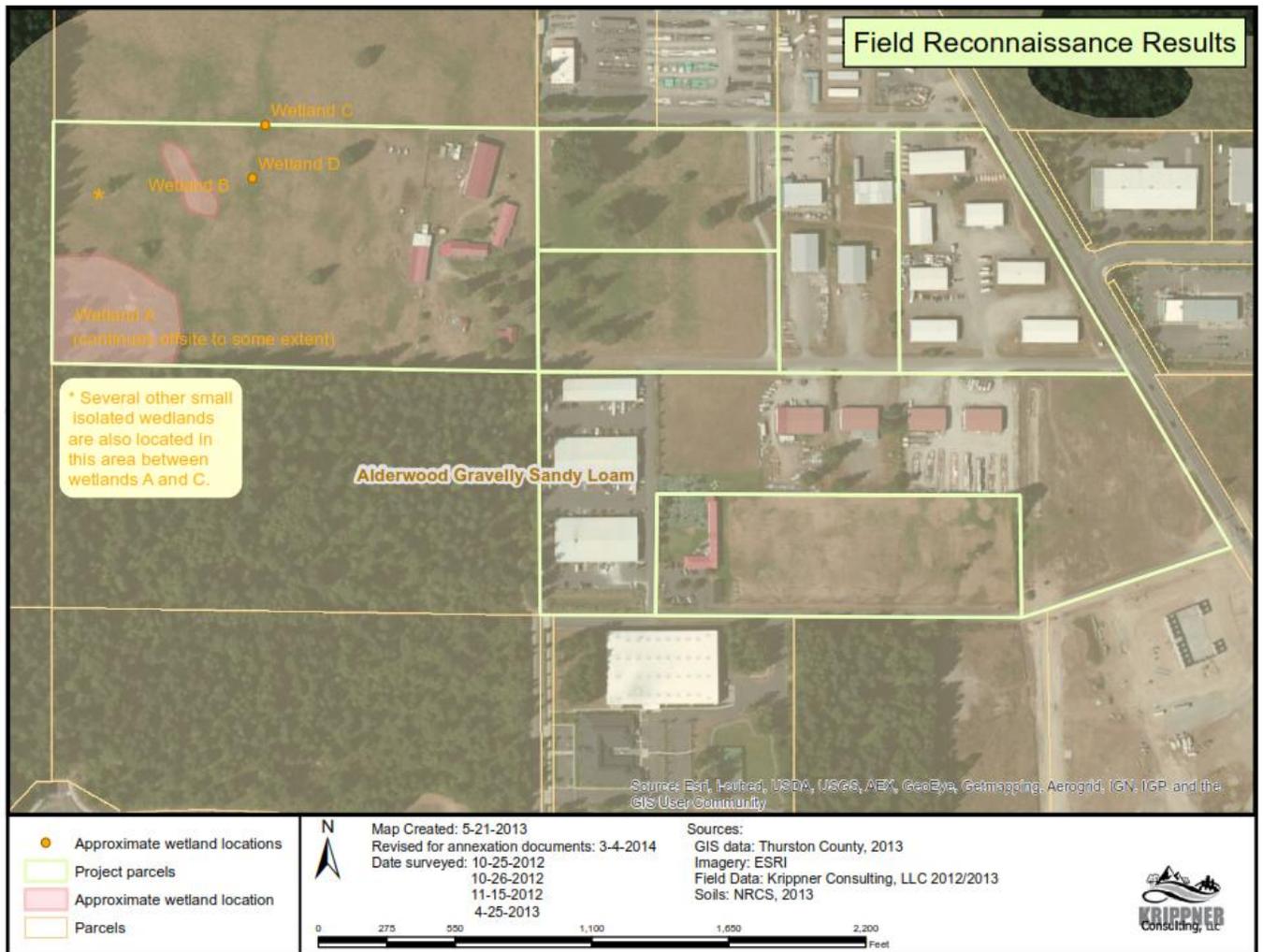
**Figure 4. Existing Zoning**



## 2.3 Environmental Aspects

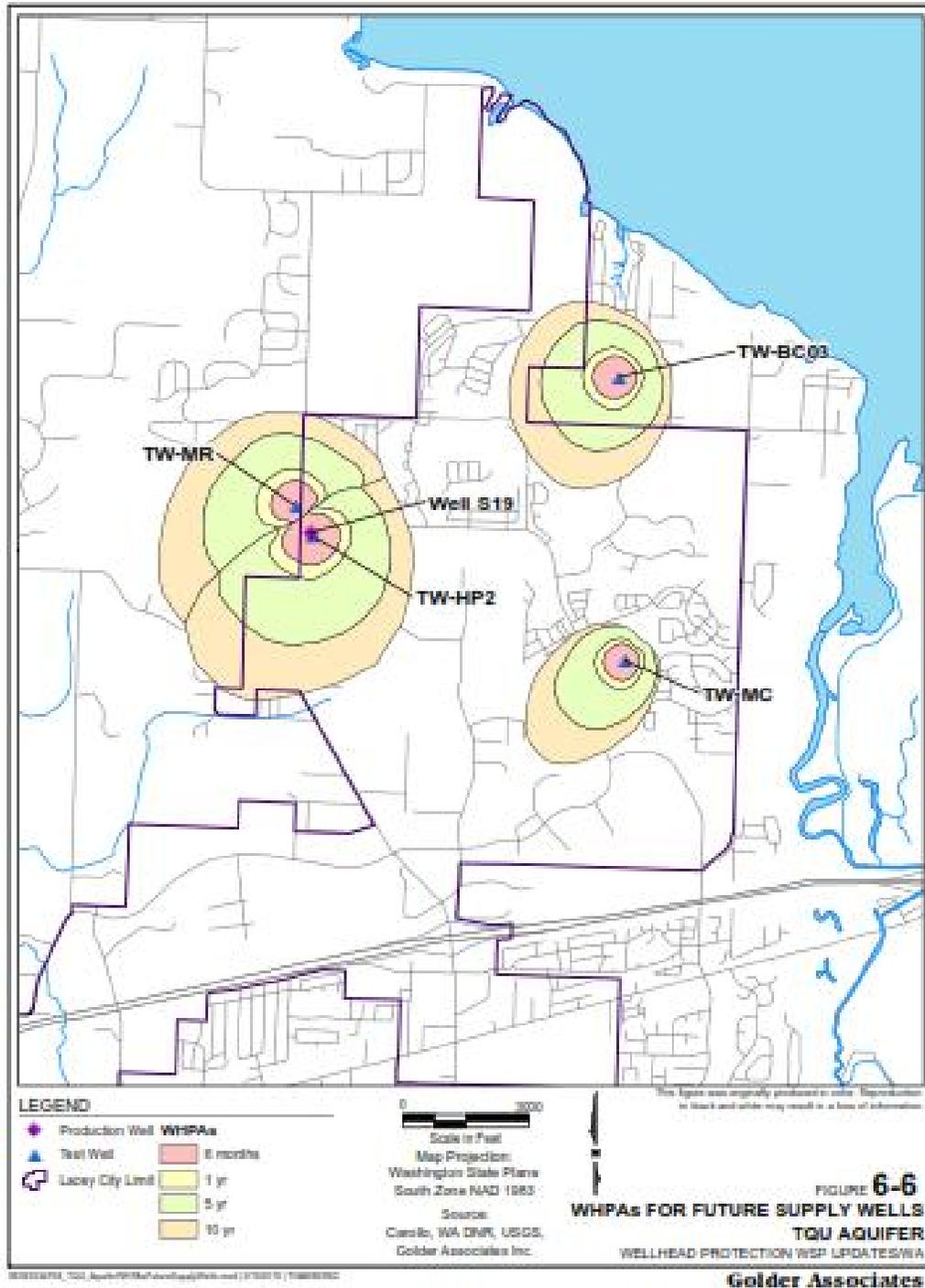
A Field Reconnaissance Report: Habitats and Species was prepared by Krippner Consulting, LLC for the Hill-Betti Business Park properties in June 2013. The report identified three small wetlands on Parcel 1180232500 (7530 Betti Lane NE). At the time of the field visit, following several rainfall events, standing water was present. The report indicates that high groundwater levels may be present, but this could not be confirmed and additional information will be gathered. See Figure 5 for location of potential wetlands.

**Figure 5. Approximate Wetland Locations**



Portions of the annexation area around the Betti well (Lacey Well S 19) is located within the wellhead protection area (WHPA). Within the WHPAs, careful management of land uses can reduce the risk or contaminating groundwater, and land use restrictions will be applied to any development in order to protect the well. The well is located on parcel 11802310201, across Marvin Road from the annexation area. (See Figure 6.)

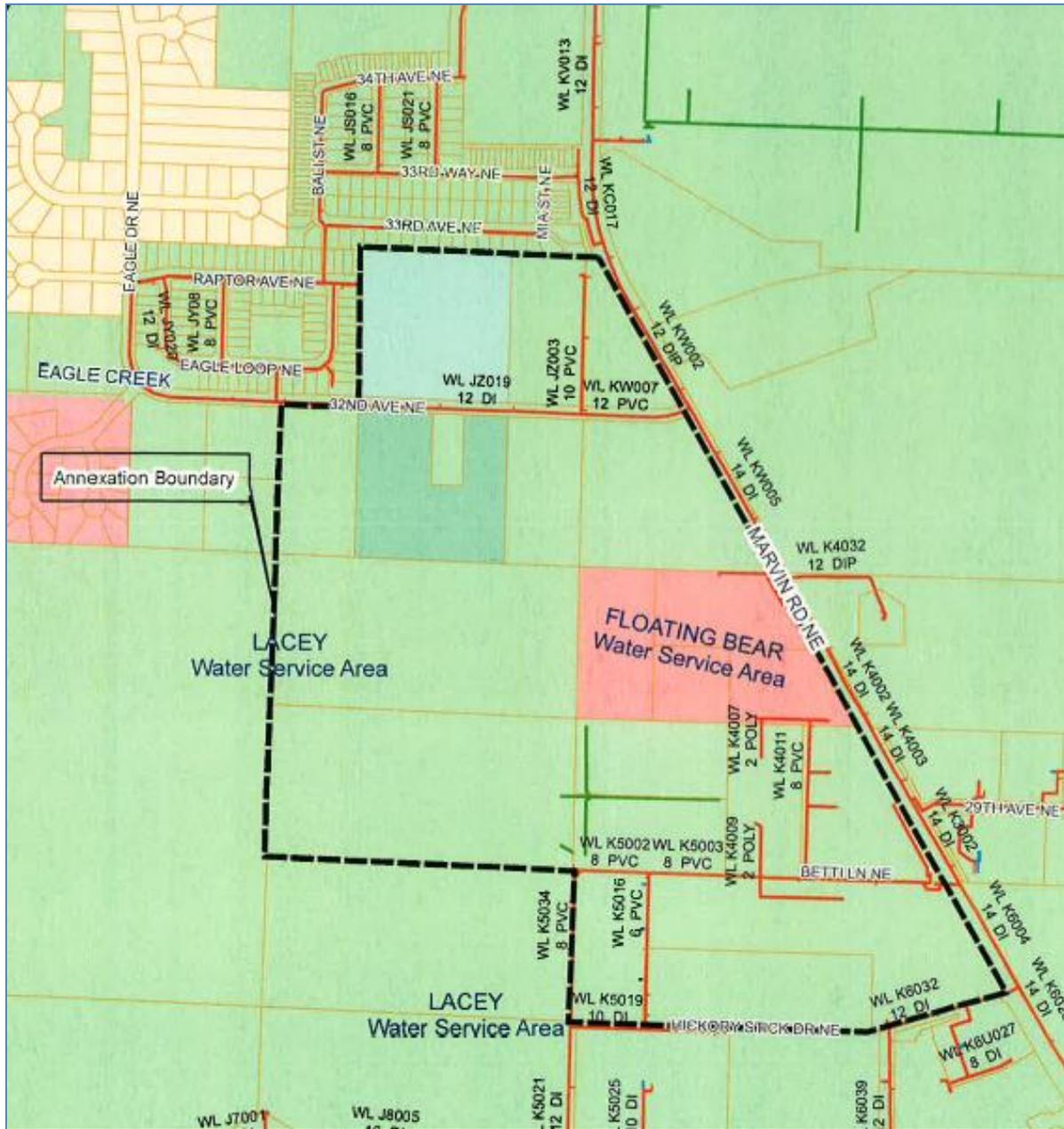
**Figure 6. Wellhead Protection Area**



## 2.4 Utilities

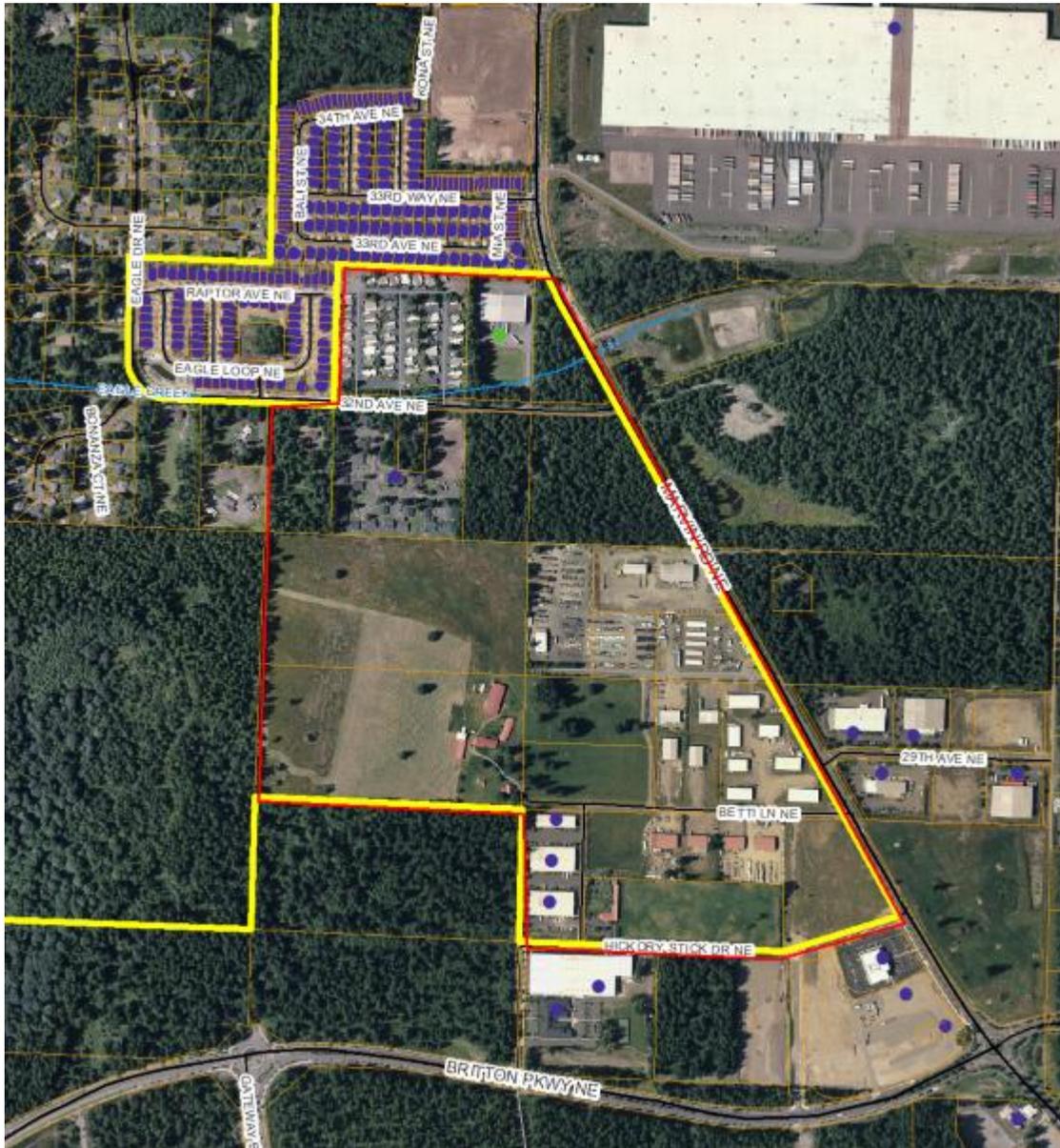
Most properties in the annexation area are served by City of Lacey water, with service mains in Marvin Road NE, Betti Lane NE, and 32<sup>nd</sup> Avenue NE. Both Tolmie Cove Apartments and Alpine Mobile Home Court operate their own private Class A water systems. Additionally, the Floating Bear Water Service Area has five connections in the north portion of the Light Industrial Commercial area (APN 11802320100, 11802320300, 11802320401 and 11802320200). City of Lacey service mains include a 14-inch line on Marvin Road NE, a 12-inch line on 32<sup>nd</sup> Avenue NE, and an 8-inch line on Betti Lane NE. See Figure 7.

Figure 7. Water Service Areas



Most properties in the annexation are served by existing septic systems. On the north end of the annexation area, the warehouse operation at 7430 32<sup>nd</sup> Avenue (APN 11803140400) is served by a grinder system that goes to Marvin Road. Tolmie Cove Apartments are currently served by gravity sewer through the Eagle Court development to the northeast. Three incubator warehouses at the south end of the annexation area are also served by gravity sewer. Figure 8 illustrates the properties in the annexation area that are served by sewer.

**Figure 8. Properties Currently Served by Lacey Sewer**



Private utilities, including Comcast and Puget Sound Energy also serve the area.

The City of Lacey Utilities Committee has reviewed the annexation proposal and verified that the City can effectively provide utility service to the proposed annexation area.

## 2.5 Roadway Condition

In September, 2013, City of Lacey staff performed a walking survey analysis of public streets in the proposed annexation area. A portion of 32<sup>nd</sup> Avenue NE between Marvin Road and Eagle Court that is currently maintained by Thurston County would be owned and maintained by the City of Lacey following annexation.

According to the Lacey assessment, the segment of 32<sup>nd</sup> Avenue in County jurisdiction is approximately 1,430 feet. Half of it (approximately 730 feet) was repaved two years ago and is in excellent condition. The remaining portion is 30-40 years old and has some minor defects but nothing that requires immediate attention. In comparison to other roadways, 32<sup>nd</sup> Avenue doesn't have a high traffic volume or much truck traffic, so asphalt deterioration will be slow. Near the intersection with Marvin Road, there is some edge cracking, but recent patching has taken care of the worst of this.

A few streets west of Marvin Road between 32<sup>nd</sup> Avenue NE and Britton Parkway are private roads and will continue to be privately maintained once the area is annexed.

## 2.6 Crime and Law Enforcement

In the years between 2009 and August 2013, the Thurston County Sheriff's Office and the Lacey Police Department responded to 477 total calls in the proposed annexation area. The area is served by the Thurston County Sheriff's Office, however, Lacey Police also respond to calls when asked to assist. Of the 477 responses in the last five years, the Sheriff's Department responded to 377 and Lacey Police to 100. 35 of the 100 calls that Lacey responded to were traffic-related events on Marvin Road.

The following table lists the types of calls with the highest number of responses. Data for all the annexation properties is attached in Appendix B.

**Table 4. Police Responses in Annexation Area**

<b>Call Type</b>	<b>Total Number of Calls 2009-August 2013</b>
Emergency 911	67
Burglary Alarm	49
Follow-up <sup>(1)</sup>	41
Traffic stop of observed violation initiated by officer	33
Business <sup>(2)</sup>	33
Burglary	27
Suspicious Vehicle	25
Threatened Suicide	20

<sup>(1)</sup> Recontact relating to an existing case or police issue to obtain evidence, statements, effect an arrest, etc.

<sup>(2)</sup> Check on business initiated by officer

The City of Lacey Police Department responds to 38,000 incidents per year on average. From January 2009 through August 2013 (56 months), calls in the proposed annexation area that Thurston County responded to averaged approximately 7 per month, or 80 per year. A City of Lacey staff report to City Council dated April 25, 2013 states that based on the number of mutual aid calls the Lacey Department

already receives to this area, it is not expected that additional police coverage for this area will be a significant issue.

### **3. FINANCIAL EVALUATION OF ANNEXATION**

This section outlines what tax implications, if any, the annexation would have on property owners within the area to be annexed

#### **3.1 Impact on Existing Interlocal Agreements**

The City of Lacey and Thurston County entered into an Annexation Agreement in January 1990, in which the two jurisdictions agreed to the following:

##### Compensation Formula

A formula was established to compensate the County and City for revenue lost and service obligations incurred as a result of annexation of significant developed commercial and/or industrial land. In these cases, net revenues will be shared in accordance with the agreed-upon formula.

##### Annexation Support

Thurston County will send a letter to the Boundary Review Board and City of Lacey confirming that the proposed annexation is consistent with the Urban Growth Management Agreement.

##### Subsequent Residential Annexations

This section establishes a formula for determining excess cost in the event that the cost of City services for annexation of significant residential properties exceeds the revenue generated. In such cases, the excess cost will be deducted from the City's payment obligation to the County.

##### Combined Annexations

If a proposed annexation contains both significant developed industrial/commercial property and significant developed residential property, the compensation to be paid will be calculated taking both elements into account.

##### Capital Projects Reimbursement

The City agrees to reimburse Thurston County for any major capital construction expenditures during the ten years prior to annexation. This section defines how valuation and value of the facilities is calculated.

##### Continuation of Maintenance

Thurston County agrees to continue routine maintenance of facilities in the annexation area until the effective date of the annexation.

##### Annexation of Adjacent Streets and Roads

Streets and roads adjacent to land to be annexed shall be part of the annexation.

##### Early Notice and Collaboration

Prior to acting on a petition for annexation, the City will notify the County. The County agrees to comment within 30 days.

##### Public Information

The City and County will jointly develop public information and data to provide interested and potentially affected residents and property owners on the issues relative to the annexation.

### Groundwater Protection and Sewer Service Policies

This section refers to water quality within the McAllister Springs Geologically Sensitive Area and to annexations of areas east of the Lacey corporate limits. It is not applicable to this annexation, which is north of the existing City limits.

### Administration

The Lacey City Manager and the Thurston County Chief Administrative Officer are responsible for implementing this agreement.

### Termination

The original term of the agreement was for three years and it has been automatically renewed for subsequent three year terms since that time. The City and County may agree to revise or terminate this agreement at any time.

The above agreement remains in effect and the agreement will be honored by the City and County. It is unlikely that the industrial/commercial properties in the annexation area would be considered to be significant and require compensation to Thurston County. The annexation area is small and the residential properties are not considered to be significant.

## **3.2 Property Taxes**

Thurston County's property tax rate is currently 1.99% higher than the City of Lacey's rate. The 2013 property tax levies are shown in **Table 4** below.

**Table 5. Comparison of Property Tax Levies Per \$1,000 Assessed Value**

	<u>City of Lacey</u>	<u>Thurston County</u>
City of Lacey	1.6064	n/a
County Road	n/a	1.7282
Medic One	0.4007	0.4007
North Thurston School District	5.1482	5.1482
Port of Olympia	0.2043	0.2043
PUD #1	0.0105	0.0105
State of Washington	2.5100	2.5100
Thurston County	1.4978	1.4978
Timberland Library	0.4150	0.4150
Lacey Fire District 3	1.4587 <sup>(1)</sup>	1.6006
<b>Total</b>	<b>\$13.2517</b>	<b>\$13.5154</b>

(1) Includes both assessment for fire and emergency medical services plus voter-approved General Obligation bonds for construction and remodeling of fire stations and the purchase of equipment (\$0.1103/\$1000 Assessed Value).

## **3.3 Business & Occupation Taxes**

The City of Lacey has a Business & Occupation tax (B&O) which has a rate of 0.001% of retail sales and 0.002% of services. The tax is calculated on gross business receipts if over \$20,000 per year or \$5,000

per quarter. There is no B&O tax in Thurston County. A company with gross business receipts for services provided of \$150,000 per year would pay \$300 B&O tax annually.

When comparing City and County taxes, the County Road tax is generally commensurate with the City's property tax levy. However, the City rate is a general tax levy, while the County Road tax is a specific tax.

### **3.4 Amount of Bonded Indebtedness to be Assumed by the Annexation Area**

The bonded indebtedness to be assumed by property owners in the proposed annexation area in 2013 upon annexation to the City of Lacey would be:

Fire Safety:	\$0.1103/\$1000 Assessed Value
Parks:	<u>\$0.1788/\$1000 Assessed Value</u>
Total:	\$0.2891/\$1,000 Assessed Value

Pursuant to the approval of their respective voters, both the City of Lacey and LFD3 have issued tax general obligation bonds for the construction and remodeling of fire stations and the purchase of equipment. The City's General Obligation bond levies are shown above and also included in Table 4 in Section 3.2.

### **3.5 Fire Protection**

Lacey Fire District 3 (LFD3) serves the annexation area and the City of Lacey. The General Obligation bond levy for the City of Lacey is included in Section 3.4 (\$0.1103/\$1,000 assessed value). For the annexation area in unincorporated Thurston County, the 2013 bond levy is \$0.1419/\$1,000 assessed value. Under current law, if the city annexes territory from the fire district, that property would be subject to the City's regular levy, City's bond debt, the fire district's regular levy, and the fire district's bond debt (RCW 35.13.249, RCW 52.04.171).

However, the City of Lacey and LFD3 have an interlocal agreement that was entered into when the City was annexed into LFD3. With regard to bonded indebtedness, the District and the City both issued tax general obligation bonds. LFD3 agreed that the excess tax levy for retirement of the District indebtedness will be restricted to portions of the District located outside of the City. Upon annexation to the City, it is understood that the annexation area would pay only the excess levies for retirement of the City indebtedness.

RCW 35.13.095 and 35.13.125 allow for an annexation without the assumption of indebtedness as long as it is specifically defined in the annexation. The petition for annexation for the Hill-Betti annexation is requesting that the Thurston County portion of the LDF3 bonded indebtedness be waived based on the interlocal agreement entered into when the City of Lacey was annexed into LFD3.

A copy of the interlocal agreement and RCWs are attached in Appendix C.

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**APPENDIX A**  
**DEMOGRAPHIC INFORMATION**

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S0101

AGE AND SEX

2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Census Tract 122.21, Thurston County, Washington				
	Total		Male		Female
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total population	4,821	+/-373	2,359	+/-281	2,462
<b>AGE</b>					
Under 5 years	6.0%	+/-2.9	5.4%	+/-3.0	6.5%
5 to 9 years	7.4%	+/-2.2	8.8%	+/-4.0	6.1%
10 to 14 years	6.3%	+/-1.9	9.2%	+/-3.8	3.6%
15 to 19 years	5.5%	+/-2.2	4.1%	+/-2.9	6.9%
20 to 24 years	4.2%	+/-2.1	3.7%	+/-3.4	4.6%
25 to 29 years	6.8%	+/-2.7	6.1%	+/-2.9	7.4%
30 to 34 years	3.7%	+/-2.2	2.4%	+/-2.4	5.0%
35 to 39 years	6.7%	+/-2.2	6.1%	+/-3.5	7.2%
40 to 44 years	5.5%	+/-2.4	4.3%	+/-2.8	6.7%
45 to 49 years	10.0%	+/-4.2	11.0%	+/-5.3	9.1%
50 to 54 years	9.5%	+/-3.1	8.5%	+/-3.4	10.4%
55 to 59 years	8.2%	+/-2.7	9.3%	+/-4.0	7.2%
60 to 64 years	6.2%	+/-2.3	6.2%	+/-3.0	6.2%
65 to 69 years	7.4%	+/-2.4	8.6%	+/-2.9	6.3%
70 to 74 years	0.9%	+/-0.9	0.9%	+/-1.0	0.9%
75 to 79 years	3.9%	+/-2.7	2.6%	+/-1.7	5.2%
80 to 84 years	0.8%	+/-0.7	1.1%	+/-1.1	0.6%
85 years and over	0.8%	+/-0.8	1.7%	+/-1.6	0.0%
<b>SELECTED AGE CATEGORIES</b>					
5 to 14 years	13.8%	+/-2.4	18.0%	+/-5.4	9.7%
15 to 17 years	4.4%	+/-1.9	2.5%	+/-2.0	6.3%
18 to 24 years	5.3%	+/-2.3	5.3%	+/-3.6	5.3%
15 to 44 years	32.4%	+/-3.1	26.7%	+/-4.7	37.9%
16 years and over	78.8%	+/-3.2	75.4%	+/-5.2	82.0%
18 years and over	75.8%	+/-3.2	74.1%	+/-5.2	77.5%
60 years and over	20.1%	+/-4.1	21.0%	+/-4.9	19.2%
62 years and over	17.7%	+/-4.1	18.3%	+/-4.5	17.2%
65 years and over	13.9%	+/-3.8	14.8%	+/-4.2	13.0%
75 years and over	5.6%	+/-2.9	5.4%	+/-2.4	5.8%
<b>SUMMARY INDICATORS</b>					
Median age (years)	42.2	+/-3.9	44.7	+/-5.4	40.8

Subject	Census Tract 122.21, Thurston County, Washington				
	Total		Male		Female
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Sex ratio (males per 100 females)	95.8	+/-18.3	(X)	(X)	(X)
Age dependency ratio	61.5	+/-10.7	(X)	(X)	(X)
Old-age dependency ratio	22.4	+/-7.2	(X)	(X)	(X)
Child dependency ratio	39.0	+/-6.8	(X)	(X)	(X)
PERCENT IMPUTED					
Sex	0.0%	(X)	(X)	(X)	(X)
Age	0.0%	(X)	(X)	(X)	(X)

Subject	Census Tract 122.21, Thurston County, Washington		ZCTA5 98616		
	Female	Total		Male	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total population	+/-313	18,985	+/-934	9,211	+/-569
<b>AGE</b>					
Under 5 years	+/-5.1	5.8%	+/-1.0	7.1%	+/-1.5
5 to 9 years	+/-3.5	7.2%	+/-1.3	7.3%	+/-2.2
10 to 14 years	+/-2.5	5.8%	+/-1.2	7.2%	+/-1.8
15 to 19 years	+/-3.4	4.7%	+/-0.9	4.1%	+/-1.6
20 to 24 years	+/-3.4	5.6%	+/-1.1	5.0%	+/-1.6
25 to 29 years	+/-4.0	6.7%	+/-1.4	5.5%	+/-1.8
30 to 34 years	+/-4.0	5.4%	+/-1.2	5.4%	+/-1.5
35 to 39 years	+/-3.6	6.1%	+/-1.5	6.3%	+/-1.8
40 to 44 years	+/-4.2	5.7%	+/-1.5	6.4%	+/-2.0
45 to 49 years	+/-4.7	6.8%	+/-1.6	6.7%	+/-2.3
50 to 54 years	+/-3.9	8.4%	+/-1.3	7.6%	+/-1.7
55 to 59 years	+/-3.1	6.5%	+/-1.3	7.1%	+/-1.5
60 to 64 years	+/-3.0	7.4%	+/-1.3	5.9%	+/-1.6
65 to 69 years	+/-2.8	4.8%	+/-1.1	5.5%	+/-1.5
70 to 74 years	+/-1.4	3.4%	+/-0.9	2.5%	+/-1.0
75 to 79 years	+/-4.9	2.9%	+/-0.9	2.5%	+/-1.2
80 to 84 years	+/-0.9	1.6%	+/-0.8	1.8%	+/-0.9
85 years and over	+/-1.4	1.2%	+/-0.5	1.4%	+/-0.8
<b>SELECTED AGE CATEGORIES</b>					
5 to 14 years	+/-4.3	13.0%	+/-1.6	14.5%	+/-2.4
15 to 17 years	+/-3.2	3.3%	+/-0.7	2.4%	+/-1.2
18 to 24 years	+/-3.5	7.0%	+/-1.3	6.7%	+/-1.7
15 to 44 years	+/-5.2	36.1%	+/-1.7	34.6%	+/-2.7
16 years and over	+/-6.1	80.3%	+/-1.7	77.7%	+/-2.8
18 years and over	+/-6.3	78.0%	+/-1.6	76.1%	+/-2.8
60 years and over	+/-5.6	21.3%	+/-1.9	19.4%	+/-2.4
62 years and over	+/-5.7	18.4%	+/-1.9	17.3%	+/-2.3
65 years and over	+/-5.2	13.9%	+/-1.5	13.5%	+/-1.8
75 years and over	+/-4.9	5.6%	+/-1.3	5.6%	+/-1.7
<b>SUMMARY INDICATORS</b>					
Median age (years)	+/-3.4	40.6	+/-1.7	40.1	+/-2.0
Sex ratio (males per 100 females)	(X)	94.2	+/-6.8	(X)	(X)
Age dependency ratio	(X)	56.1	+/-4.8	(X)	(X)
Old-age dependency ratio	(X)	21.7	+/-2.8	(X)	(X)
Child dependency ratio	(X)	34.4	+/-3.3	(X)	(X)
<b>PERCENT IMPUTED</b>					
Sex	(X)	0.2%	(X)	(X)	(X)
Age	(X)	0.4%	(X)	(X)	(X)

Subject	ZCTA5 98516	
	Female	
	Estimate	Margin of Error
Total population	9,774	+/-590
<b>AGE</b>		
Under 5 years	4.6%	+/-1.6
5 to 9 years	7.0%	+/-1.7
10 to 14 years	4.5%	+/-1.4
15 to 19 years	5.3%	+/-1.3
20 to 24 years	6.1%	+/-1.6
25 to 29 years	7.8%	+/-1.8
30 to 34 years	5.3%	+/-1.8
35 to 39 years	7.9%	+/-1.9
40 to 44 years	5.2%	+/-1.9
45 to 49 years	8.0%	+/-1.7
50 to 54 years	9.2%	+/-1.8
55 to 59 years	5.9%	+/-1.6
60 to 64 years	9.0%	+/-1.8
65 to 69 years	4.2%	+/-1.3
70 to 74 years	4.3%	+/-1.4
75 to 79 years	3.1%	+/-1.5
80 to 84 years	1.5%	+/-0.8
85 years and over	1.0%	+/-0.7
<b>SELECTED AGE CATEGORIES</b>		
5 to 14 years	11.5%	+/-2.3
15 to 17 years	4.1%	+/-1.2
18 to 24 years	7.3%	+/-1.8
15 to 44 years	37.6%	+/-2.5
16 years and over	82.7%	+/-2.7
18 years and over	79.7%	+/-2.6
60 years and over	23.2%	+/-2.5
62 years and over	19.5%	+/-2.3
65 years and over	14.2%	+/-2.1
75 years and over	5.7%	+/-1.8
<b>SUMMARY INDICATORS</b>		
Median age (years)	40.9	+/-2.7
Sex ratio (males per 100 females)	(X)	(X)
Age dependency ratio	(X)	(X)
Old-age dependency ratio	(X)	(X)
Child dependency ratio	(X)	(X)
<b>PERCENT IMPUTED</b>		
Sex	(X)	(X)
Age	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The age dependency ratio is derived by dividing the combined under-18 and 65-and-over populations by the 18-to-64 population and multiplying by 100.

The old-age dependency ratio is derived by dividing the population 65 and over by the 18-to-64 population and multiplying by 100.

The child dependency ratio is derived by dividing the population under 18 by the 18-to-64 population and multiplying by 100.

While the 2007-2011 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

Explanation of Symbols:

1. An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '\*\*\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



S1101

HOUSEHOLDS AND FAMILIES

2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Census Tract 122.21, Thurston County, Washington				
	Total		Married-couple family household		Male householder, no wife present, family household
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total households	1,760	+/-146	1,138	+/-143	90
Average household size	2.74	+/-0.20	3.14	+/-0.20	3.40
<b>FAMILIES</b>					
Total families	1,334	+/-126	1,138	+/-143	90
Average family size	3.09	+/-0.17	3.14	+/-0.20	2.68
<b>AGE OF OWN CHILDREN</b>					
Households with own children under 18 years	515	+/-104	397	+/-99	49
Under 6 years only	18.3%	+/-13.1	14.9%	+/-15.0	46.9%
Under 6 years and 6 to 17 years	13.4%	+/-10.0	17.4%	+/-13.0	0.0%
6 to 17 years only	68.3%	+/-16.0	67.8%	+/-20.1	53.1%
Total households	1,760	+/-146	1,138	+/-143	90
<b>SELECTED HOUSEHOLDS BY TYPE</b>					
Households with one or more people under 18 years	31.1%	+/-5.8	35.7%	+/-6.9	81.1%
Households with one or more people 60 years and over	35.6%	+/-7.1	35.3%	+/-7.7	42.2%
Householder living alone	17.0%	+/-7.0	(X)	(X)	(X)
65 years and over	6.9%	+/-6.7	(X)	(X)	(X)
<b>UNMARRIED-PARTNER HOUSEHOLDS</b>					
Same sex	2.6%	+/-4.0	(X)	(X)	(X)
Opposite sex	4.1%	+/-2.6	(X)	(X)	(X)
<b>UNITS IN STRUCTURE</b>					
1-unit structures	90.3%	+/-4.0	93.7%	+/-4.3	100.0%
2-or-more-unit structures	3.3%	+/-2.7	0.0%	+/-3.0	0.0%
Mobile homes and all other types of units	6.4%	+/-3.0	6.3%	+/-4.3	0.0%
<b>HOUSING TENURE</b>					
Owner-occupied housing units	88.5%	+/-6.1	94.0%	+/-6.2	100.0%

Subject	Census Tract 122.21, Thurston County, Washington				
	Total		Married-couple family household		Male householder, no wife present, family household
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Renter-occupied housing units	11.5%	+/-6.1	6.0%	+/-6.2	0.0%

Subject	Census Tract 122.21, Thurston County, Washington				
	Male householder, no wife present, family household	Female householder, no husband present, family household		Nonfamily household	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total households	+/-64	108	+/-59	428	+/-156
Average household size	+/-0.73	3.38	+/-0.70	1.38	+/-0.26
<b>FAMILIES</b>					
Total families	+/-64	106	+/-59	(X)	(X)
Average family size	+/-0.55	2.94	+/-0.81	(X)	(X)
<b>AGE OF OWN CHILDREN</b>					
Households with own children under 18 years	+/-47	69	+/-48	(X)	(X)
Under 6 years only	+/-53.1	17.4%	+/-27.1	(X)	(X)
Under 6 years and 6 to 17 years	+/-44.0	0.0%	+/-37.0	(X)	(X)
6 to 17 years only	+/-53.1	82.6%	+/-27.1	(X)	(X)
Total households	+/-64	108	+/-59	426	+/-158
<b>SELECTED HOUSEHOLDS BY TYPE</b>					
Households with one or more people under 18 years	+/-28.3	65.1%	+/-27.7	0.0%	+/-7.9
Households with one or more people 60 years and over	+/-32.7	19.8%	+/-22.1	39.0%	+/-22.8
Householder living alone	(X)	(X)	(X)	70.4%	+/-19.3
65 years and over	(X)	(X)	(X)	28.4%	+/-23.3
<b>UNMARRIED-PARTNER HOUSEHOLDS</b>					
Same sex	(X)	(X)	(X)	(X)	(X)
Opposite sex	(X)	(X)	(X)	(X)	(X)
<b>UNITS IN STRUCTURE</b>					
1-unit structures	+/-31.1	64.2%	+/-28.2	85.9%	+/-13.0
2-or-more-unit structures	+/-31.1	23.6%	+/-23.6	7.7%	+/-10.4
Mobile homes and all other types of units	+/-31.1	12.3%	+/-19.3	6.3%	+/-7.0
<b>HOUSING TENURE</b>					
Owner-occupied housing units	+/-31.1	65.1%	+/-27.5	77.2%	+/-18.8
Renter-occupied housing units	+/-31.1	34.9%	+/-27.5	22.8%	+/-18.8

Subject	ZCTA5 98516				
	Total		Married-couple family household		Male householder, no wife present, family household
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total households	7,691	+/-393	4,649	+/-376	227
Average household size	2.46	+/-0.09	2.92	+/-0.10	3.23
<b>FAMILIES</b>					
Total families	5,479	+/-359	4,649	+/-376	227
Average family size	2.86	+/-0.10	2.91	+/-0.10	2.34
<b>AGE OF OWN CHILDREN</b>					
Households with own children under 18 years	2,138	+/-262	1,669	+/-254	96
Under 6 years only	23.2%	+/-5.9	20.8%	+/-7.2	61.5%
Under 6 years and 6 to 17 years	22.6%	+/-6.7	25.8%	+/-8.0	0.0%
6 to 17 years only	54.1%	+/-8.1	53.4%	+/-9.4	38.5%
Total households	7,691	+/-393	4,649	+/-376	227
<b>SELECTED HOUSEHOLDS BY TYPE</b>					
Households with one or more people under 18 years	29.5%	+/-2.9	36.2%	+/-4.1	63.9%
Households with one or more people 60 years and over	34.6%	+/-2.7	33.7%	+/-4.0	16.7%
Householder living alone	22.5%	+/-3.4	(X)	(X)	(X)
65 years and over	7.4%	+/-2.5	(X)	(X)	(X)
<b>UNMARRIED-PARTNER HOUSEHOLDS</b>					
Same sex	1.7%	+/-1.4	(X)	(X)	(X)
Opposite sex	4.9%	+/-1.9	(X)	(X)	(X)
<b>UNITS IN STRUCTURE</b>					
1-unit structures	78.9%	+/-3.0	90.8%	+/-3.2	84.1%
2-or-more-unit structures	12.8%	+/-2.7	5.5%	+/-2.8	15.9%
Mobile homes and all other types of units	8.3%	+/-2.2	3.7%	+/-1.7	0.0%
<b>HOUSING TENURE</b>					
Owner-occupied housing units	73.5%	+/-3.9	82.1%	+/-4.7	68.3%
Renter-occupied housing units	26.5%	+/-3.9	17.9%	+/-4.7	31.7%

Subject	ZCTA5 98516				
	Male householder, no wife present, family household	Female householder, no husband present, family household		Nonfamily household	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total households	+/-116	603	+/-191	2,212	+/-347
Average household size	+/-0.73	2.97	+/-0.33	1.29	+/-0.10
<b>FAMILIES</b>					
Total families	+/-116	603	+/-191	(X)	(X)
Average family size	+/-0.31	2.72	+/-0.28	(X)	(X)
<b>AGE OF OWN CHILDREN</b>					
Households with own children under 18 years	+/-83	373	+/-141	(X)	(X)
Under 6 years only	+/-35.4	24.4%	+/-15.9	(X)	(X)
Under 6 years and 6 to 17 years	+/-29.7	14.2%	+/-12.5	(X)	(X)
6 to 17 years only	+/-35.4	61.4%	+/-19.3	(X)	(X)
Total households	+/-116	603	+/-191	2,212	+/-347
<b>SELECTED HOUSEHOLDS BY TYPE</b>					
Households with one or more people under 18 years	+/-25.3	67.5%	+/-13.2	1.4%	+/-2.1
Households with one or more people 60 years and over	+/-14.9	24.9%	+/-12.7	40.8%	+/-8.1
Householder living alone	(X)	(X)	(X)	78.3%	+/-7.4
65 years and over	(X)	(X)	(X)	25.6%	+/-7.7
<b>UNMARRIED-PARTNER HOUSEHOLDS</b>					
Same sex	(X)	(X)	(X)	(X)	(X)
Opposite sex	(X)	(X)	(X)	(X)	(X)
<b>UNITS IN STRUCTURE</b>					
1-unit structures	+/-22.7	73.3%	+/-11.6	54.9%	+/-7.3
2-or-more-unit structures	+/-22.7	15.9%	+/-8.7	26.9%	+/-6.9
Mobile homes and all other types of units	+/-14.3	10.8%	+/-9.0	18.2%	+/-6.2
<b>HOUSING TENURE</b>					
Owner-occupied housing units	+/-22.9	61.7%	+/-13.4	59.2%	+/-6.9
Renter-occupied housing units	+/-22.9	38.3%	+/-13.4	40.8%	+/-6.9

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Average family size is derived by dividing the number of related people in households by the number of family households.

Housing unit weight is used throughout this table (only exception is the average household and family size cells).

While the 2007-2011 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

#### Explanation of Symbols:

1. An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An 'L' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An 'L' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An 'U' following a median estimate means the median falls in the upper interval of an open-ended distribution.
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6. An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



S1601

LANGUAGE SPOKEN AT HOME

2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Census Tract 122.21, Thurston County, Washington				
	Total		Percent of specified language speakers		
	Estimate	Margin of Error	Speak English "very well"		Speak English less than "very well"
			Estimate	Margin of Error	Estimate
Population 5 years and over	4,532	+/-335	96.4%	+/-2.7	3.6%
Speak only English	87.0%	+/-6.1	(X)	(X)	(X)
Speak a language other than English	13.0%	+/-6.1	72.4%	+/-20.3	27.6%
Spanish or Spanish Creole	2.6%	+/-3.4	38.8%	+/-34.5	61.2%
Other Indo-European languages	0.1%	+/-0.2	0.0%	+/-100.0	100.0%
Asian and Pacific Island languages	8.1%	+/-5.6	80.2%	+/-19.2	19.8%
Other languages	2.2%	+/-2.5	87.0%	+/-28.1	13.0%
<b>SPEAK A LANGUAGE OTHER THAN ENGLISH</b>					
Spanish or Spanish Creole	116	+/-156	38.8%	+/-34.5	61.2%
5-17 years	57	+/-79	19.3%	+/-46.2	80.7%
18-64 years	59	+/-80	57.6%	+/-28.1	42.4%
65 years and over	0	+/-92	-	**	-
Other Indo-European languages	6	+/-10	0.0%	+/-100.0	100.0%
5-17 years	6	+/-10	0.0%	+/-100.0	100.0%
18-64 years	0	+/-92	-	**	-
65 years and over	0	+/-92	-	**	-
Asian and Pacific Island languages	368	+/-255	80.2%	+/-19.2	19.8%
5-17 years	114	+/-125	100.0%	+/-26.0	0.0%
18-64 years	254	+/-150	71.3%	+/-24.9	28.7%
65 years and over	0	+/-92	-	**	-
Other languages	100	+/-111	87.0%	+/-28.1	13.0%
5-17 years	0	+/-92	-	**	-
18-64 years	87	+/-109	100.0%	+/-31.9	0.0%
65 years and over	13	+/-20	0.0%	+/-85.4	100.0%
<b>CITIZENS 18 YEARS AND OVER</b>					
All citizens 18 years and over	3,558	+/-268	97.6%	+/-1.9	2.4%
Speak only English	90.8%	+/-4.5	(X)	(X)	(X)
Speak a language other than English	9.2%	+/-4.5	73.4%	+/-18.4	26.6%
Spanish or Spanish Creole	1.7%	+/-2.2	57.6%	+/-28.1	42.4%
Other languages	7.5%	+/-4.1	76.9%	+/-19.5	23.1%

Subject	Census Tract 122.21, Thurston County, Washington				
	Total		Percent of specified language speakers		
			Speak English "very well"		Speak English less than "very well"
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
PERCENT IMPUTED					
Language status	3.4%	(X)	(X)	(X)	(X)
Language status (speak a language other than English)	0.0%	(X)	(X)	(X)	(X)
Ability to speak English	2.2%	(X)	(X)	(X)	(X)

Subject	Census Tract 122.21, Thurston County, Washington	ZCTA5 98516				
		Percent of specified language speakers  Speak English less than "very well"  Margin of Error	Total		Percent of specified language speakers	
			Estimate	Margin of Error	Speak English "very well"	
					Estimate	Margin of Error
Population 5 years and over	+/-2.7	17,884	+/-867	93.0%	+/-2.0	
Speak only English	(X)	84.5%	+/-2.9	(X)	(X)	
Speak a language other than English	+/-20.3	15.5%	+/-2.9	54.9%	+/-9.5	
Spanish or Spanish Creole	+/-34.5	4.8%	+/-1.8	47.9%	+/-13.7	
Other Indo-European languages	+/-100.0	1.5%	+/-0.7	77.6%	+/-17.1	
Asian and Pacific Island languages	+/-19.2	8.3%	+/-2.2	50.9%	+/-16.7	
Other languages	+/-28.1	0.9%	+/-0.7	91.8%	+/-15.9	
<b>SPEAK A LANGUAGE OTHER THAN ENGLISH</b>						
Spanish or Spanish Creole	+/-34.5	862	+/-337	47.9%	+/-13.7	
5-17 years	+/-46.2	244	+/-170	61.1%	+/-32.8	
18-64 years	+/-28.1	548	+/-191	35.4%	+/-16.1	
65 years and over	**	70	+/-90	100.0%	+/-36.7	
Other Indo-European languages	+/-100.0	272	+/-132	77.6%	+/-17.1	
5-17 years	+/-100.0	28	+/-37	0.0%	+/-58.2	
18-64 years	**	205	+/-112	83.9%	+/-15.3	
65 years and over	**	39	+/-38	100.0%	+/-49.3	
Asian and Pacific Island languages	+/-19.2	1,485	+/-413	50.9%	+/-16.7	
5-17 years	+/-26.0	257	+/-166	62.3%	+/-38.7	
18-64 years	+/-24.9	1,078	+/-292	52.9%	+/-15.7	
65 years and over	**	150	+/-77	17.3%	+/-33.0	
Other languages	+/-28.1	159	+/-121	91.8%	+/-15.9	
5-17 years	**	0	+/-92	-	**	
18-64 years	+/-31.9	146	+/-123	100.0%	+/-21.1	
65 years and over	+/-85.4	13	+/-20	0.0%	+/-85.4	
<b>CITIZENS 18 YEARS AND OVER</b>						
All citizens 18 years and over	+/-1.9	14,030	+/-688	96.1%	+/-1.2	
Speak only English	(X)	88.6%	+/-2.3	(X)	(X)	
Speak a language other than English	+/-18.4	11.4%	+/-2.3	66.1%	+/-8.1	
Spanish or Spanish Creole	+/-28.1	3.1%	+/-1.1	60.3%	+/-16.9	
Other languages	+/-19.5	8.3%	+/-1.9	68.4%	+/-11.5	
<b>PERCENT IMPUTED</b>						
Language status	(X)	2.2%	(X)	(X)	(X)	
Language status (speak a language other than English)	(X)	1.0%	(X)	(X)	(X)	
Ability to speak English	(X)	1.6%	(X)	(X)	(X)	

Subject	ZCTA5 98516	
	Percent of specified language speakers	
	Speak English less than "very well"	
	Estimate	Margin of Error
Population 5 years and over	7.0%	+/-2.0
Speak only English	(X)	(X)
Speak a language other than English	45.1%	+/-9.5
Spanish or Spanish Creole	52.1%	+/-13.7
Other Indo-European languages	22.4%	+/-17.1
Asian and Pacific Island languages	49.1%	+/-16.7
Other languages	8.2%	+/-15.9
<b>SPEAK A LANGUAGE OTHER THAN ENGLISH</b>		
Spanish or Spanish Creole	52.1%	+/-13.7
5-17 years	38.9%	+/-32.8
18-64 years	64.6%	+/-16.1
65 years and over	0.0%	+/-36.7
Other Indo-European languages	22.4%	+/-17.1
5-17 years	100.0%	+/-58.2
18-64 years	16.1%	+/-15.3
65 years and over	0.0%	+/-49.3
Asian and Pacific Island languages	49.1%	+/-16.7
5-17 years	37.7%	+/-38.7
18-64 years	47.1%	+/-15.7
65 years and over	82.7%	+/-33.0
Other languages	8.2%	+/-15.9
5-17 years	-	**
18-64 years	0.0%	+/-21.1
65 years and over	100.0%	+/-85.4
<b>CITIZENS 18 YEARS AND OVER</b>		
All citizens 18 years and over	3.9%	+/-1.2
Speak only English	(X)	(X)
Speak a language other than English	33.9%	+/-8.1
Spanish or Spanish Creole	39.7%	+/-16.9
Other languages	31.6%	+/-11.5
<b>PERCENT IMPUTED</b>		
Language status	(X)	(X)
Language status (speak a language other than English)	(X)	(X)
Ability to speak English	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

Explanation of Symbols:

1. An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
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S1903

MEDIAN INCOME IN THE PAST 12 MONTHS (IN 2011 INFLATION-ADJUSTED DOLLARS)

2007-2011 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

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Subject	Census Tract 122.21, Thurston County, Washington				ZCTA5 98516
	Total		Median Income (dollars)		Total
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Households	1,760	+/-146	83,729	+/-12,456	7,691
One race--					
White	86.3%	+/-6.3	84,725	+/-18,371	81.8%
Black or African American	2.6%	+/-3.1	93,309	+/-84,335	3.5%
American Indian and Alaska Native	1.0%	+/-1.7	-	**	1.8%
Asian	5.0%	+/-4.1	60,227	+/-26,618	8.0%
Native Hawaiian and Other Pacific Islander	0.5%	+/-0.9	-	**	1.0%
Some other race	1.2%	+/-2.2	-	**	1.5%
Two or more races	3.4%	+/-3.1	202,973	+/-284,630	2.3%
Hispanic or Latino origin (of any race)	1.2%	+/-2.2	-	**	5.2%
White alone, not Hispanic or Latino	86.3%	+/-6.3	84,725	+/-18,371	78.6%
<b>HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER</b>					
15 to 24 years	1.3%	+/-1.5	9,896	+/-106,236	2.8%
25 to 44 years	26.1%	+/-6.2	62,500	+/-26,406	31.5%
45 to 64 years	49.7%	+/-7.8	118,438	+/-7,359	43.2%
65 years and over	22.8%	+/-7.2	55,455	+/-23,972	22.4%
<b>FAMILIES</b>					
Families	1,334	+/-126	99,773	+/-23,221	5,479
With own children under 18 years	38.6%	+/-6.7	82,839	+/-11,668	39.0%
With no own children under 18 years	61.4%	+/-6.7	111,719	+/-11,076	61.0%
Married-couple families	85.3%	+/-6.4	109,000	+/-16,420	84.9%
Female householder, no husband present	7.9%	+/-4.4	61,364	+/-24,378	11.0%
Male householder, no wife present	6.7%	+/-4.8	85,147	+/-32,956	4.1%
<b>NONFAMILY HOUSEHOLDS</b>					
Nonfamily households	426	+/-156	50,192	+/-17,783	2,212
Female householder	64.1%	+/-18.8	49,408	+/-22,352	53.7%
Living alone	45.5%	+/-21.5	39,231	+/-45,205	43.9%
Not living alone	18.5%	+/-18.3	59,694	+/-169,226	9.8%
Male householder	35.9%	+/-18.8	56,146	+/-40,408	46.3%
Living alone	24.9%	+/-14.8	90,357	+/-55,592	34.4%
Not living alone	11.0%	+/-12.1	26,958	+/-1,968	11.9%

Subject	Census Tract 122.21, Thurston County, Washington				ZCTA5 98516
	Total		Median Income (dollars)		Total
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
PERCENT IMPUTED					
Household income in the past 12 months	17.8%	(X)	(X)	(X)	19.9%
Family income in the past 12 months	15.9%	(X)	(X)	(X)	17.9%
Nonfamily income in the past 12 months	23.9%	(X)	(X)	(X)	23.8%

Subject	ZCTA5 98516		
	Total	Median Income (dollars)	
	Margin of Error	Estimate	Margin of Error
Households	+/-393	72,092	+/-5,478
<b>One race--</b>			
White	+/-3.2	74,434	+/-6,524
Black or African American	+/-1.3	94,096	+/-32,671
American Indian and Alaska Native	+/-1.1	24,306	+/-78,106
Asian	+/-2.0	61,927	+/-28,045
Native Hawaiian and Other Pacific Islander	+/-0.8	123,295	+/-16,611
Some other race	+/-1.1	51,061	+/-8,526
Two or more races	+/-1.3	45,536	+/-25,784
Hispanic or Latino origin (of any race)	+/-1.8	56,190	+/-10,392
White alone, not Hispanic or Latino	+/-3.4	76,142	+/-7,093
<b>HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER</b>			
15 to 24 years	+/-1.3	39,632	+/-8,915
25 to 44 years	+/-3.0	75,288	+/-7,875
45 to 64 years	+/-3.6	96,682	+/-7,438
65 years and over	+/-2.6	51,537	+/-6,775
<b>FAMILIES</b>			
Families	+/-359	86,430	+/-7,250
With own children under 18 years	+/-3.9	84,612	+/-12,680
With no own children under 18 years	+/-3.9	87,016	+/-8,315
Married-couple families	+/-3.9	93,617	+/-3,431
Female householder, no husband present	+/-3.4	31,450	+/-12,418
Male householder, no wife present	+/-2.1	66,625	+/-16,621
<b>NONFAMILY HOUSEHOLDS</b>			
Nonfamily households	+/-347	49,423	+/-9,423
Female householder	+/-7.6	43,385	+/-12,416
Living alone	+/-7.7	37,786	+/-10,918
Not living alone	+/-5.3	61,394	+/-62,516
Male householder	+/-7.6	60,096	+/-16,127
Living alone	+/-7.7	52,375	+/-15,458
Not living alone	+/-5.5	95,386	+/-22,838
<b>PERCENT IMPUTED</b>			
Household income in the past 12 months	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

Explanation of Symbols:

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S1702

POVERTY STATUS IN THE PAST 12 MONTHS OF FAMILIES

2007-2011 American Community Survey 5-Year Estimates

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Subject	Census Tract 122.21, Thurston County, Washington				
	All families				Married-couple families
	Total		Percent below poverty level		Total
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Families	1,334	+/-126	0.9%	+/-1.5	1,138
With related children under 18 years	534	+/-102	2.2%	+/-3.8	406
<b>RACE AND HISPANIC OR LATINO ORIGIN</b>					
Families with a householder who is--					
One race	1,274	+/-136	0.9%	+/-1.6	1,101
White	1,114	+/-139	0.0%	+/-3.1	964
Black or African American	46	+/-54	26.1%	+/-48.4	34
American Indian and Alaska Native	17	+/-29	0.0%	+/-74.6	17
Asian	67	+/-64	0.0%	+/-37.6	56
Native Hawaiian and Other Pacific Islander	9	+/-16	0.0%	+/-100.0	9
Some other race	21	+/-39	0.0%	+/-67.2	21
Two or more races	60	+/-54	0.0%	+/-39.7	37
Hispanic or Latino origin (of any race)	21	+/-39	0.0%	+/-67.2	21
White alone, not Hispanic or Latino	1,114	+/-139	0.0%	+/-3.1	964
Householder worked	974	+/-163	1.2%	+/-2.0	789
Householder worked full-time, year-round in the past 12 months	797	+/-163	0.0%	+/-4.3	672
Householder 65 years and over	281	+/-85	0.0%	+/-11.7	253
Family received --					
Supplemental Security Income (SSI) and/or cash public assistance income in the past 12 months	49	+/-39	24.5%	+/-35.7	12
Social security income in the past 12 months	352	+/-96	0.0%	+/-9.5	323
<b>EDUCATIONAL ATTAINMENT OF HOUSEHOLDER</b>					
Less than high school graduate	33	+/-37	0.0%	+/-53.6	33
High school graduate (includes equivalency)	219	+/-94	5.5%	+/-9.5	166
Some college, associate's degree	403	+/-112	0.0%	+/-8.3	338
Bachelor's degree or higher	679	+/-129	0.0%	+/-5.0	601
<b>NUMBER OF RELATED CHILDREN UNDER 18 YEARS</b>					
No child	800	+/-116	0.0%	+/-4.3	732

Subject	Census Tract 122.21, Thurston County, Washington				
	All families				Married-couple families
	Total		Percent below poverty level		Total
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
1 or 2 children	456	+/-122	0.0%	+/-7.4	352
3 or 4 children	68	+/-47	17.6%	+/-28.1	44
5 or more children	10	+/-15	0.0%	+/-97.3	10
<b>NUMBER OF PEOPLE IN FAMILY</b>					
2 people	674	+/-106	0.0%	+/-5.1	562
3 or 4 people	574	+/-98	2.1%	+/-3.4	502
5 or 6 people	67	+/-44	0.0%	+/-37.6	55
7 or more people	19	+/-22	0.0%	+/-70.8	19
<b>NUMBER OF WORKERS IN FAMILY</b>					
No workers	222	+/-81	0.0%	+/-14.5	222
1 worker	444	+/-126	2.7%	+/-4.4	327
2 workers	507	+/-144	0.0%	+/-6.7	442
3 or more workers	161	+/-80	0.0%	+/-19.4	147
<b>INCOME DEFICIT</b>					
Mean income deficit for families (dollars)	N	N	(X)	(X)	N
<b>PERCENT IMPUTED</b>					
Poverty status for families	15.9%	(X)	(X)	(X)	(X)

Subject	Census Tract 122.21, Thurston County, Washington					
	Married-couple families			Female householder, no husband present		
	Total	Percent below poverty level		Total		
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	
Families	+/-143	0.0%	+/-3.0	108	+/-59	
With related children under 18 years	+/-98	0.0%	+/-8.3	89	+/-48	
<b>RACE AND HISPANIC OR LATINO ORIGIN</b>						
Families with a householder who is--						
One race	+/-147	0.0%	+/-3.1	108	+/-59	
White	+/-145	0.0%	+/-3.6	83	+/-52	
Black or African American	+/-50	0.0%	+/-52.8	12	+/-19	
American Indian and Alaska Native	+/-29	0.0%	+/-74.6	0	+/-92	
Asian	+/-81	0.0%	+/-41.1	11	+/-17	
Native Hawaiian and Other Pacific Islander	+/-16	0.0%	+/-100.0	0	+/-92	
Some other race	+/-39	0.0%	+/-87.2	0	+/-92	
Two or more races	+/-46	0.0%	+/-50.6	0	+/-92	
Hispanic or Latino origin (of any race)	+/-39	0.0%	+/-67.2	0	+/-92	
White alone, not Hispanic or Latino	+/-145	0.0%	+/-3.6	83	+/-52	
Householder worked	+/-162	0.0%	+/-4.3	95	+/-55	
Householder worked full-time, year-round in the past 12 months	+/-160	0.0%	+/-5.1	75	+/-52	
Householder 65 years and over	+/-81	0.0%	+/-12.9	0	+/-92	
Family received --						
Supplemental Security Income (SSI) and/or cash public assistance income in the past 12 months	+/-19	0.0%	+/-88.8	23	+/-26	
Social security income in the past 12 months	+/-89	0.0%	+/-10.3	12	+/-25	
<b>EDUCATIONAL ATTAINMENT OF HOUSEHOLDER</b>						
Less than high school graduate	+/-37	0.0%	+/-53.6	0	+/-92	
High school graduate (includes equivalency)	+/-87	0.0%	+/-18.9	24	+/-30	
Some college, associate's degree	+/-105	0.0%	+/-9.8	42	+/-34	
Bachelor's degree or higher	+/-129	0.0%	+/-5.7	40	+/-32	
<b>NUMBER OF RELATED CHILDREN UNDER 18 YEARS</b>						
No child	+/-113	0.0%	+/-4.7	37	+/-34	
1 or 2 children	+/-112	0.0%	+/-9.5	45	+/-34	
3 or 4 children	+/-37	0.0%	+/-46.4	24	+/-30	
5 or more children	+/-15	0.0%	+/-97.3	0	+/-92	
<b>NUMBER OF PEOPLE IN FAMILY</b>						
2 people	+/-111	0.0%	+/-6.0	68	+/-44	
3 or 4 people	+/-112	0.0%	+/-6.7	26	+/-33	
5 or 6 people	+/-34	0.0%	+/-41.5	12	+/-25	
7 or more people	+/-22	0.0%	+/-70.6	0	+/-92	
<b>NUMBER OF WORKERS IN FAMILY</b>						
No workers	+/-81	0.0%	+/-14.5	0	+/-92	
1 worker	+/-108	0.0%	+/-10.1	73	+/-45	
2 workers	+/-129	0.0%	+/-7.6	33	+/-35	
3 or more workers	+/-77	0.0%	+/-21.0	0	+/-92	
<b>INCOME DEFICIT</b>						
Mean income deficit for families (dollars)	N	(X)	(X)	N	N	
<b>PERCENT IMPUTED</b>						
Poverty status for families	(X)	(X)	(X)	(X)	(X)	

Subject	Census Tract 122.21, Thurston County, Washington		ZCTA5 98516		
	Female householder, no husband present		All families		
	Percent below poverty level		Total		Percent below poverty level
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Families	11.3%	+/-17.4	5,479	+/-359	6.0%
With related children under 18 years	17.4%	+/-27.1	2,196	+/-255	11.5%
<b>RACE AND HISPANIC OR LATINO ORIGIN</b>					
Families with a householder who is--					
One race	11.3%	+/-17.4	5,342	+/-358	5.4%
White	0.0%	+/-32.9	4,385	+/-330	2.4%
Black or African American	100.0%	+/-88.8	211	+/-93	5.7%
American Indian and Alaska Native	-	**	132	+/-83	15.2%
Asian	0.0%	+/-92.8	460	+/-141	31.3%
Native Hawaiian and Other Pacific Islander	-	**	78	+/-58	0.0%
Some other race	-	**	76	+/-67	10.5%
Two or more races	-	**	137	+/-87	27.0%
Hispanic or Latino origin (of any race)	-	**	307	+/-136	20.8%
White alone, not Hispanic or Latino	0.0%	+/-32.9	4,189	+/-316	1.0%
Householder worked	12.6%	+/-19.1	3,870	+/-361	4.3%
Householder worked full-time, year-round in the past 12 months	0.0%	+/-35.2	2,899	+/-344	0.9%
Householder 65 years and over	-	**	1,137	+/-203	4.8%
Family received --					
Supplemental Security Income (SSI) and/or cash public assistance income in the past 12 months	52.2%	+/-52.2	182	+/-79	6.6%
Social security income in the past 12 months	0.0%	+/-88.8	1,437	+/-210	5.4%
<b>EDUCATIONAL ATTAINMENT OF HOUSEHOLDER</b>					
Less than high school graduate	-	**	327	+/-150	28.4%
High school graduate (includes equivalency)	50.0%	+/-50.0	1,009	+/-224	10.6%
Some college, associate's degree	0.0%	+/-47.5	1,781	+/-233	6.7%
Bachelor's degree or higher	0.0%	+/-48.7	2,362	+/-256	0.3%
<b>NUMBER OF RELATED CHILDREN UNDER 18 YEARS</b>					
No child	0.0%	+/-50.6	3,283	+/-296	2.3%
1 or 2 children	0.0%	+/-45.9	1,891	+/-268	11.3%
3 or 4 children	50.0%	+/-50.0	273	+/-112	13.9%
5 or more children	-	**	32	+/-42	0.0%
<b>NUMBER OF PEOPLE IN FAMILY</b>					
2 people	0.0%	+/-37.3	3,050	+/-285	3.6%
3 or 4 people	46.2%	+/-53.8	1,985	+/-234	9.9%
5 or 6 people	0.0%	+/-88.8	403	+/-125	5.5%
7 or more people	-	**	41	+/-45	0.0%
<b>NUMBER OF WORKERS IN FAMILY</b>					
No workers	-	**	1,018	+/-178	15.2%
1 worker	16.4%	+/-24.4	1,793	+/-293	9.6%
2 workers	0.0%	+/-53.6	2,178	+/-319	0.0%
3 or more workers	-	**	490	+/-128	0.0%
<b>INCOME DEFICIT</b>					
Mean income deficit for families (dollars)	(X)	(X)	N	N	(X)
<b>PERCENT IMPUTED</b>					
Poverty status for families	(X)	(X)	17.9%	(X)	(X)

Subject	ZCTA5 98516				
	All families Percent below poverty level Margin of Error	Married-couple families			
		Total		Percent below poverty level	
		Estimate	Margin of Error	Estimate	Margin of Error
Families	+/-2.7	4,849	+/-378	3.0%	+/-2.6
With related children under 18 years	+/-5.5	1,689	+/-253	5.1%	+/-5.4
<b>RACE AND HISPANIC OR LATINO ORIGIN</b>					
Families with a householder who is--					
One race	+/-2.8	4,587	+/-372	3.1%	+/-2.7
White	+/-1.9	3,856	+/-343	0.3%	+/-0.4
Black or African American	+/-9.0	183	+/-84	0.0%	+/-19.2
American Indian and Alaska Native	+/-24.1	61	+/-59	0.0%	+/-39.4
Asian	+/-22.7	388	+/-136	33.7%	+/-26.4
Native Hawaiian and Other Pacific Islander	+/-34.3	53	+/-53	0.0%	+/-42.3
Some other race	+/-21.6	68	+/-66	0.0%	+/-37.3
Two or more races	+/-26.5	62	+/-54	0.0%	+/-39.1
Hispanic or Latino origin (of any race)	+/-20.7	207	+/-106	0.0%	+/-15.5
White alone, not Hispanic or Latino	+/-0.9	3,724	+/-328	0.3%	+/-0.4
Householder worked	+/-2.9	3,255	+/-361	2.6%	+/-2.8
Householder worked full-time, year-round in the past 12 months	+/-0.8	2,530	+/-344	0.4%	+/-0.6
Householder 65 years and over	+/-6.8	1,005	+/-165	5.5%	+/-7.8
Family received --					
Supplemental Security Income (SSI) and/or cash public assistance income in the past 12 months	+/-10.9	124	+/-63	0.0%	+/-24.2
Social security income in the past 12 months	+/-5.8	1,271	+/-182	4.3%	+/-6.1
<b>EDUCATIONAL ATTAINMENT OF HOUSEHOLDER</b>					
Less than high school graduate	+/-21.2	226	+/-113	24.3%	+/-31.1
High school graduate (includes equivalency)	+/-8.6	896	+/-221	9.5%	+/-9.6
Some college, associate's degree	+/-4.9	1,370	+/-207	0.0%	+/-2.5
Bachelor's degree or higher	+/-0.6	2,157	+/-257	0.0%	+/-1.6
<b>NUMBER OF RELATED CHILDREN UNDER 18 YEARS</b>					
No child	+/-2.6	2,966	+/-285	1.9%	+/-2.7
1 or 2 children	+/-6.0	1,443	+/-250	5.9%	+/-6.2
3 or 4 children	+/-12.4	208	+/-97	0.0%	+/-15.4
5 or more children	+/-54.4	32	+/-42	0.0%	+/-54.4
<b>NUMBER OF PEOPLE IN FAMILY</b>					
2 people	+/-3.2	2,527	+/-273	2.2%	+/-3.1
3 or 4 people	+/-5.8	1,727	+/-254	4.9%	+/-5.2
5 or 6 people	+/-6.6	354	+/-114	0.0%	+/-9.4
7 or more people	+/-48.1	41	+/-45	0.0%	+/-48.1
<b>NUMBER OF WORKERS IN FAMILY</b>					
No workers	+/-9.6	918	+/-167	6.0%	+/-8.5
1 worker	+/-6.1	1,217	+/-241	7.0%	+/-7.3
2 workers	+/-1.6	2,055	+/-308	0.0%	+/-1.7
3 or more workers	+/-6.9	459	+/-128	0.0%	+/-7.3
<b>INCOME DEFICIT</b>					
Mean income deficit for families (dollars)	(X)	N	N	(X)	(X)
<b>PERCENT IMPUTED</b>					
Poverty status for families	(X)	(X)	(X)	(X)	(X)

Subject	ZCTA5 98516			
	Female householder, no husband present			
	Total		Percent below poverty level	
	Estimate	Margin of Error	Estimate	Margin of Error
Families	603	+/-191	25.9%	+/-13.4
With related children under 18 years	407	+/-151	38.3%	+/-17.5
<b>RACE AND HISPANIC OR LATINO ORIGIN</b>				
Families with a householder who is--				
One race	572	+/-183	24.5%	+/-13.8
White	435	+/-158	19.8%	+/-16.2
Black or African American	12	+/-19	100.0%	+/-88.8
American Indian and Alaska Native	71	+/-65	28.2%	+/-45.9
Asian	48	+/-40	30.4%	+/-38.9
Native Hawaiian and Other Pacific Islander	0	+/-92	-	**
Some other race	8	+/-14	100.0%	+/-100.0
Two or more races	31	+/-36	51.6%	+/-51.6
Hispanic or Latino origin (of any race)	64	+/-76	100.0%	+/-38.5
White alone, not Hispanic or Latino	371	+/-148	5.9%	+/-7.2
Householder worked	448	+/-164	17.9%	+/-14.6
Householder worked full-time, year-round in the past 12 months	258	+/-112	6.2%	+/-9.3
Householder 65 years and over	104	+/-77	0.0%	+/-27.9
Family received --				
Supplemental Security Income (SSI) and/or cash public assistance income in the past 12 months	44	+/-36	27.3%	+/-39.0
Social security income in the past 12 months	149	+/-94	15.4%	+/-23.8
<b>EDUCATIONAL ATTAINMENT OF HOUSEHOLDER</b>				
Less than high school graduate	74	+/-63	36.5%	+/-45.4
High school graduate (includes equivalency)	59	+/-53	37.3%	+/-45.9
Some college, associate's degree	331	+/-155	29.9%	+/-18.4
Bachelor's degree or higher	139	+/-85	5.8%	+/-9.1
<b>NUMBER OF RELATED CHILDREN UNDER 18 YEARS</b>				
No child	196	+/-99	0.0%	+/-16.3
1 or 2 children	342	+/-139	34.5%	+/-20.5
3 or 4 children	65	+/-51	58.5%	+/-37.6
5 or more children	0	+/-92	-	**
<b>NUMBER OF PEOPLE IN FAMILY</b>				
2 people	353	+/-129	9.3%	+/-12.4
3 or 4 people	201	+/-113	50.2%	+/-25.9
5 or 6 people	49	+/-46	44.9%	+/-43.7
7 or more people	0	+/-92	-	**
<b>NUMBER OF WORKERS IN FAMILY</b>				
No workers	68	+/-56	100.0%	+/-37.3
1 worker	443	+/-163	19.9%	+/-14.2
2 workers	75	+/-64	0.0%	+/-35.2
3 or more workers	17	+/-31	0.0%	+/-74.6
<b>INCOME DEFICIT</b>				
Mean income deficit for families (dollars)	N	N	(X)	(X)
<b>PERCENT IMPUTED</b>				
Poverty status for families	(X)	(X)	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2007-2011 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2007-2011 American Community Survey

#### Explanation of Symbols:

1. An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '\*\*\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

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**APPENDIX B**  
**POLICE CALLS IN ANNEXATION AREA 2009-2013**

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## Call Load in Annexation Area 2009-2013 YTD

Call Type	2009	2010	2011	2012	2013 (YTD)	Total
ABAND2	1	1	1	0	0	3
ACCID4	2	0	0	1	0	3
ACCID5	0	3	2	1	0	6
ACCID6	0	0	0	2	0	2
ALARMB	4	10	13	17	5	49
ALARMO	1	1	0	0	0	2
ANIMAL	0	2	0	0	1	3
AREA	0	0	1	1	0	2
ASSIS3	0	0	1	0	0	1
ATC	5	2	0	0	0	7
ATTEM	0	1	1	1	0	3
AUTO	0	2	0	0	0	2
AUTO3	0	1	0	0	0	1
BSN	0	0	0	0	33	33
BURG	6	6	4	11	0	27
CIVIL	2	2	0	1	3	8
CUSTO	0	0	0	0	1	1
DIST	1	2	0	1	0	4
DOMES	0	1	0	0	0	1
DRUNK	0	0	2	0	0	2
DUI	1	1	1	0	0	3
E911	14	12	14	18	9	67
FI	0	0	0	2	3	5
FIREWO	0	0	0	0	1	1
FOLLOW	12	8	8	10	3	41
FOUND	0	0	1	0	0	1
FRAUD	2	1	0	1	0	4
HARAS	0	0	1	0	1	2
INFO	1	1	0	3	0	5
JUVEN	0	0	0	1	0	1
LOSTP4	0	0	0	0	1	1
MALIC	0	0	0	3	0	3
MANGUN	2	0	0	0	0	2
MENTAL	0	0	1	0	0	1
NARCO	0	1	0	1	0	2
NOISE	0	1	0	0	0	1
PRKVIO	0	0	4	0	0	4
PROTEV	0	1	0	0	0	1
PROWL	1	0	0	0	0	1
PUBSVC	1	1	1	2	2	7

<b>RAPE</b>	0	0	1	0	0	<b>1</b>
<b>RECKL</b>	2	0	0	6	3	<b>11</b>
<b>REFER</b>	0	1	0	2	0	<b>3</b>
<b>REPO</b>	0	0	1	1	0	<b>2</b>
<b>SEXOF</b>	0	0	0	1	0	<b>1</b>
<b>SEXOFR</b>	1	0	0	0	0	<b>1</b>
<b>SUICI3</b>	0	0	0	1	0	<b>1</b>
<b>SUSPC</b>	4	2	3	7	4	<b>20</b>
<b>SUSPP</b>	0	2	1	2	0	<b>5</b>
<b>SUSPV</b>	4	10	3	5	3	<b>25</b>
<b>T</b>	3	5	6	11	8	<b>33</b>
<b>TA</b>	1	0	0	0	0	<b>1</b>
<b>TB</b>	1	1	2	1	1	<b>6</b>
<b>THEFT</b>	2	2	6	4	3	<b>17</b>
<b>THREA</b>	1	0	1	0	0	<b>2</b>
<b>TRAFF</b>	1	1	2	7	3	<b>14</b>
<b>UIBC</b>	0	0	0	1	0	<b>1</b>
<b>UNSECP</b>	1	0	2	0	1	<b>4</b>
<b>VEHPR</b>	3	2	1	0	0	<b>6</b>
<b>VEHPRI</b>	1	0	0	0	0	<b>1</b>
<b>WEAPO</b>	1	0	1	1	2	<b>5</b>
<b>WIRESD</b>	0	0	0	4	0	<b>4</b>
						<b>TOTAL =</b>
<b>Total/Year</b>	<b>82</b>	<b>87</b>	<b>86</b>	<b>131</b>	<b>91</b>	<b>477</b>

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**APPENDIX C**  
**INTERLOCAL AGREEMENT FOR ANNEXATION OF THE CITY OF LACEY**  
**INTO THURSTON COUNTY FIRE PROTECTION DISTRICT NO. 3**

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**INTERLOCAL AGREEMENT FOR ANNEXATION  
OF THE CITY OF LACEY INTO THURSTON COUNTY  
FIRE PROTECTION DISTRICT NO. 3**

THIS AGREEMENT is entered into by and between the City of Lacey, a municipal corporation of the State of Washington ("City") and Thurston County Fire Protection District No. 3, a municipal corporation of the State of Washington ("District").

**RECITALS**

- A. The City and District are both located in Thurston County, Washington and have contiguous boundaries.
- B. The parties jointly own fire stations known as Stations 31, 33, 35 and a portion of Station 34 and certain capital equipment all pursuant to that certain agreement entitled Fire Protection Acquisition and Ownership Agreement – Fire Protection District No. 3 and City of Lacey dated April 24, 2003.
- C. The District currently provides fire and emergency medical services to the City pursuant to that certain agreement entitled Service Agreement – City of Lacey and Thurston County Fire District No. 3, dated June 8, 2006 as Amended.
- D. The City and the District are authorized by Chapter 52.04 RCW to cause an election to be held in order for the voters of the City and the voters of the District to decide whether or not the City should be annexed to and become part of the District. The City and the District have had ongoing discussions concerning whether, and under what terms, they would agree to submit this issue to the voters. The City and the District have now reached agreement on the said terms and conditions and desire to reduce their agreement to writing.

**AGREEMENT**

IN CONSIDERATION OF the terms and conditions set forth below, the parties agree as follows:

**1. Annexation Process.**

A. **Pursuit of Annexation.** Pursuant to the provisions of Chapter 52.04 RCW, the parties agree to pursue annexation of the City to the District according to the terms and conditions set forth in this Agreement and any amendments thereto, subject to approval of such annexation by the Thurston County Boundary Review Board (TCBRB) and the voters of the City and District. Contemporaneously with its execution of this Agreement, the City has passed an ordinance requesting annexation to the District. Contemporaneously with its execution of this Agreement, the District has accepted the City's annexation request.

B. **Boundary Review Board Notices and Proceedings.** The parties agree to join together in pursuing a notice of intent to be filed with the TCBRB seeking annexation of the

City to the District. The City shall take the lead in filing the notice of intent with the TCBRB, pursuant to Chapter 36.93 RCW. The City shall also act as lead agency for SEPA purposes in connection with the annexation. The parties agree that they will not request the TCBRB to review the annexation. In the event that a request for review is filed by any person or persons authorized to do so under RCW 36.93.100, the District and the City agree to jointly coordinate, prepare, and present testimony to the TCBRB in favor of the annexation and to take all necessary actions to obtain TCBRB approval of the annexation.

C. **Notification of County Commissioners – Election.** The parties agree to take all necessary steps to notify the Thurston County Commissioners of the proposal by the City and the acceptance by the District and to request that the Commissioners call a special election to be held on April 27, 2010 to place before the voters of the City and the voters of the District the proposition of whether the City should be annexed to the District.

D. **Cooperation as to Other Matters.** The parties agree to cooperate as to any other matters necessary to effectuate the annexation of the City to the District.

2. **Post-Annexation Fire Service.**

A. Upon annexation of the City to the District, the District shall be solely responsible for providing fire protection, fire suppression and emergency medical services within the incorporated boundaries of the City and the boundaries of the District. Additionally, the District shall provide within the corporate boundaries of the City fire prevention services including commercial occupancy fire code safety inspections, fire investigative services and community safety education services. Upon annexation and subject to the City making the payments expressly provided for in this Agreement, the District shall assume all responsibility for providing such services. The term "annexation" shall mean the date on which the election results are certified by the Thurston County Canvassing Board.

B. The authority and responsibility for code enforcement and prosecutorial activity within the City boundaries shall remain with the City.

C. Nothing in this Agreement shall give rise to a special duty to any individual or entity other than the respective parties with respect to the governmental services called for herein.

3. **2010 Payments by the City.** It is understood by the parties that the first real property taxes payable to the District by City residents will be for those taxes levied in 2010 for collection in 2011. Therefore, subsequent to the annexation, the City shall continue to pay to the District those sums called for in the Service Agreement between the parties dated June 8, 2006 as amended by Settlement Agreement between the City of Lacey and Lacey Fire District No. 3 effective on May 18, 2009, for the remaining portion of the calendar year 2010.

4. **Transfer of City's Interest in Stations and Equipment.** Effective upon the date of annexation, the City hereby conveys and quit claims to the District all of its interests in those certain stations identified as Station 31 or Headquarters Station located on Franz Street SE, Station 34 and the Vehicle Repair Facility located thereon on Steilacoom Road SE, Station 33 located on Mullen Road SE and Station 35 located on Willamette Drive NE and all of the

interests of the City in the ladder truck apparatus and the two first response engines all as purchased or constructed by the parties pursuant to the Fire Protection Acquisition and Ownership Agreement between the parties. The parties shall execute such quit claim deeds or other documents necessary to complete such ownership transfers. The consideration for such conveyance shall be the terms of this Agreement and no further charge will be payable to the City. Upon the transfer of such interests from the City to the District, the District shall assume sole responsibility for the maintenance, operation and repair of the same and the City shall in no event be liable for any such maintenance, operation or repair, except for the payments called for in Section 3.

5. **Fire Hydrants and Water.** The City agrees to allow the District to utilize City fire hydrants both within and without the City and use water from such hydrants to provide fire suppression services and bona fide fire fighter training. Such use and water consumption shall be without charge to the District by the City, the consideration for the same being the terms of this Agreement.

6. **Tax Levies.**

A. It is understood between the parties that due to statutory restrictions, the tax levy set by each of the parties in 2010 for collection of taxes in 2011 will, in the absence of voter approval, restrict the amount of taxes which can be levied for subsequent years. Therefore, in light of such restrictions, the parties shall set their tax levy in 2010 for taxes to be collected in 2011 in the manner set forth in this section.

B. The City shall reduce its real property tax levy in 2010 for taxes to be collected in 2011 by an amount equal to the sum the City would otherwise have paid to the District for fire services pursuant to the Service Agreement between the parties dated June 8, 2006, as amended, had the term of said Agreement been set to expire at the end of calendar year 2011. It is estimated at the time of this Agreement that such dollar amount will be in the sum of \$4,774,683.00.

C. The District shall set its 2010 levy for real property taxes against all real property in the enlarged District for taxes to be collected in 2011 to be in the total sum of \$9,836,973.00. It is estimated that a levy in this amount will result in a levy rate of 1.070689 per thousand dollars of assessed evaluation within the enlarged District.

7. **Bonded Indebtedness.** Both the District and the City, pursuant to approval of their respective voters, issued tax general obligation bonds in the sum of \$5,990,000.00 for the City and \$5,990,000.00 for the District and used the proceeds of such bond issues for the construction and remodeling of fire stations and the purchase of equipment. It is agreed between the parties that it is fair and equitable for the residents of the existing District to continue to pay the excess levies for retirement of the District indebtedness and for City residents to continue to pay the excess levies to retire the City indebtedness. Further, it is understood that for the District to restrict its excess tax levy to portions of the District located outside of the City, state legislation will be necessary. Therefore, the parties will cooperate in proposing such legislation and with the passage of such legislation, the District shall extend its excess tax levy for the retirement of its outstanding bonds only to that real property located in portions of the District

which lie outside of the City boundaries. Further, the City agrees to continue to levy excess taxes for retirement of its outstanding bonds upon residents of the City.

8. **Indemnity.** The District agrees to indemnify, hold harmless, and defend the City, its officers, agents, and employees, from and against any and all claims, losses, or liability for injuries, sickness, or death of persons, including employees of the District, or damage to property, occurring prior or subsequent to the effective date of annexation and arising out of any negligent act, error or omission of the District, its officers, agents, or employees, in providing those services under existing contracts or as called for in Section 2 hereof.

9. **Acquisition and Ownership Agreement.** Upon annexation of the City to the District and transfer of the jointly owned property, that certain Agreement entitled Fire Protection Acquisition and Ownership Agreement between the parties dated April 24, 2003, shall be automatically terminated and of no further effect.

10. **Board of Commissioners.** It is agreed that so long as the Board of Fire Commissioners consists of three (3) members, two (2) advisory members shall be added who shall be appointed by the City. The two (2) advisory members shall not have a vote in the affairs of the Commission, however, shall be given notice of all meetings together with all materials presented to the Board of Fire Commissioners and shall have an opportunity to be heard on each issue coming before the Commissioners. Further, the District agrees that no later than the general election to be held in 2010, the District shall submit to a vote of the residents of the enlarged District the question of whether the Commission shall be expanded to five (5) members.

11. **Obligations Contingent.** The obligations of the parties under all previous sections of this Agreement are expressly contingent upon receipt of a favorable vote on annexation at the April 27, 2010 election. In the event this proposition does not receive a favorable vote in both the District and the City, this Agreement shall terminate and the parties shall have no further obligations under it except as set forth in Section 12 hereof.

12. **Service Agreement Extension.** In the event that the annexation proposal does not receive a favorable vote in both the District and the City, the parties agree that that certain Service Agreement between the parties dated June 8, 2006, as amended, shall be extended through July 31, 2011.

13. **Costs.** Each of the parties shall bear their individual costs for the special annexation election called for herein. All other costs incurred by the parties, including the preparation of this Agreement and the notification of and processing through the Boundary Review Board, including attorney fees, consultant fees and staff time shall be borne by the party experiencing said costs.

14. **Integrated Agreement.** This Agreement constitutes the entire agreement between the parties regarding the subject matter hereof and may be modified only by a written instrument signed by all parties.

15. **Third Party Rights.** Nothing contained in this Agreement shall be interpreted to create third party rights in any person or entity not a party hereto.

16. **Notices.** All notices to be given under this Agreement shall be delivered in person or mailed to the parties at the following addresses:

**To the City:**

Mayor  
City of Lacey  
420 College St. SE  
P.O. Box 3400  
Lacey, WA 98509

City Manager  
City of Lacey  
420 College St. SE  
P.O. Box 3400  
Lacey, WA 98509

**To the District:**

Chair  
Board of Commissioners  
Thurston County Fire Protection District No. 3  
Lacey Fire District 3  
1231 Franz Street  
Lacey, WA 98503

Chief  
Thurston County Fire Protection District No. 3  
Lacey Fire District 3  
1231 Franz Street  
Lacey, WA 98503

17. **Posting of Agreement.** This Agreement shall be posted on the website of the City and/or the District in a manner designed to satisfy the requirements of RCW Chapter 39.34 regarding either recording or website posting.

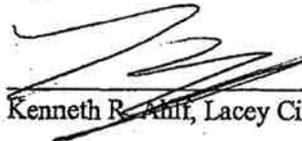
18. **Effective Date.** This Agreement shall be effective upon execution by both parties and the posting of the same as called for herein.

**CITY OF LACEY**

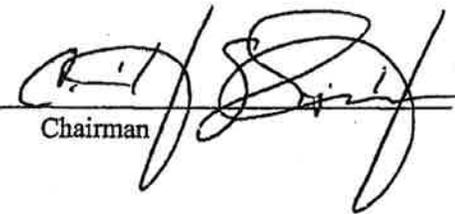
By   
Greg J. Cuoio, City Manager

Date 12-17-09

Approved as to form:

  
Kenneth R. Ahlf, Lacey City Attorney

**THURSTON COUNTY FIRE PROTECTION DISTRICT NO. 3**

By   
Chairman

Date 12-17-09

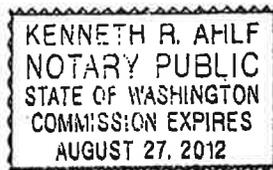
Approved as to form:

  
P. Stephen DiJulio, Attorney for the District

STATE OF WASHINGTON )  
: ss  
COUNTY OF THURSTON )

On this day personally appeared before me Greg J. Cuoio, to me known to be the City Manager of the City of Lacey, that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said City for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on its behalf.

GIVEN under my hand and official seal this 17th day of December, 2009.

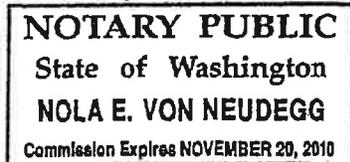


[Signature]  
Notary Public in and for the State  
of Washington, residing at [Address]  
My Commission Expires 8-27-2012

STATE OF WASHINGTON )  
: ss  
COUNTY OF THURSTON )

On this day personally appeared before me Charles H. Hansen, to me known to be the Chairman of the Thurston County Fire Protection District No. 3, that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said District for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on its behalf.

GIVEN under my hand and official seal this 17th day of December, 2009.



Nola E. von Neudegg  
Notary Public in and for the State  
of Washington, residing at Olympia  
My Commission Expires 11/20/2010

**RCW 35.13.095**

**Election method — Vote required for annexation with assumption of indebtedness — Without assumption of indebtedness.**

A city or town may cause a proposition authorizing an area to be annexed to the city or town to be submitted to the qualified voters of the area proposed to be annexed in the same ballot proposition as the question to authorize an assumption of indebtedness. If the measures are combined, the annexation and the assumption of indebtedness shall be authorized only if the proposition is approved by at least three-fifths of the voters of the area proposed to be annexed voting on the proposition, and the number of persons voting on the proposition constitutes not less than forty percent of the total number of votes cast in the area at the last preceding general election.

However, the city or town council may adopt a resolution accepting the annexation, without the assumption of indebtedness, where the combined ballot proposition is approved by a simple majority vote of the voters voting on the proposition.

[1989 c 84 § 22.]

## **RCW 35.13.125**

### **Direct petition method — Commencement of proceedings — Notice to legislative body — Meeting — Assumption of indebtedness — Comprehensive plan.**

Proceedings for the annexation of territory pursuant to RCW 35.13.130, 35.13.140, 35.13.150, 35.13.160 and 35.13.170 shall be commenced as provided in this section. Prior to the circulation of a petition for annexation, the initiating party or parties who, except as provided in RCW 28A.335.110, shall be either not less than ten percent of the residents of the area to be annexed or the owners of not less than ten percent in value, according to the assessed valuation for general taxation of the property for which annexation is petitioned, shall notify the legislative body of the city or town in writing of their intention to commence annexation proceedings. The legislative body shall set a date, not later than sixty days after the filing of the request, for a meeting with the initiating parties to determine whether the city or town will accept, reject, or geographically modify the proposed annexation, whether it shall require the simultaneous adoption of the comprehensive plan if such plan has been prepared and filed for the area to be annexed as provided for in RCW 35.13.177 and 35.13.178, and whether it shall require the assumption of all or of any portion of existing city or town indebtedness by the area to be annexed. If the legislative body requires the assumption of all or of any portion of indebtedness and/or the adoption of a comprehensive plan, it shall record this action in its minutes and the petition for annexation shall be so drawn as to clearly indicate this fact. There shall be no appeal from the decision of the legislative body.

[1990 c 33 § 565; 1989 c 351 § 3; 1973 1st ex.s. c 164 § 11; 1971 c 69 § 1; 1965 ex.s. c 88 § 10; 1965 c 7 § 35.13.125. Prior: 1961 c 282 § 18.]

#### **Notes:**

**Purpose -- Statutory references -- Severability -- 1990 c 33:** See RCW 28A.900.100 through 28A.900.102.

**Severability -- 1971 c 69:** "If any provision of this 1971 amendatory act, or its application to any person or circumstance is held invalid, the remainder of the act, or the application of the provision to other persons or circumstances is not affected." [1971 c 69 § 5.]



## LACEY CITY COUNCIL WORKSESSION

February 19, 2015

**SUBJECT:** Land Use Element Policy Discussion

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**RECOMMENDATION:** Conduct a review of draft policies related to future city and UGA growth patterns and expectations.

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**STAFF CONTACT:** Scott Spence, City Manager *SS*  
Rick Walk, Community Development Director *RW*  
Ryan Andrews, Planning Manager *RA*  
Christy Osborn, Associate Planner *CO*

**ORIGINATED BY:** Community Development Department

**ATTACHMENTS:**

1. [Map of entitled properties, sewer lines, and transit routes](#)
2. [Residential development map](#)
3. [Map of potential neighborhood centers/nodes](#)

**FISCAL NOTE:** None.

**PRIOR REVIEW:** The City Council and Planning Commission have held several Worksessions throughout the update of the land use element and the Envision Lacey process.

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### BACKGROUND:

Since 2013, the City has been updating its Comprehensive Plan in accordance with the state-mandated deadline of June 30, 2016. In 2013, a draft Land Use Element was released and extensive public participation was undertaken using the “Envision Lacey” campaign to receive community input. Community input included booths at Military Family Day at Cabela’s, a booth at the Lacey Community Market as well as outreach at Children’s Day in Huntamer Park. These events culminated with a well-attended open house in mid-October 2013 at Lacey City Hall. Throughout the community events, staff gathered surveys, feedback, and input related to the first draft of Envision Lacey.

Since that time, staff has taken what has been learned throughout the Envision Lacey feedback process, and has begun updating the draft Land Use Element to more closely

align with the community vision. Staff has been working with the Planning Commission to identify some draft goals and policies that can act as a minor course correction, which will assist the community's desire to transition the existing land use distribution into a pattern that can accommodate future growth pressures, accommodate growth that can be effectively and efficiently provided with services (utilities, transit, etc.) while growing the economy to provide jobs and services in proximity to our residents.

As part of this discussion, staff is providing some history related to how the City's urban growth area (UGA) was established; the issues associated with current development patterns, key questions to consider, and draft goals and policies identified by the Planning Commission.

### **Establishment of Urban Growth Area**

The City's UGA was established in 1988—before the Growth Management Act. In 1988, the regional Urban Growth Management Subcommittee of the Thurston Regional Planning Council drew the boundaries based primarily on what areas were already urbanized, considering developed and vested sites, current and proposed land use designations, and the regional sewer phasing plan. In 1993, under GMA, the 1988 boundaries were used to establish the UGA. Because this boundary was used, Lacey adopted a growth boundary that was equally as large as the city limits and included property from the easterly city limits to the Nisqually Bluff and south to the McAllister Springs Geologically Sensitive Area. Property around Pleasant Glade Elementary was also included. The reasoning for such a large UGA is described in the City's 1994 Land Use Element which states:

“As best can be determined, the existing urban growth boundaries properly consider the full range of needs and resources in the planning area. UGA boundaries reflect consideration of existing urban and vested development currently outside the City on septic tank and drainfields. Boundaries also reflect the task of stopping sprawl to protect County resources of agricultural, timber and environmentally sensitive areas. And boundaries also provide room for a full range of housing options and some competition to help affordable housing goals and policies...At expected build out (at least required minimum densities), we should be able to comfortably accommodate the next 20 years of growth.”

The unincorporated UGA largely grew out of pre-existing development patterns of the 1950s and 60s. Neighborhoods such as Tanglewilde, Tanglewilde East, Thompson Place and the Seasons, which developed at suburban densities but with sub-standard utilities were included in the UGA because they were at the boundary of Lacey's corporate limits. Other areas such as McAllister Park were included in the UGA because of vested development that allowed for larger lots at the periphery of the UGA. Other properties were included because of environmental sensitivity, including Woodland Creek and associated wetlands in the Pleasant Glade planning area, and the McAllister Springs Geologically Sensitive Area for the protection of groundwater. This is memorialized in the 1994 Land Use Element:

“The other major emphasis in drafting of the boundaries was to consider those properties already developed out to urban densities that were on septic tank and drainfield and those areas that had vested projects expected to develop that were going to be on septic tank and drainfield. This was of particular concern, as the Lacey area is very sensitive considering aquifer protection, and is considered at high risk for contamination of groundwater resources, resources that provide 100% of the area’s potable water.”

### **Issues:**

In the twenty years since, the UGA was established under the Growth Management Act, several key issues have risen to consider as we move forward with the latest update to the Land Use Element. A primary issue is that most of the larger greenfield development sites in the City have been developed. Attached are maps that show the developments that have been entitled (land use permitting approval granted) or are in the entitlement process. Most of the existing residential property is either currently entitled or built on, meaning that development within the city limits in the next twenty years will move from greenfield development to redevelopment and infill.

In the Urban Growth Area, the story is somewhat different because of the available vacant land resources. Although there are many entitled projects within the Urban Growth Area, there is more capacity in the UGA to handle future greenfield development than within the city limits. This means that it may be easier to develop these greenfield sites in the Urban Growth Area than doing redevelopment or infill in the city and ultimately pushes much more development to the UGA in the next planning horizon.

Another key issue is, now that the city limits are nearing build-out, where can we expect redevelopment and infill to occur? New growth will be focused in our core areas including the Woodland District and possibly some of our older neighborhoods that have an aging housing stock such as the area between Lacey Boulevard and Panorama (commonly known as the Golf Club neighborhood). Additionally, growth will need to be focused in our nodes and urban corridors. Attached is a map showing various commercial centers and nodes. The nodes (within the city) and the urban corridor are well served by utilities and, with the exception of the nodes located north of I-5, are served by transit.

In the city limits, the available primary form of residential development will be multi-family. Since 2007, the City has not received any applications for multi-family development. This means that all residential development since then has been single-family residential on individual lots. At the current rate of construction, this means that development of all of the single-family residential lots will be completed within the next planning horizon. However, in the Urban Growth Area, significant capacity for single family lots still exists. Meaning that builders could shift to develop single-family lots available in the UGA rather than building infill or redevelopment projects in the city.

## **Key Questions, Goals, and Policies**

Given the type of development that we are expected to see in the city limits and the unincorporated urban growth area, there are several key questions that the Planning Commission has been asked to ensure these areas develop as envisioned.

Key Question #1: In order to ensure that the development within the city limits continues under the densities that are needed to accommodate growth, should a course correction be made within the UGA to ensure future development compliments development patterns within city boundaries?

Key Question #2: Have the patterns of development in the UGA already been determined?

Key Question #3: If annexations are pursued, how would properties be brought into the city limits from the UGA? Would the City require properties served by city sewer to annex?

Staff has considered the discussion conducted by the Planning Commission related to the key questions and has come up with some goals and policies that will act as a minor course correction to ensure that the vision of the city limits and the Urban Growth Area is achieved. These goals will be presented to the City Council at the worksession to ensure that the direction of the Land Use Element meets the community vision for future development.

### **Goal #1:**

To encourage density, efficient provisions of services, and infill within the Lacey City Limits; development within the Lacey Urban Growth Area should meet the City's vision related to providing a diversity of housing types and high quality development.

### **Policies:**

- Consider raising minimum density requirements for Moderate and High Density Residential zoning districts to prevent the over-proliferation of single-family residential lots within these zones.
- Require all new development to be served by city sewer within the Lacey Urban Growth Area.
- Require septic systems that have failed to connect to city sewer within certain distances of an existing sewer line.
- Areas of the urban growth area should be designated as an "urban holding area", specifically within the Pleasant Glade and McAllister Geologically Sensitive Area, which would not be developed until such time that sewer service should be available. Should development in this area not be anticipated during the next 20-year planning horizon, the city should consider removing the property from the urban growth area.

#### Goal #2:

The City should strategically pursue annexations that provide financial benefit, are presently provided city services (or have requested services), and protect groundwater resources.

#### Policies:

- The city should analyze future potential annexation areas and prioritize them accordingly. Any prioritization report should identify that any annexation the city pursues is optional and doesn't make the identified annexation a requirement.
- Annexation applications should include a full analysis of each area including a financial feasibility to ensure city services delivered to the area are reimbursed through either property or sales tax revenue.
- Annexations should be approved for properties on city sewer or, once developed, will be served by city sewer.
- Priority areas for annexation would be those that are contiguous to the existing city limits and are developed consistent with city standards and are connected to sewer.

#### Goal #3:

Infill areas should be the primary areas where growth within the city limits and urban growth areas are focused.

#### Policies:

- Infill and redevelopment should be prioritized around existing neighborhood centers, recognized nodes, and the urban corridor in areas served by city utilities and transit.
- The city should consider incentivizing development in these areas including reducing utility connection fees, transportation mitigation fees, and multi-family tax exemptions.

#### Goal #4:

Ensure a diversification of employment opportunities in Lacey so Lacey residents can work, live, shop and play all within close proximity.

#### Policies:

- Develop and implement strategic goals and plans that support and promote diversity of employment opportunities within Lacey.
- Work with the providers of higher education to ensure that education programs are matched with in-demand skills.
- Work with JBLM to ensure that the housing, business, and recreation needs of those who are associated with the base are being met.

The joint work session will be an opportunity for the Planning Commission and City Council to jointly discuss proposed goals and policies to incorporate into the Land Use element related to priorities and ensuring that these goals and policies more closely align with the community vision.

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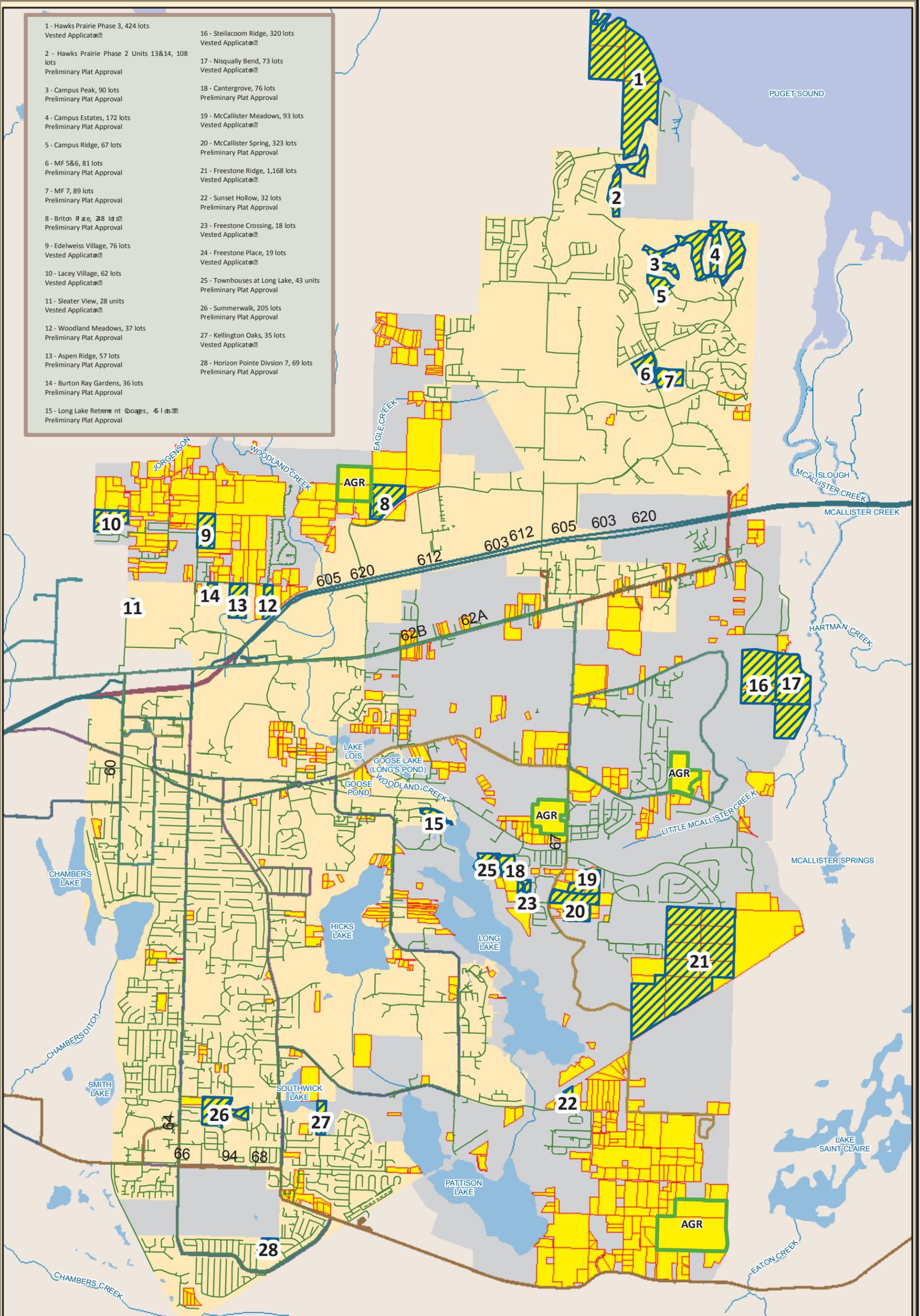
**ADVANTAGES:**

1. The Worksession will help identify Council priorities and expectations related to future growth in the City and UGA.
2. The Worksession will assist in making a slight course correction to future plans and policy documents, including updates to the Land Use Element of the Comprehensive Plan, to be in line with the community vision.

**DISADVANTAGES:**

1. None identified.

- |   |  |
|---|--|
| 1 - Hawks Prairie Phase 3, 424 lots<br>Vested Application                       | 16 - Steilacoom Ridge, 320 lots<br>Vested Application                |
| 2 - Hawks Prairie Phase 2 Units 13&14, 108<br>lots<br>Preliminary Plat Approval | 17 - Nisqually Bend, 73 lots<br>Vested Application                   |
| 3 - Campus Peak, 90 lots<br>Preliminary Plat Approval                           | 18 - Cantergrove, 76 lots<br>Preliminary Plat Approval               |
| 4 - Campus Estates, 172 lots<br>Preliminary Plat Approval                       | 19 - McCallister Meadows, 93 lots<br>Vested Application              |
| 5 - Campus Ridge, 67 lots   | 20 - McCallister Spring, 323 lots<br>Preliminary Plat Approval       |
| 6 - MF 5&6, 81 lots<br>Preliminary Plat Approval                                | 21 - Freestone Ridge, 1,168 lots<br>Vested Application               |
| 7 - MF 7, 89 lots<br>Preliminary Plat Approval                                  | 22 - Sunset Hollow, 32 lots<br>Preliminary Plat Approval             |
| 8 - Briton Place, 28 lots<br>Preliminary Plat Approval                          | 23 - Freestone Crossing, 18 lots<br>Vested Application               |
| 9 - Edelweiss Village, 76 lots<br>Vested Application                            | 24 - Freestone Place, 19 lots<br>Vested Application                  |
| 10 - Lacey Village, 62 lots<br>Vested Application                               | 25 - Townhouses at Long Lake, 43 units<br>Preliminary Plat Approval  |
| 11 - Sleater View, 28 units<br>Vested Application                               | 26 - Summerwalk, 205 lots<br>Preliminary Plat Approval               |
| 12 - Woodland Meadows, 37 lots<br>Preliminary Plat Approval                     | 27 - Kellington Oaks, 35 lots<br>Vested Application                  |
| 13 - Aspen Ridge, 57 lots<br>Preliminary Plat Approval                          | 28 - Horizon Pointe Division 7, 69 lots<br>Preliminary Plat Approval |
| 14 - Burton Ray Gardens, 36 lots<br>Preliminary Plat Approval                   |  |
| 15 - Long Lake Retirement Coages, 41 lots<br>Preliminary Plat Approval          |  |

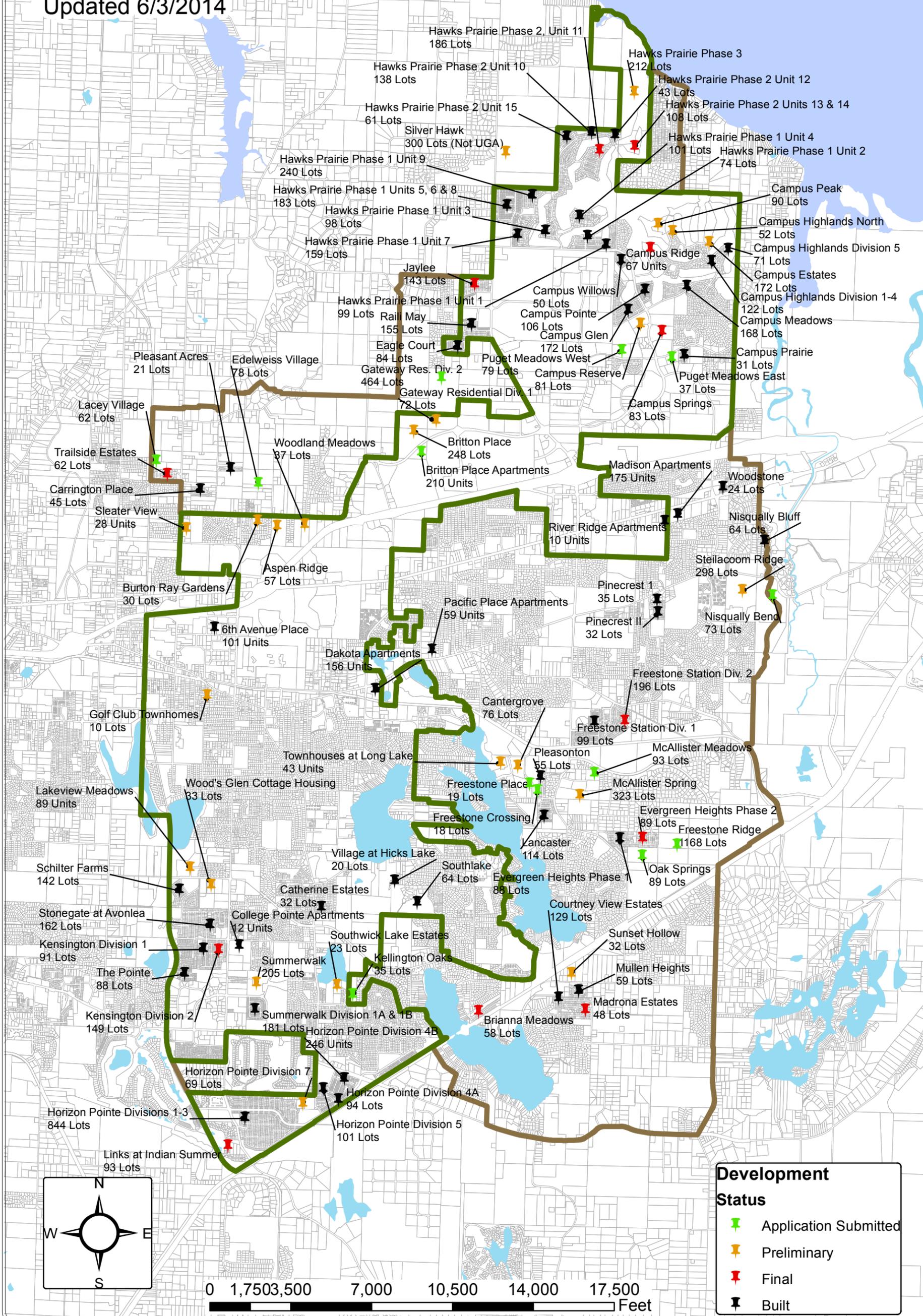


### Property Development Status

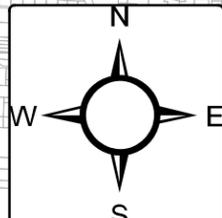
-  Properties with Entitlements
-  Sewer Line > 4"
-  Undeveloped Properties

# Lacey and Urban Growth Area Residential Developments Since 2005

11,528 Total Units  
Updated 6/3/2014

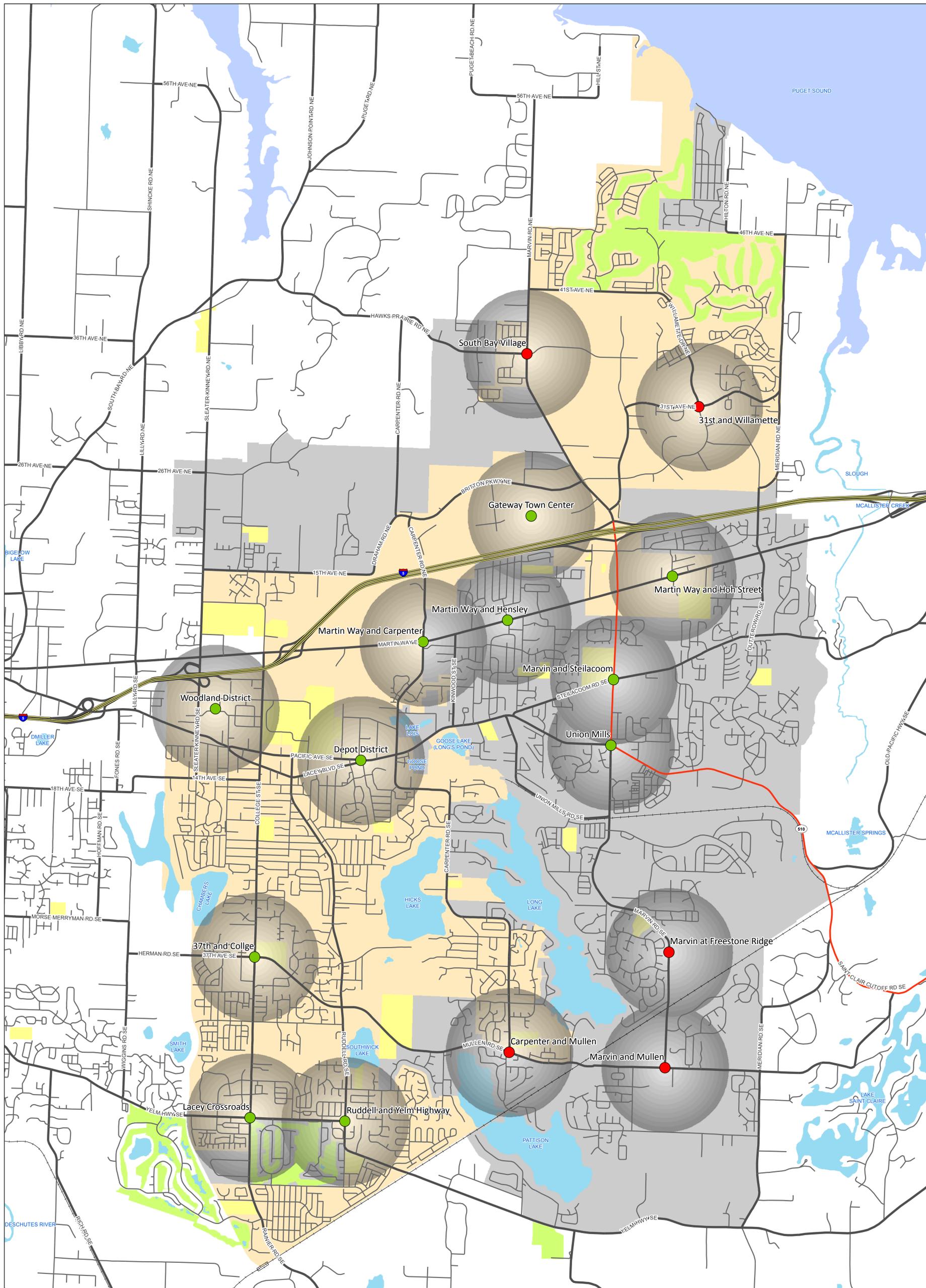


Development Status	
<span style="color: green;">▲</span>	Application Submitted
<span style="color: orange;">▲</span>	Preliminary
<span style="color: red;">▲</span>	Final
<span style="color: black;">▲</span>	Built



0 1,750 3,500 7,000 10,500 14,000 17,500 Feet

# Potential Nodes



Potential Node Without Transit and/or Utilities



Potential Node With Transit and Utilities

Date: 10/11/2013

