

**AGENDA**  
LACEY PLANNING COMMISSION MEETING  
Tuesday, February 17, 2015 – 7:00 p.m.  
Lacey City Hall Council Chambers, 420 College St. SE

**Call to Order:** 7:00 p.m.

- A. Roll Call
- B. Approval of Agenda & Consent Agenda Items\*  
Approval of the February 3, 2015, Planning Commission Meeting Minutes

\*Items listed under the consent agenda are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

**Public Comments:** 7:01 p.m.

**Commission Members Reports:** 7:03 p.m.

**Director's Report:** 7:05 p.m.

**New Business:** 7:10 p.m.

**Woodland District Hybrid Form Based Code Update: Ryan Andrews, Planning Manager.** The Planning Commission will be briefed on the status of the Woodland District Hybrid Form Based Code Project.

**Old Business:** 7:40 p.m.

**Land Use Element Visioning Discussion: Ryan Andrews, Planning Manager; Christy Osborn, Associate Planner.** The Planning Commission will continue the discussion, in preparation for the joint meeting with the City Council scheduled for February 19, on community vision related to future city and UGA growth patterns and expectations.

**Communications and Announcements:** 8:55 p.m.

**Next Meeting:** March 3, 2015.

**Adjournment:** 9:00 p.m.

## MINUTES

Lacey Planning Commission Meeting  
Tuesday, February 3, 2015 – 7:00 p.m.  
Lacey City Hall Council Chambers, 420 College Street SE

Meeting was called to order at 7:00 p.m. by Gail Madden.

Planning Commission members present: Gail Madden, Carolyn Cox, Cathy Murcia, Mike Beehler, Jason Gordon, Sharon Kophs, Carolyn St. Claire, Albert de Santis and Paul Enns. Staff present: Ryan Andrews, Rick Walk, and Cindy Carmichael.

Gail Madden noted a quorum present.

**Carolyn Cox made a motion, seconded by Sharon Kophs, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Mike Beehler made a motion, seconded by Cathy Murcia, to approve the minutes of the January 20, 2015, meeting. All were in favor, the motion carried.**

1. **Public Comments:** None.

2. **Commission Member's Report:**

- Gail Madden reported that she, Cathy Murcia, Mike Beehler, Carolyn Cox and Sharon Kophs attended the Joint meeting of North Thurston County Planning Commissions at TRPC and everyone felt it was very informative. Several comments included how communication is the key between all the entities and they are very pleased with the communication in Lacey between staff, the Planning Commission, and the City Council in this respect.
- Cathy Murcia reported that she attended the JBLM Listening Session in Lakewood and said it was great to see all of the surrounding communities there. She was surprised what the monetary impact losing troops would have on these surrounding areas.
- Cathy also attended the recent Council Meeting where recognition was given for the Shop With a Cop and Lacey Loves to Read award recipients. The meeting also included Polish exchange students from our sister city. Cathy was impressed with how the Council and others handled the police criticism that was brought up by a member of the audience.

3. **Director's Report:**

- Rick Walk informed Planning Commission of the upcoming Council Retreat agenda with a work session on a 6-year financial plan for the City.
- Rick informed Planning Commission about the City's new web page for Economic Development. There will be a survey available for businesses for what are the things they like that the City does and what the City can do better to meet their needs and also a survey for the public on businesses they would like see open in Lacey.

4. **New Business:**

**Countywide Planning Policy Update:**

- Rick Walk gave a brief outline on the draft of the Countywide Planning policies. The goal is to establish consistency within the local jurisdictions in developing comprehensive plans. The update integrated goals and policies from the Regional Sustainability Plan. The Urban Growth Management Sub-committee of Thurston Regional Planning Council recommended the draft to the Board of County Commissioners for adoption.

**Utilities Element:**

- Ryan Andrews went over the draft Utilities Element noting that the focus is on private suppliers; electrical, natural gas, cable and phone. A discussion followed on how the draft provides clarity on the policies and goals with the format being appreciated.
- The street tree ordinance was also mentioned with the intent to discourage tree topping associated with utility line clearance.
- The Utilities Element identifies a future development regulation amendment for cell towers as a potential implementation measure including establishing appropriate aesthetic requirements.

**2015 Comprehensive Plan Amendment Docket:**

- Ryan Andrews discussed the applications for Comprehensive Plan amendment and rezone related to two parcels currently zoned Open Space Institutional from South Puget Sound Community College and the Seattle Archdiocese to Light Industrial. Both of the parcels side by side combined are about 100 acres and are up for

sale. Staff is recommending that the application be put on the 2015 work program. The docket applications will be formally considered at the joint worksession of the Planning Commission and City Council on February 19<sup>th</sup>.

5. **Communications and Announcements:** None.

6. **Next meeting:** February 17, 2015.

7. **Adjournment:** 8:15 p.m.

2/10/15

## CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting**  
February 17, 2015

1. **Worksession:** Woodland District Hybrid Form Based Code
2. **Worksession:** UGA/Annexation discussion follow-up

**Packets due: February 12<sup>th</sup>**

**Joint Meeting of City Council and  
Planning Commission**  
February 19, 2015

1. **Hill-Betti Annexation**
2. **2015 Work Program Review**
3. **Comprehensive Plan Amendment Docket**
4. **Community Visioning Analysis**

**Planning Commission Meeting**  
March 3, 2015

1. **Worksession:** Environmental Element
2. **Worksession:** Economic Development Market Study Update and Available Properties

**Packets due: February 26<sup>th</sup>**

**Planning Commission Meeting**  
March 17, 2015

1. **Worksession:** Amy Tousley, Puget Sound Energy
2. **Worksession:** Planning Areas: Central and Hawks Prairie
3. **Worksession:** Planning Areas: Horizons and Lakes

**Packets due: March 12<sup>th</sup>**

2/10/15

**Planning Commission Meeting  
April 7, 2015**

**1. Worksession:** Planning Areas: Meadows and Pleasant Glade

**Packets due: April 2<sup>nd</sup>**

**Planning Commission Meeting  
April 21, 2015**

**1. Worksession:** Planning Areas: Seasons and Thompson Place  
**2. Worksession:** 2015 Comprehensive Plan Amendment Private Applications

**Packets due: April 16<sup>th</sup>**

**Planning Commission Meeting  
May 5, 2015**

**1. Public Hearing:** 2015 Comprehensive Plan Amendment Private Applications  
**2. Worksession:** Market Study Briefing

**Packets due: April 30<sup>th</sup>**

**Pending items:**

- Re-engage Envision Lacey (Apr-Summer)



## PLANNING COMMISSION STAFF REPORT

February 17, 2015

**SUBJECT:** Woodland District Hybrid Form-Based Code

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**RECOMMENDATION:** Conduct an introductory briefing on the status of the Woodland District Hybrid Form-Based Code project in preparation for the week-long charrette to be conducted March 23<sup>rd</sup> through March 26<sup>th</sup>.

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**TO:** Lacey Planning Commission

**STAFF CONTACTS:** Rick Walk, Director of Community Development  
Ryan Andrews, Planning Manager *RA*

**ATTACHMENT(S):**

1. Technical Team Roster
2. Woodland District Market Analysis Interim Draft
3. Technical Team Meeting 2 Update

**PRIOR COUNCIL/  
COMMISSION/  
COMMITTEE REVIEW:** None.

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### BACKGROUND:

The Woodland District Strategic Plan, which was adopted by the Lacey City Council on July 25, 2013, set forth short and long-term strategies to enhance the District as a place to gather, interact, live, shop and play. The primary action in the "Set the Stage" portion of the action plan developed for the Woodland District was to develop a form-based code. The "Set the Stage" section is related to actions that can be taken to catalyze development and are designed to provide a foundation for investment into the District.

The form-based code is unique in that it uses both graphics and a concise narrative to clearly illustrate the District's desired form and character. Unlike standard zoning codes, the form-based code shapes both the public realm (streets and pedestrian network, public places, and on-street parking) and private realm (building forms, design and locations, on-site parking, and landscaping). The main benefit of the form-based approach is that it provides clarity of content and permitting process which is of benefit to potential developers. The code would ultimately serve as an incentive to attract new investments and produce a cohesive neighborhood characterized by great places.

With the 2015 budget, the City Council authorized \$100,000 for consultant services related to the development of the form-based code. The City has hired SCJ Alliance to lead the project

with support from Urbsworks, a Portland-based design firm and Community Attributes, a Seattle-based economics consultant. To assist the City and the design team, the City has established a technical review team made up of various stakeholders including architects, landscape architects, property owners, brokers, etc. to act as the steering committee through the process. The roster of the technical team is attached. The technical team held their first meeting January 12<sup>th</sup>. The purpose of that meeting was a kick-off to the form-based code project with a form-based code "101" introduction and a stakeholder assessment exercise to get feedback on concerns and early ideas related to development of the form-based code. The second technical team meeting was held on February 9<sup>th</sup> where they heard information related to market data and urban design modeling in preparation for an upcoming weeklong charrette.

Much of the work to develop the form-based code will occur at the charrette. The charrette is scheduled for the week of March 23<sup>rd</sup> through March 26<sup>th</sup> and will be a series of hands-on workshops, open houses, drop-in discussions with the project team, and a final public presentation. The Planning Commission is encouraged to attend.

For the Planning Commission briefing, staff will present some of the information presented at the second technical team meeting related to market data, urban design, and background on how a form-based code is different from a traditional code.

**RECOMMENDATION:**

This will be an introductory briefing on the Woodland District Hybrid Form-Based Code project.

Woodland District Hybrid Form-Based Code Technical Review Team

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Interested parties:

Julie McBride [Mcc51@aol.com](mailto:Mcc51@aol.com)

# **CITY OF LACEY**

# **HYBRID FORM-BASED CODE**

Urban Economics and Development Feasibility

*Interim Draft 2/4/15*

Elliot Weiss, Community Attributes Inc.

# 1. ANALYSIS

## A. Prospects for Growth

## B. Market Data

- i. Single-Family (forthcoming)
- ii. Multifamily (forthcoming)
- iii. Retail
- iv. Office
- v. Industrial
- vi. Flex

## C. Stakeholder Perspectives

## D. Pro Forma Modeling (forthcoming)

# 2. RECOMMENDATIONS (forthcoming)

## A. Application to Master Planning

## B. Application to Code-Writing

# 1. ANALYSIS

## A. Prospects for Growth

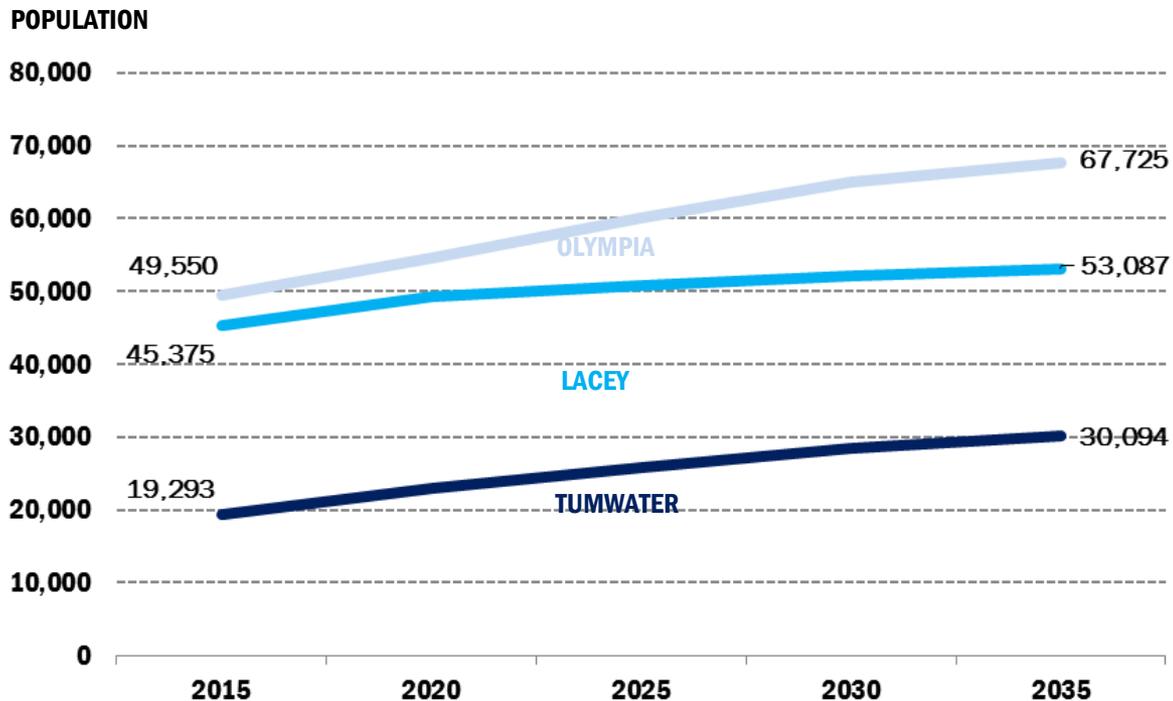
- **How much growth?**
- **What type of growth?**
- **Where will growth occur?**

## Exhibit 1. Population and Housing Growth Forecast, City of Lacey, 2015-2035

	2015	2035	Net New
<b>Dwelling Units</b>			
Single Family Housing Units	12,161	14,244	2,083
Multifamily Housing Units	6,644	8,235	1,592
Townhouse			0
Low-Rise			0
Mid-Rise			0
High-Rise			0
Group Quarters	991	991	0
Total New Housing Units	19,796	23,470	3,675
<b>Employment</b>			
Resource	74	74	0
Commercial	17,760	26,125	8,365
Retail	N/A	N/A	
Industrial	2,814	4,753	1,939
Government	5,274	6,761	1,487

Source: TRPC, 2012

## Exhibit 2. Population Growth Forecast, Cities of Lacey, Olympia and Tumwater, 2015-2035



### Net Change in Population

Olympia: 18,175

Lacey: 7,712

Tumwater: 10,801

*These figures exclude population growth within each city's UGA.*

Source: TRPC, 2012

## Exhibit 3. Employment Growth Forecast, Thurston County, 2015-2035

NAICS	Industry	2015	2035	Net New Jobs	Employment Growth (CAGR)
<b>High Growth</b>					
54-56	Professional and Business Services	15,300	23,900	8,600	2.3%
71	Arts, Entertainment and Recreation	2,960	4,600	1,640	2.2%
81	Other Services, Except Public Administration	9,070	12,880	3,810	1.8%
23	Construction	8,380	11,810	3,430	1.7%
<b>Low Growth</b>					
11	Agriculture, Forestry, Fishing & Related	2,480	2,670	190	0.4%
321, 327-339	Durable Goods	1,830	1,990	160	0.4%
31-33	Manufacturing	3,200	3,540	340	0.5%
311-316, 322-326	Nondurable Goods	1,370	1,550	180	0.6%

Source: TRPC, 2012

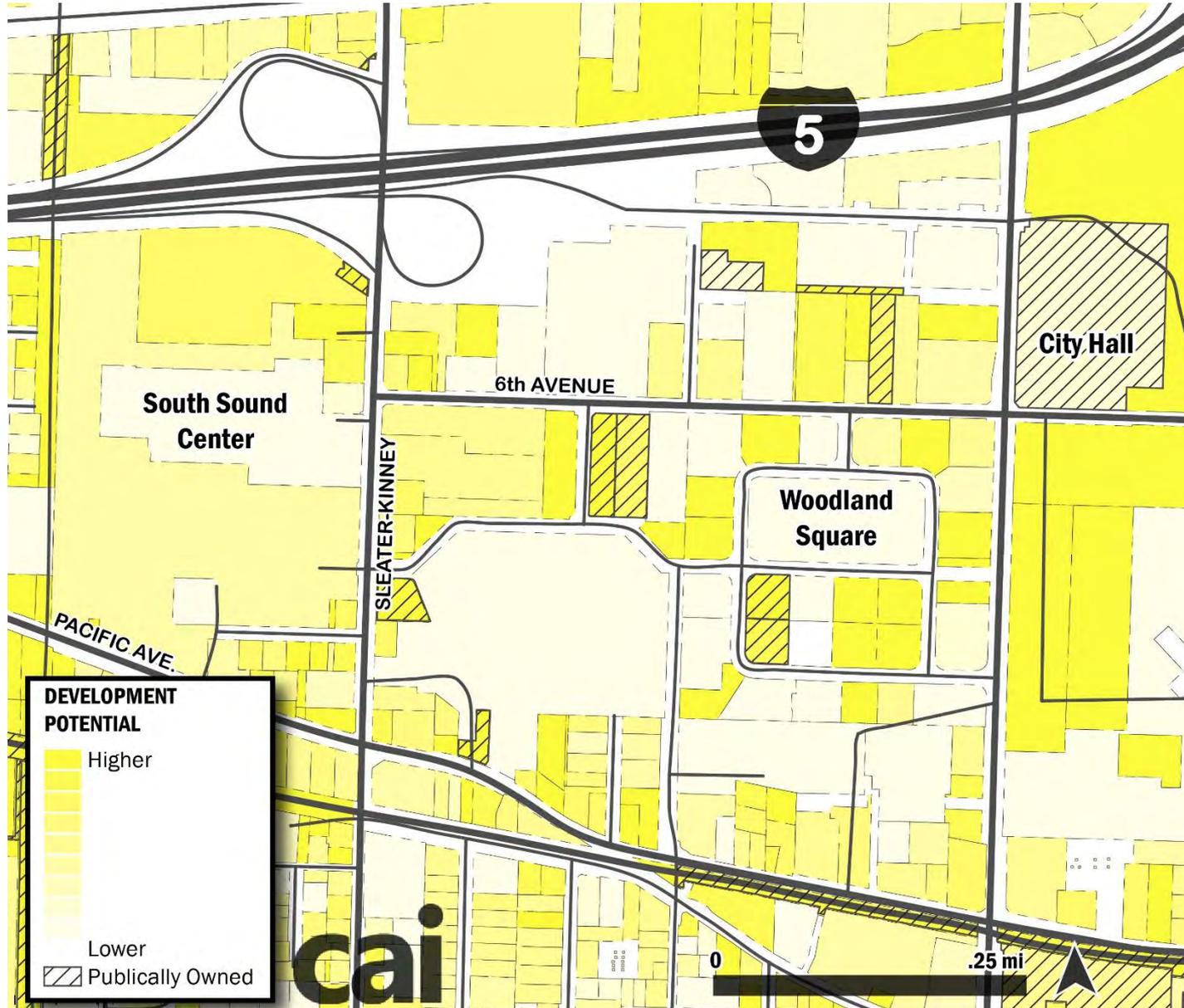
## > **High-Growth** Industries Across Thurston County:

- > Professional and Business Services (NAICS 54-56)
  - > Includes law, accounting, computer programming, architecture and engineering, marketing and graphic design, management professionals and administrative support, among other occupations.
- > Arts, Entertainment and Recreation (NAICS 71)
  - > Includes actors, musicians and singers, fitness trainers, gaming supervisors and amusement and recreation attendants, among other occupations
- > Other Services, Except Public Administration (NAICS 81)
  - > Includes Automotive Repair, Consumer Electronics Repair, Commercial and Industrial Machinery Repair, Home and Garden Equipment Repair, Reupholstery and Furniture Repair, Footwear and Leather Goods Repair
- > Construction (NAICS 23)

## > **Low-Growth** Industries Across Thurston County:

- > Agriculture, Forestry, Fishing and Related (NAICS 11)
- > Manufacturing (NAICS 31-33)
- > Durable and Non-Durable Goods (NAICS 32)

# PROSPECTS FOR GROWTH



**Exhibit 4. Ratio of Assessed Improvement Value to Assessed Land Value, City of Lacey, 2009**

Source: Thurston County

This map uses data from the Thurston County Assessor's Office to evaluate certain barriers to redevelopment. Where assessed improvement values (the value of the buildings on a parcel) are high relative to assessed land values, the existing structures are a disincentive to redevelop the property (darker yellow). Conversely, where assessed improvement values are low relative to land values, the current develop may not represent the highest and best use of the property, indicating an incentive to redevelop.

# 1. ANALYSIS

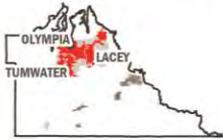
## A. Prospects for Growth

## B. Market Data

- i. Single-Family (forthcoming)
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- vi. Flex

# MARKET DATA

## EXHIBIT X. RETAIL USES



### TRANSACTIONS (2014 LEASES, BY SIZE):

ADDRESS	CITY	SIZE (SF)	PRICE/SF
5110 Yelm Highway SE	Lacey	45,000	n/a
1210 Franz St.	Lacey	5,750	\$7.48
1520-1540 Cooper Point Rd. SW	Olympia	5,500	\$24.00
213 Sussex Ave.	Tenino	5,400	\$4.44

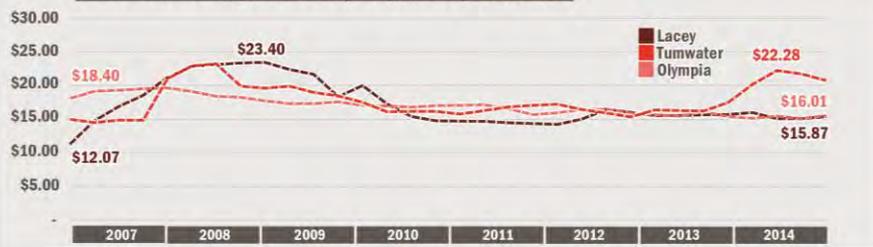
### PIPELINE:

ADDRESS	CITY	BLDG. SIZE	STATUS
SW Kingswood Dr.	Tumwater	90,000	proposed
2524 Marvin Rd.	Lacey	40,000	proposed
O College St. SE	Lacey	39,800	proposed
2500 Marvin Rd. NE Bldg. 1	Lacey	30,000	proposed

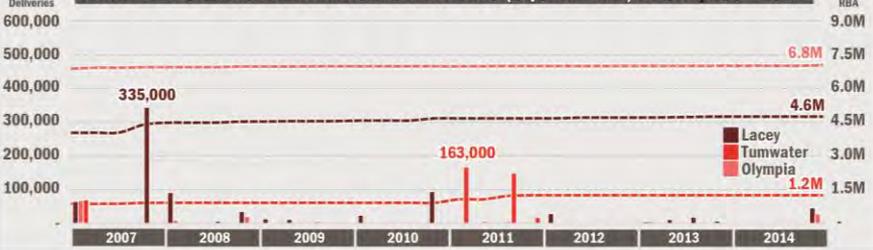
### THURSTON COUNTY VITALS:

Rentable Building Area:	13,696,000
Available Building Area:	999,800
Lease Rate per Square Foot:	\$16.37
Total Deliveries (2014):	79,700
Net Absorption (2014):	69,100
Average Cap. Rate (2014):	7.3%

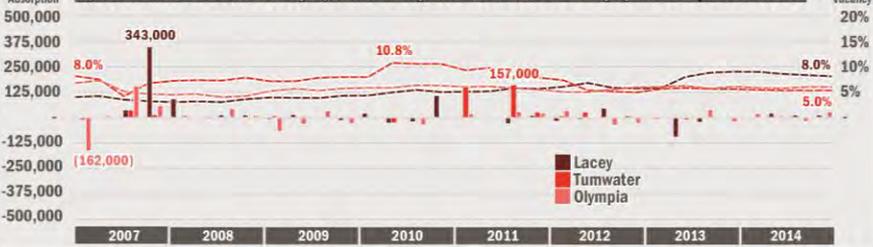
### LEASE RATE PER SQUARE FOOT (NNN) BY CITY. 2007-2014



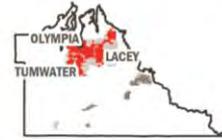
### RENTABLE BUILDING AREA AND TOTAL DELIVERIES (SQ. FEET) BY CITY. 2007-2014



### QUARTERLY ABSORPTION (SQ. FEET) AND VACANCY RATE (%) BY CITY. 2007-2014



## EXHIBIT X. OFFICE USES



### TRANSACTIONS (2014 LEASES, BY SIZE):

ADDRESS	CITY	SIZE (SF)	PRICE/SF
1835 Black Lake Blvd. SW	Olympia	38,434	n/a
400 Union Ave. SE	Olympia	11,617	\$16.00
6135 Martin Way E	Lacey	9,800	\$12.00
612 Woodland Square Loop	Lacey	8,296	\$17.50

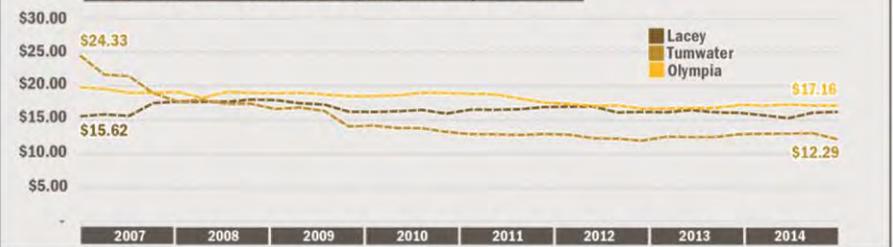
### PIPELINE:

ADDRESS	CITY	BLDG. SIZE	STATUS
7153 Cleanwater Ln. SW	Olympia	73,952	proposed
209 Lilly Rd. NE	Olympia	32,000	proposed
8288 28th Ct. NE Bldg. 5	Lacey	9,150	proposed
4508 Intelco Loop SE Bldg. 2	Lacey	7,000	proposed

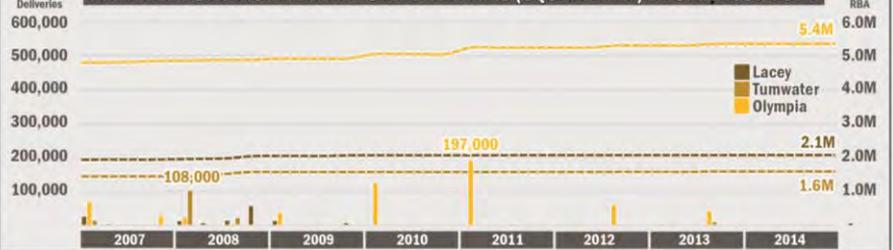
### THURSTON COUNTY VITALS:

Rentable Building Area:	9,252,000
Available Building Area:	1,151,200
Lease Rate per Square Foot:	\$16.20
Total Deliveries (2014):	0
Net Absorption (2014):	55,909
Average Cap. Rate (2014):	7.4%

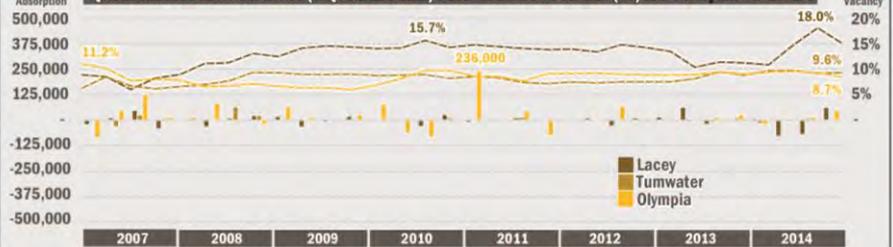
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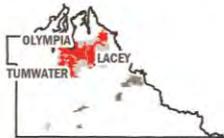


### QUARTERLY ABSORPTION (SQ. FEET) AND VACANCY RATE (%) BY CITY. 2007-2014



# MARKET DATA

## EXHIBIT X. INDUSTRIAL USES



### TRANSACTIONS (2014 LEASES, BY SIZE):

ADDRESS	CITY	SIZE (SF)	PRICE/SF
2660 Willamette Dr. NE	Lacey	48,600	\$6.00
9225 Polaris Ln. NE	Lacey	40,000	\$4.08
2830 Willamette Dr. NE	Lacey	33,000	\$5.28
8109 River Dr. SE	Olympia	29,025	\$4.56

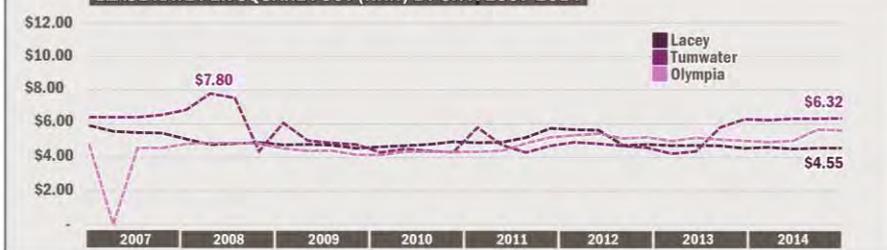
### PIPELINE:

ADDRESS	CITY	BLDG. SIZE	STATUS
2901-3111 93rd Ave. SW	Tumwater	1,318,500	proposed
2311 93rd Ave.	Tumwater	608,500	proposed
Hogum Bay Rd. Bldg. K-Lot 16	Lacey	500,000	proposed
Hogum Bay Rd. Bldg. H-Lot 12	Lacey	500,000	proposed

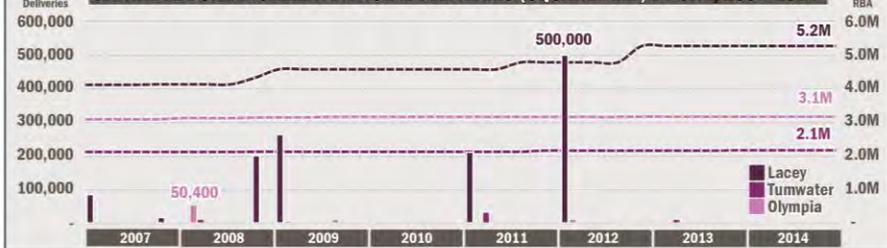
### THURSTON COUNTY VITALS:

Rentable Building Area:	11,155,000
Available Building Area:	882,100
Lease Rate per Square Foot:	\$5.24
Total Deliveries (2014):	0
Net Absorption (2014):	21,900
Average Cap. Rate (2014):	n/a

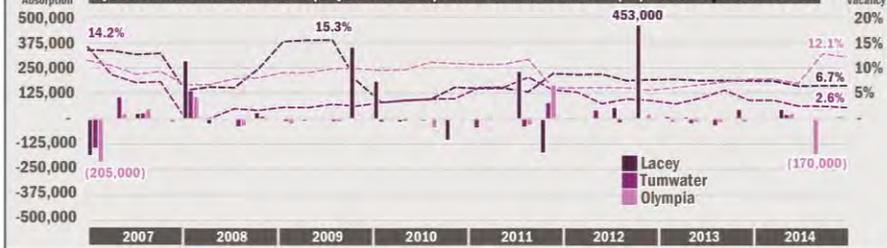
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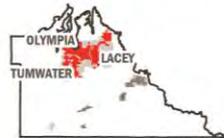
### RENTABLE BUILDING AREA AND TOTAL DELIVERIES (SQ. FEET) BY CITY. 2007-2014



### QUARTERLY ABSORPTION (SQ. FEET) AND VACANCY RATE (%) BY CITY. 2007-2014



## EXHIBIT X. FLEX USES



### TRANSACTIONS (2014 LEASES, BY SIZE):

ADDRESS	CITY	SIZE (SF)	PRICE/SF
8294 28th Ct. NE	Lacey	3,630	\$7.80
715 78th Ave. SW	Tumwater	2,810	\$4.80

### PIPELINE:

ADDRESS	CITY	BLDG. SIZE	STATUS
2310 Mottman Rd. SE Bldg. 2	Olympia	8,000	proposed
2310 Mottman Rd. SE Pad Site	Olympia	4,200	proposed
2310 Mottman Rd. SE Pad Site	Olympia	7,300	proposed

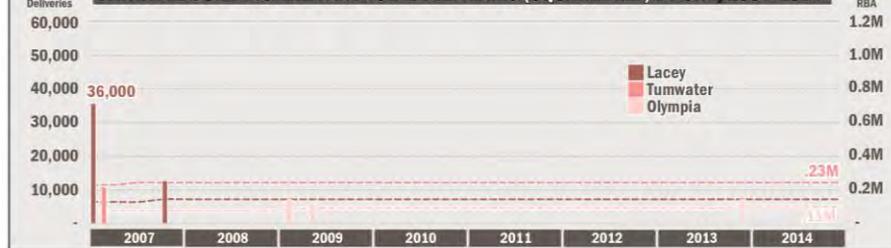
### THURSTON COUNTY VITALS:

Rentable Building Area:	513,600
Available Building Area:	37,200
Lease Rate per Square Foot:	\$7.20
Total Deliveries (2014):	0
Net Absorption (2014):	4,200
Average Cap. Rate (2014):	n/a

### LEASE RATE PER SQUARE FOOT (NNN) BY CITY. 2007-2014



### RENTABLE BUILDING AREA AND TOTAL DELIVERIES (SQ. FEET) BY CITY. 2007-2014



### QUARTERLY ABSORPTION (SQ. FEET) AND VACANCY RATE (%) BY CITY. 2007-2014



# 1. ANALYSIS

## A. Prospects for Growth

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- i. Single-Family (forthcoming)
- ii. Multifamily (forthcoming)
- iii. Retail
- iv. Office
- v. Industrial

## C. Stakeholder Perspectives

The following section summarizes key findings from five interviews CAI conducted with real estate professionals familiar with Lacey and the Woodland District. The findings are grouped into major categories for legibility. Some findings may appear to be internally contradictory if stakeholders disagreed with each other or related contrasting opinions.

The consultant team will use the findings from the interviews to better inform assumptions about development feasibility.

## GENERAL COMMENTS

- > The Woodland District represents the best opportunity in Lacey for large-scale mixed-use development; there is a significant opportunity to draw on existing assets (e.g. ample tree canopy, accessibility from the interstate, existing retail concentration, nearby student population) to create a “day and night” destination for residents and visitors.
- > The Woodland District is suitable for many development types, but single- and mixed-use multifamily residential and office rehabilitation projects appear to be the most feasible based on current market interest.
- > Low land and building prices over the last several years have allowed investors to purchase property at a price that allows significant investment in rehabilitation and upgrading, which are necessary for many of the properties in the Woodland District to compete.
- > Incremental approaches to planning and development in the Woodland District will be most successful in creating a place that embodies the city’s vision.

## RETAIL

- > Increasing the day-time employment base is a critical component of attracting new retailers.
- > Many of the existing retail centers need to be rejuvenated. Additional retail and restaurants may be feasible on a smaller scale.

## OFFICE

- > There will likely continue to be a mix of public and private sector tenants in the office buildings in the Woodland District, but each has a different set of needs relating to space and tenant improvement packages.

## RESIDENTIAL

- > Vertical mixed-use residential development may not be the best fit; single-use multifamily could complement existing commercial uses in the District. Product types need to be a good fit for families.
- > Students from St. Martin's and SPSCC are an excellent target market for rental housing in the District.

## PARKING

- > Surface parking is the most feasible way to meet parking requirements at this time. While one development in the Woodland District currently has a mix of surface and underground parking, current rent levels appear to be too low to justify the cost of structured parking. Furthermore, land cost is currently low enough that it may be economically advantageous to purchase enough land to accommodate the breadth of a surface lot rather than to incur the cost of building multiple levels of parking.
- > There is substantial street parking available in the Woodland District, such that some development projects may be able to accommodate some of the required parking on-street.
- > There is an opportunity for developing at lower parking ratios (possibly below one space per dwelling unit) with shared daytime parking

## DEVELOPMENT CLIMATE

- > Lacey has a development-friendly perception regionally that will help create momentum for the Woodland District. The continued perception (reality?) of lower fees is important.

## CHALLENGES

- > The district still suffers from “funky” access and a lack of direct visibility to Interstate 5. Hawk’s Prairie appears to be outcompeting the Woodland District, in part due to better freeway access.
- > Tall trees along the freeway block view corridors, limiting visibility for District tenants.
- > Some stakeholders are skeptical that the large-format (i.e. “big box”) retailers in the Woodland District will ever transition to more urban models with structured parking and multistory stores.
- > Code revisions that limit parking, restrict lanes of travel and widen sidewalks could be perceived as challenges to the commercial vitality of the District.

# THANK YOU!

Questions? Comments?

Follow up with [elliott@communityattributes.com](mailto:elliott@communityattributes.com)



# Technical Team Meeting 2 Update

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Joseph Readdy, AIA, LEED AP, Urbsworks, Inc.  
Marcy McInnelly, AIA, Urbsworks, Inc.

# Outline

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3D Modeling Exercise

Preliminary FBC Framework

Charrette Schedule and Roles

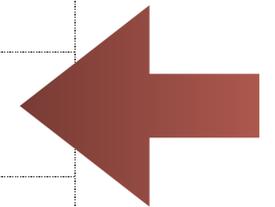
# 3D Modeling Exercise



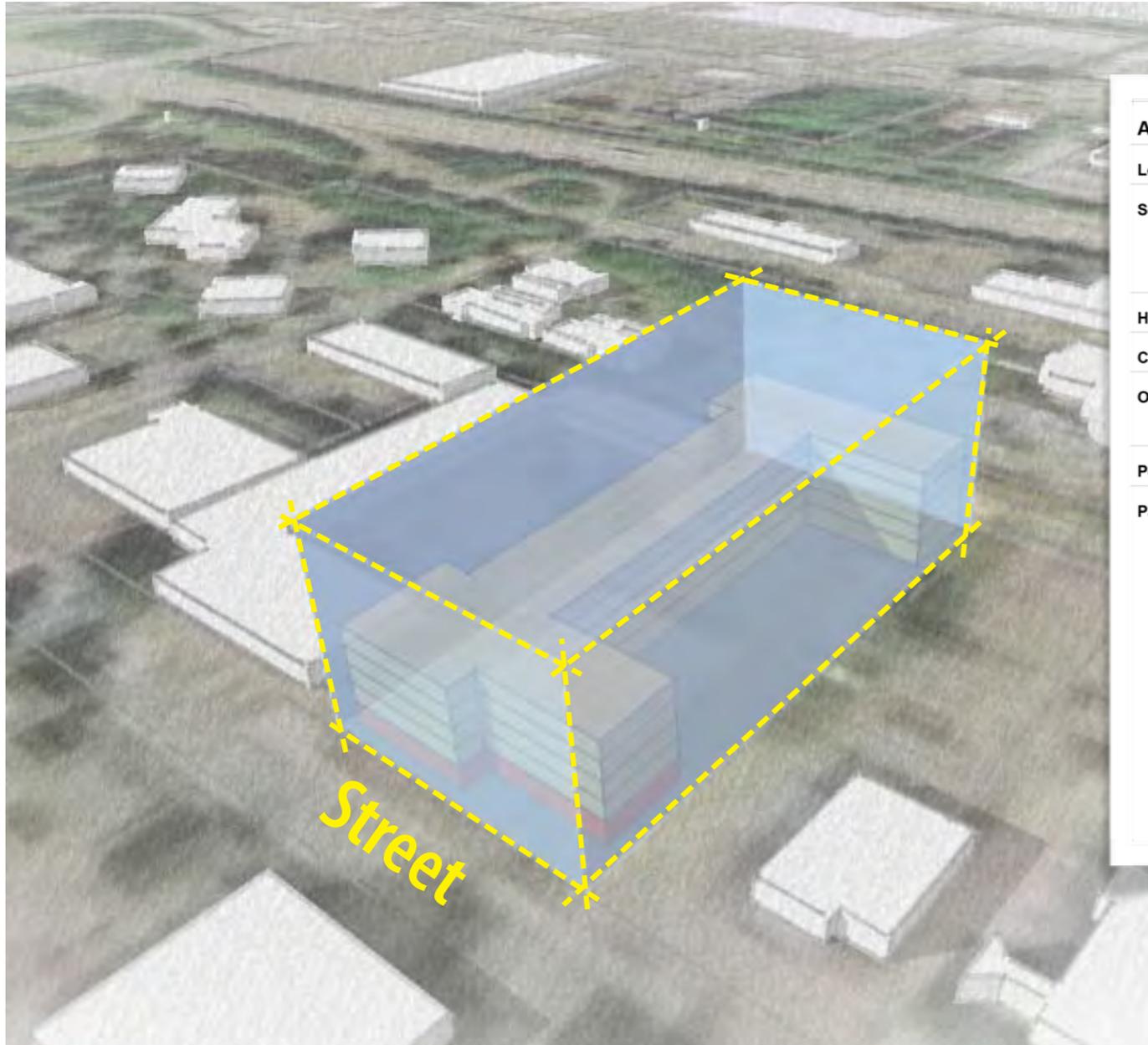
Figure 13. Future Place Types

# 3D Modeling Exercise

Character Area (from 2013 Strategic Plan)	No.	Site characteristics					Development program (with input from CAI)
		Area		Context			
		SF	Acres	Primary Frontage	Other Frontage	Allowable Height	
Destination Retail / Mixed-Use	1	87,075 s.f.	1.99 acres	Arterial	Main Street	150 feet	TBD
Regional Destination Retail/Entertainment	2	145,280 s.f.	3.33 acres	Arterial	Local Street	120 feet	TBD
	3	148,585 s.f.	3.41 acres	Arterial	Local Street	120 feet	TBD
Urban Neighborhood	4	93,140 s.f.	2.14 acres	Main Street	Local Street	150 feet	Mixed-use Residential
	5	20,445 s.f.	0.47 acres	Arterial	Local Street	150 feet	TBD
	6	52,375 s.f.	1.20 acres	Arterial	Local Street	150 feet	TBD
Edge Retail	7	52,335 s.f.	1.20 acres	Arterial	Local Street Multi-use Path	120 feet	TBD
Retail Mixed-Use	8	55,560 s.f.	1.27 acres	Arterial	Main Street	150 feet	TBD



# 3D Modeling Exercise



## Applicable Standards

<b>Lot size</b>	Minimum: sufficient to accommodate use(s), Public Works Standards
<b>Setbacks</b>	Front: Maximum: 10 feet for 50% of front facade, min. Up to 30 feet; Also ref. 14.23.087.A.1. Site Design Standards Side: Minimum: 10 feet Rear: Minimum: 15 feet
<b>Height</b>	150 feet
<b>Coverage</b>	Sufficient to accommodate use(s), Public Works Standards
<b>Open Space</b>	For sites over 2 acres, 10% open space, ref. 14.23.088. For mixed-use developments, ref. 16.24.090.D.
<b>Pedestrian</b>	Ref. 14.23.087.A.2. Site Design Standards: Pedestrian Plazas
<b>Parking</b>	Parking lots shall be at the side or rear of a building. Parking shall not be built between the building and the street. Ref. 14.23.087.A.3. Site Design Standards: Parking and Landscaping Ref. Table 16T-13. Parking minimums are optional, parking maximums are established
For MU Retail:	Optional minimum: 2 spaces per gross square foot Maximum: 4 spaces per gross square foot Bike: 2 minimum, 1 per 20 auto parking spaces
MF-Res	Optional minimum: 1.5 spaces per gross square foot Maximum: none Bike: 2 minimum, 1 per 10 auto parking spaces

# Preliminary FBC Framework

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Regulating Plan

Development (Design) Standards Table

Street Types

Frontage Types

Permitted land uses

Other regulations

# Fundamental FBC components

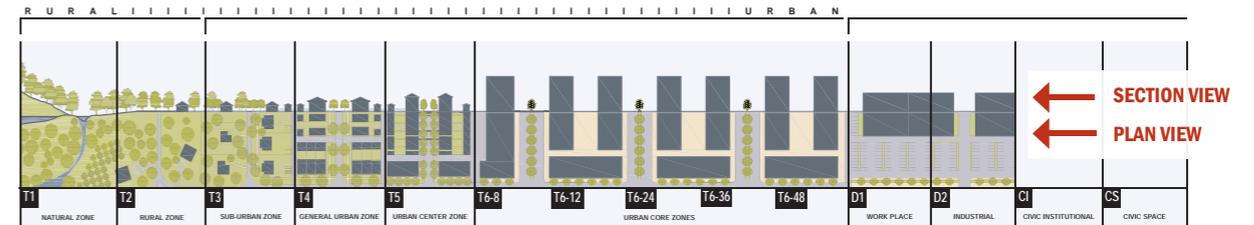
ILLUSTRATION OF A NEW COMMUNITY PLAN



## REGULATING PLAN

THE REGULATING PLAN TRANSLATES THE COMMUNITY'S DESIGN VISION INTO A GRAPHIC PLAN. THIS EXAMPLE, TAKEN FROM THE SMART CODE (V. 6.5) ILLUSTRATES WHERE DIFFERENT DEVELOPMENT TYPES AND INTENSITIES SHOULD OCCUR WITHIN A GIVEN PLANNING AREA.

development standards are "keyed" into the regulating plan



LOT OCCUPATION	T1	T2	T3	T4	T5	T6-8	T6-12	T6-24	T6-36	T6-48	D1	D2	CI	CS		
a. Lot Area	not applicable	not applicable	5,000 s.f. min.	1,400 s.f. - 20,000 s.f.	1,200 s.f. - 40,000 s.f.	5,000 s.f. min - 40,000 s.f. max.	5,000 s.f. min - 40,000 s.f. max.	5,000 s.f. min - 100,000 s.f. max.	5,000 s.f. min.	5,000 s.f. min.	as per abutting zone	as per abutting zone				
b. Lot Width	not applicable	not applicable	50 ft. min.	16 ft. min / 50 ft. min.	15 ft. min / 50 ft. min.	50 ft. min.	50 ft. min.	50 ft. min.	100 ft. min.	100 ft. min.	50 ft. min.	50 ft. min.	50 ft. min.	50 ft. min.	as per abutting zone	as per abutting zone
c. Lot Coverage	not applicable	not applicable	50% max	60% max	80% max	80% max	80% max	80% max	80% max	80% max	80% max	80% max	90% max	90% max	as per abutting zone	as per abutting zone
d. Floor Lot Ratio (FLR)	not applicable	not applicable	not applicable	not applicable	not applicable	5	8	6	a. 12 or b. 22	30	not applicable	not applicable	not applicable	not applicable	as per abutting zone	as per abutting zone
e. Frontage at front setback	not applicable	not applicable	not applicable	50% min.	60% min.	70% min.	70% min.	70% min.	70% min.	70% min.	70% min.	70% min.	70% min.	70% min.	as per abutting zone	as per abutting zone
f. Open Space Requirements	not applicable	not applicable	25% lot area min.	15% lot area min.	10% lot area min.	10% lot area min.	10% lot area min.	10% lot area min.	10% lot area min.	10% lot area min.	10% lot area min.	10% lot area min.	5% lot area min.	5% lot area min.	as per abutting zone	as per abutting zone
g. Density	not applicable	not applicable	18 du/acre max.	36 du/acre max.	65 du/acre max.	150 du/acre	150 du/acre	150 du/acre	150 du/acre	150 du/acre	150 du/acre	9 du/acre max.	None	None	as per abutting zone	as per abutting zone
<b>BUILDING SETBACK</b>																
a. Principal Front	not applicable	not applicable	20 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	As per abutting zone	As per abutting zone
b. Secondary Front	not applicable	not applicable	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	as per abutting zone	as per abutting zone
c. Side	not applicable	not applicable	5 ft. min.	0 ft. min. / 5 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	as per abutting zone	as per abutting zone
d. Rear	not applicable	not applicable	20 ft. min.	20 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	as per abutting zone	as per abutting zone
<b>OUTBUILDING SETBACK</b>																
a. Principal Front	not applicable	not applicable	20 ft. min. (T3 L, O)	30 ft.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	as per abutting zone	as per abutting zone
b. Secondary Front	not applicable	not applicable	10 ft. min.	10 ft.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	as per abutting zone	as per abutting zone
c. Side	not applicable	not applicable	5 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	as per abutting zone	as per abutting zone
d. Rear	not applicable	not applicable	5 ft. min.	5 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	as per abutting zone	as per abutting zone
<b>PRIVATE FRONTAGES</b>																
a. Common Lawn	not applicable	not applicable	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
b. Porch & Fence	not applicable	not applicable	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
c. Terrace or L.C.	not applicable	not applicable	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
d. Forecourt	not applicable	not applicable	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
e. Sloop	not applicable	not applicable	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
f. Shopfront & Awning	not applicable	not applicable	prohibited	permitted (T1)	permitted (T1)	permitted (T1)	permitted (T1)	permitted (T1)	permitted (T1)	permitted (T1)	permitted (T1)	permitted (T1)	permitted (T1)	permitted (T1)	as per abutting zone	as per abutting zone
g. Gallery	not applicable	not applicable	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	as per abutting zone	as per abutting zone
h. Arcade	not applicable	not applicable	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	as per abutting zone	as per abutting zone
<b>BUILDING HEIGHT (stories)</b>																
a. Principal Building	not applicable	not applicable	2 max.	3 max.	2 min. 5 max.	2 min. 8 max.	2 min. 12 max.	2 min. 24 max.	2 min. 36 max.	2 min. 48 max.	none 8 max.	none 8 max.	as per abutting zone			
b. Outbuilding	not applicable	not applicable	2 max.	2 max.	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	as per abutting zone			
c. Benefit Height Abutting T6, T5 & T4 only	not applicable	not applicable	not applicable	not applicable	not applicable	4 max.	8 max.	24 max.	24 max.	24 max.	unlimited	2 max.	non applicable	as per abutting zone	as per abutting zone	as per abutting zone
<b>PUBLIC FRONTAGES</b>																
a. HW & RR	permitted	permitted	permitted	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	as per abutting zone	as per abutting zone
b. BV	prohibited	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
c. SR	prohibited	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
d. RS	prohibited	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
e. SS & AV	prohibited	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
f. CS & AV	prohibited	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
g. Rear Lane	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
h. Rear Alley	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
i. Path	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
j. Passage	prohibited	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone
k. Bicycle Trail	permitted	permitted	permitted	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	as per abutting zone	as per abutting zone
l. Bicycle Lane	permitted	permitted	permitted	permitted	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	prohibited	as per abutting zone	as per abutting zone
l. Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	as per abutting zone	as per abutting zone

- ✓ Regulating Plan (similar to a zoning code)
- ✓ Development Standards, usually in a table

# Building off of Woodland District Strategic Plan



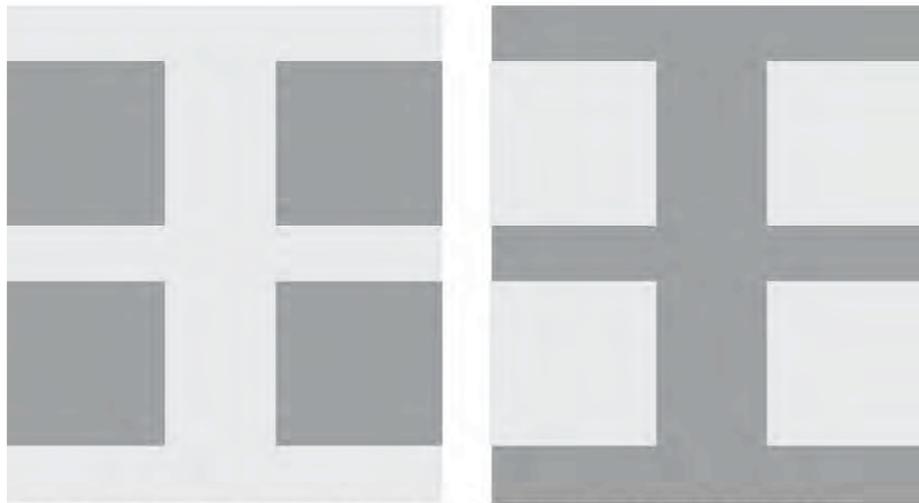
Figure 13. Future Place Types

- ✓ Place types
- ✓ Street types

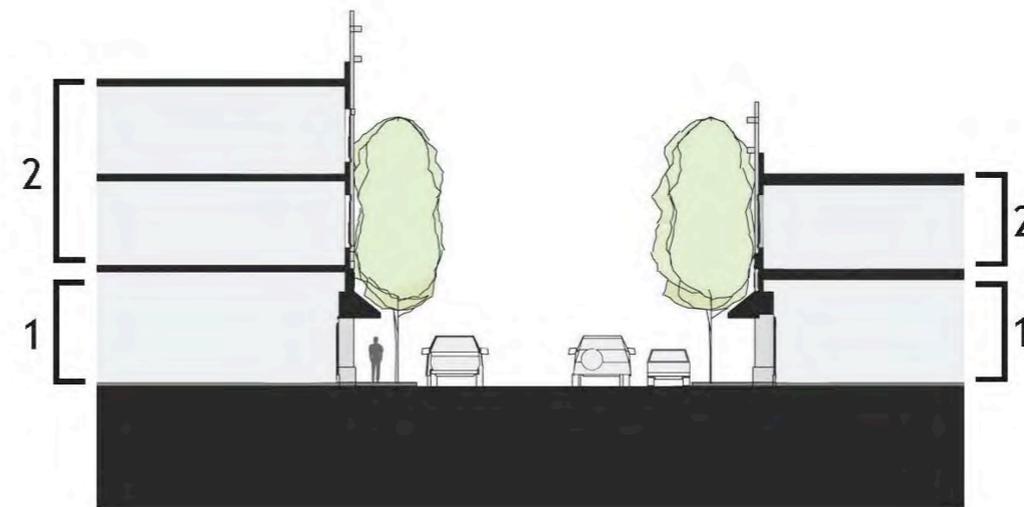
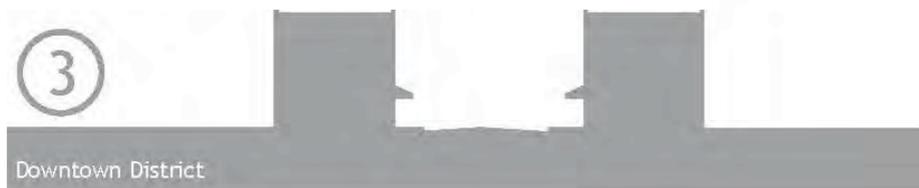


Figure 11. Future Street Types

# Public Realm Standards



The design of the space between buildings is as important as the design of the buildings themselves. They are the public rooms of Ridgefield.



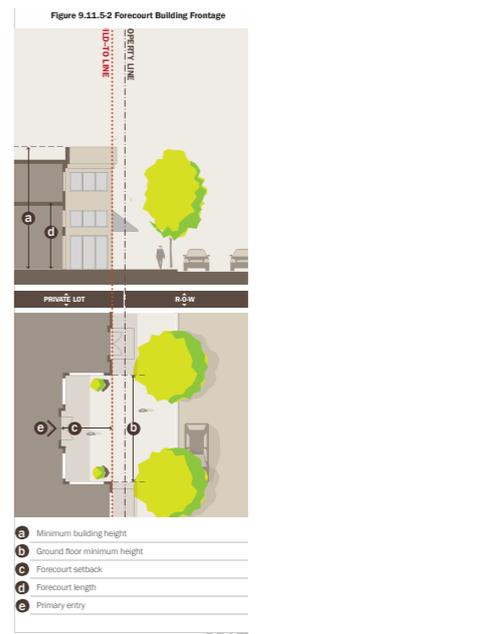
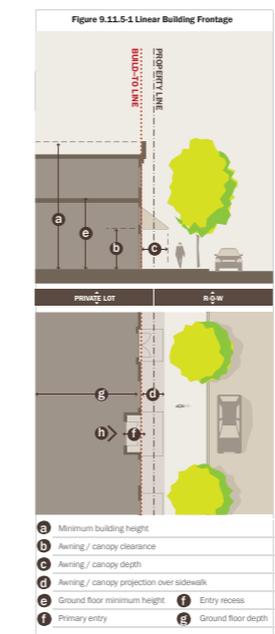
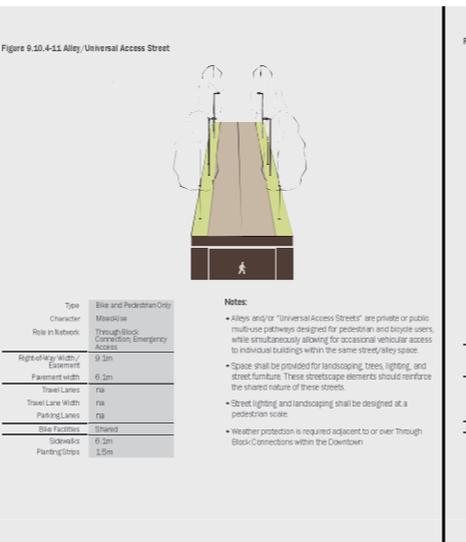
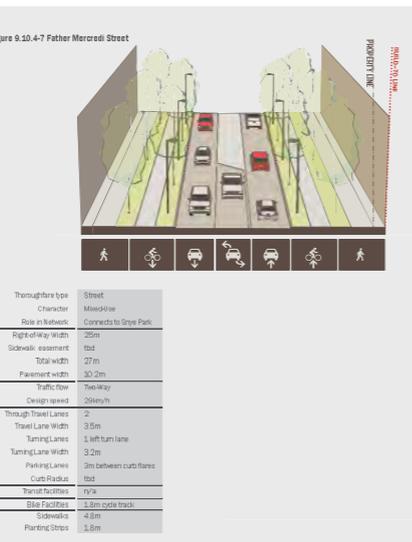
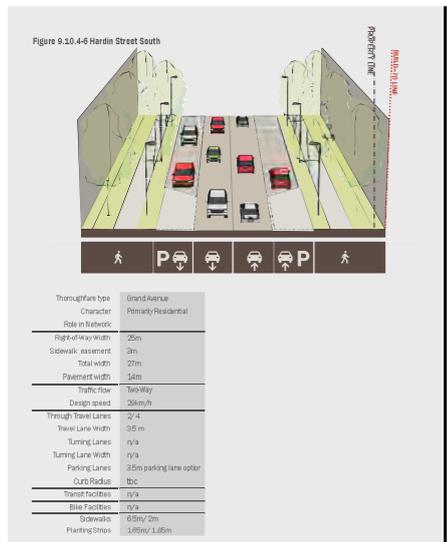
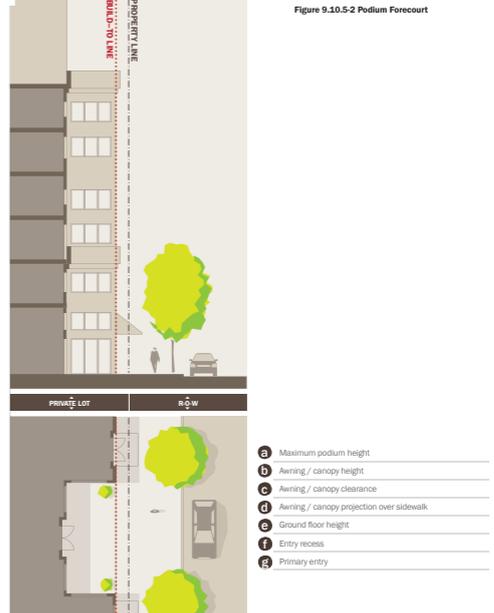
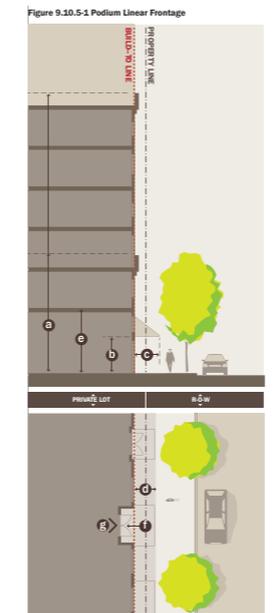
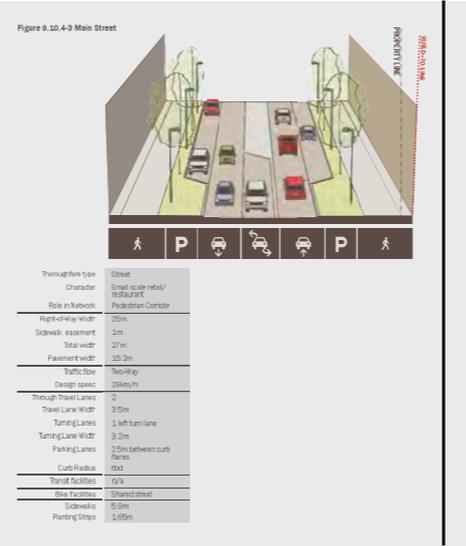
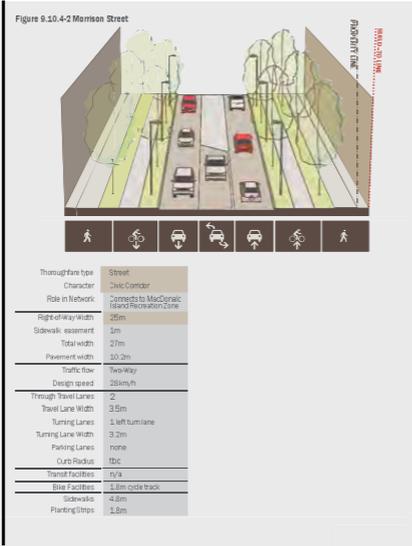
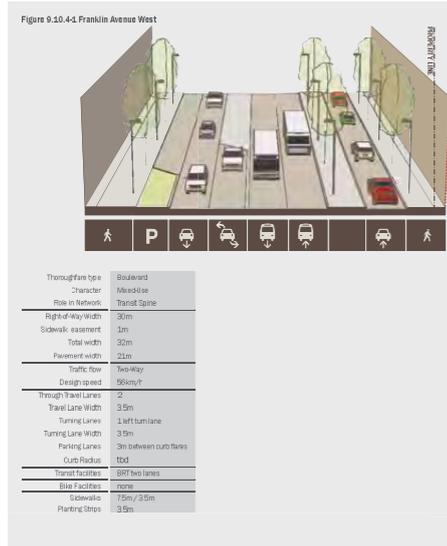
# Street and Frontage Types: examples



## Street Types

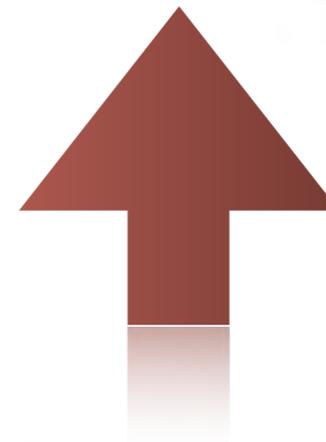
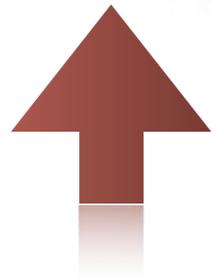
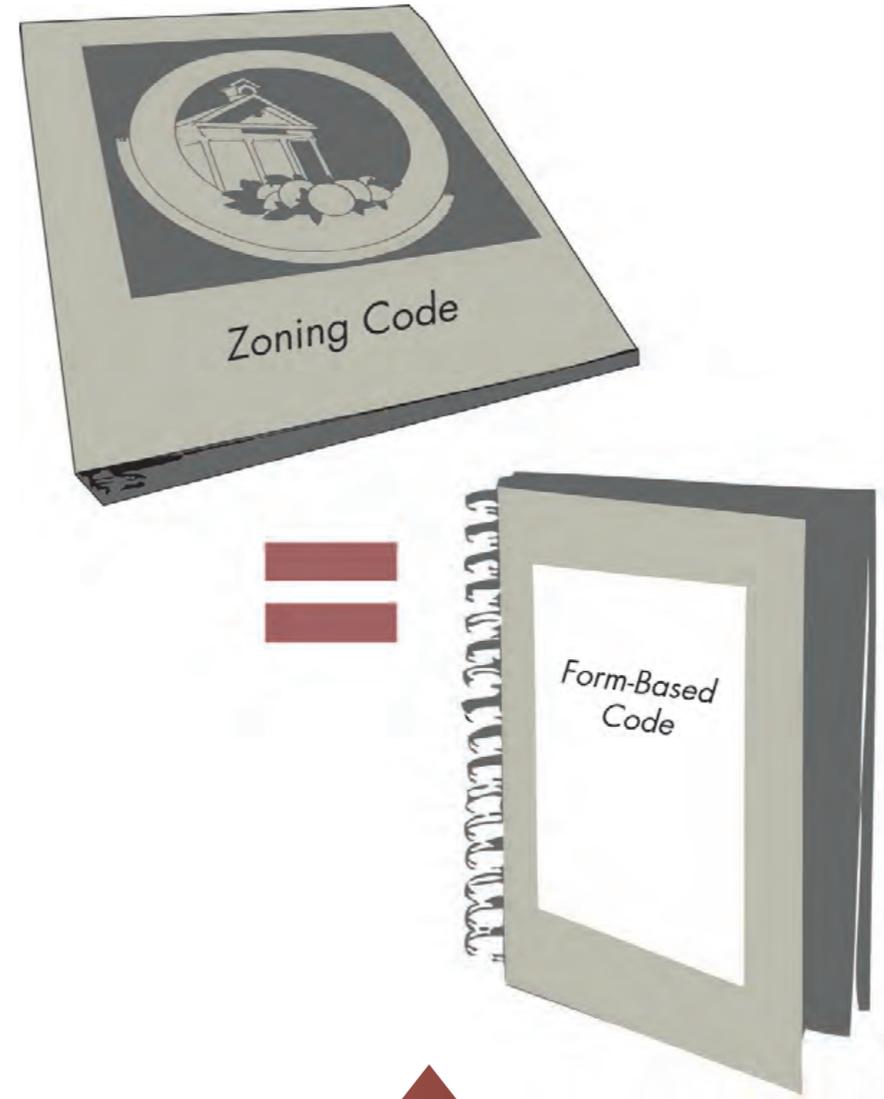


## Frontage Types



# Integrate the new FBC with the current code

## *FBC implementation options*

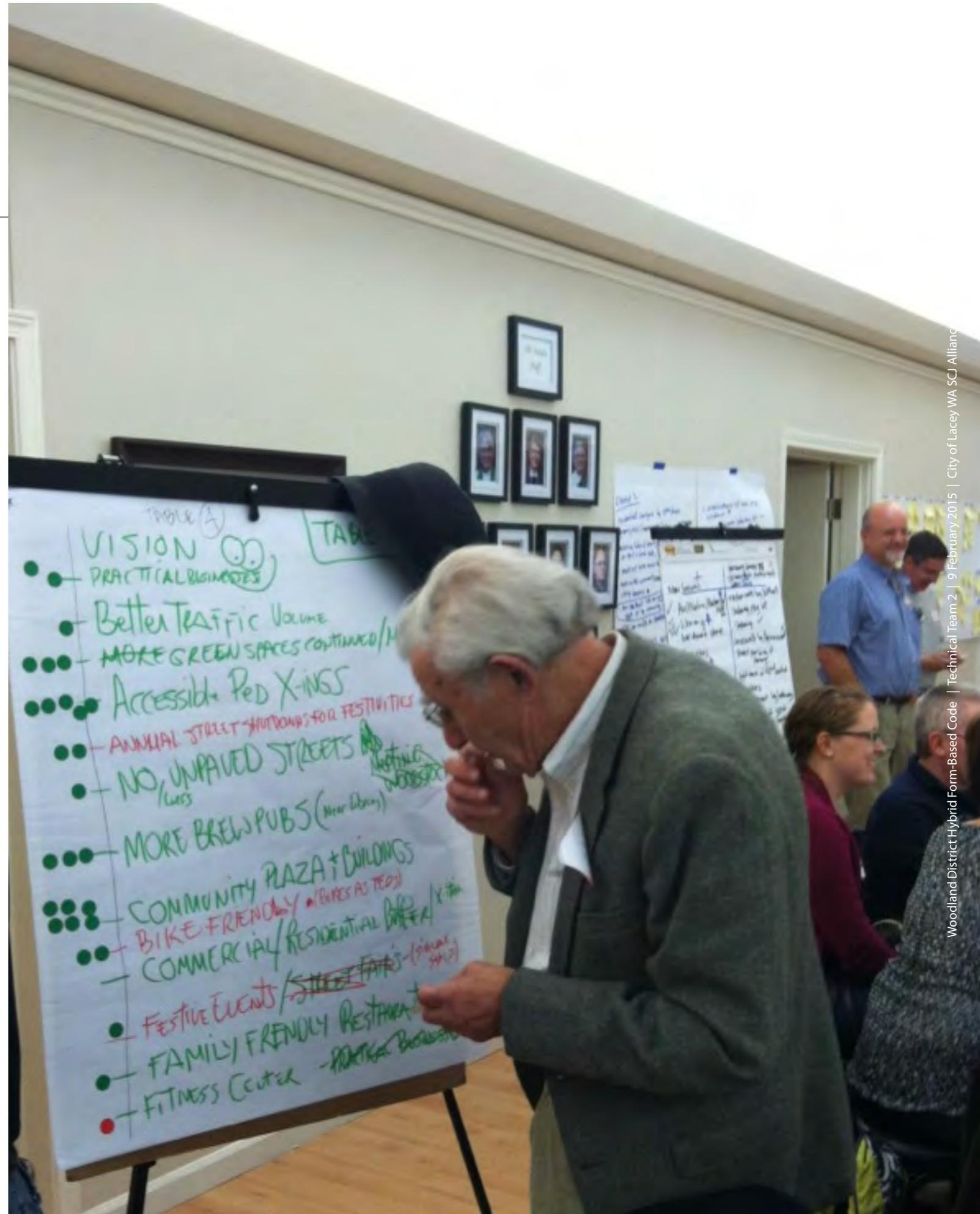


# Charrette Schedule and Roles

	Monday March 23	Tuesday March 24	Wednesday March 25	Thursday March 26
	Day One	Day Two	Day Three	Day Four
Focus of the day's work	<i>FBC 101 Woodland District Hybrid FBC goals and objectives Proposed FBC components</i>	<i>Preliminary Woodland District Hybrid FBC alternatives Integrate feedback from hands-on workshop</i>	<i>Develop preferred alternative Develop Hybrid FBC components Develop FBC Integration Strategies</i>	<i>Preferred alternatives Draft FBC Components Refined FBC Integration Strategies</i>
8 am	Site tour with stakeholders Set up Charrette studio	Document and synthesize previous evening event feedback		
9 am		Internal design team meetings		
10 am		Meet with stakeholders (drop-in or by appointment)		
11 am		Test FBC options with City staff		
12 am - Lunch				
1 pm	Internal design team meetings			
2 pm	Meet with stakeholders (drop-in or by appointment)			
3 pm	Prepare for evening events			
	Test FBC options with City staff			
4 pm - Dinner				
5 pm				
6 pm	<b>5:30-7:30PM Public Kick-off Meeting Hands-on Workshop</b>	<b>5:30-7:30PM Open House</b>	<b>5:30-7:30 Technical Meeting 3</b>	<b>5:30-7:00 Public Presentation</b>
7 pm				(City Council Meeting)

# Public events

- ✓ Hands-on Workshops
- ✓ Open House
- ✓ Drop-in discussions with the Charrette Team
- ✓ Final Presentation and Workshop



# Public events



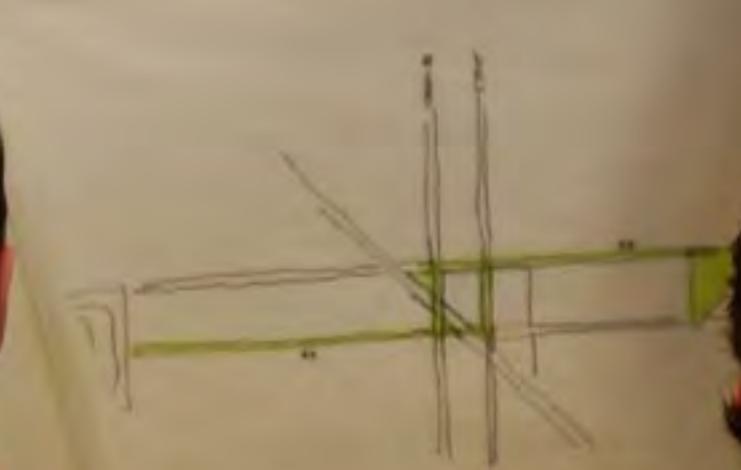


# Technical meetings

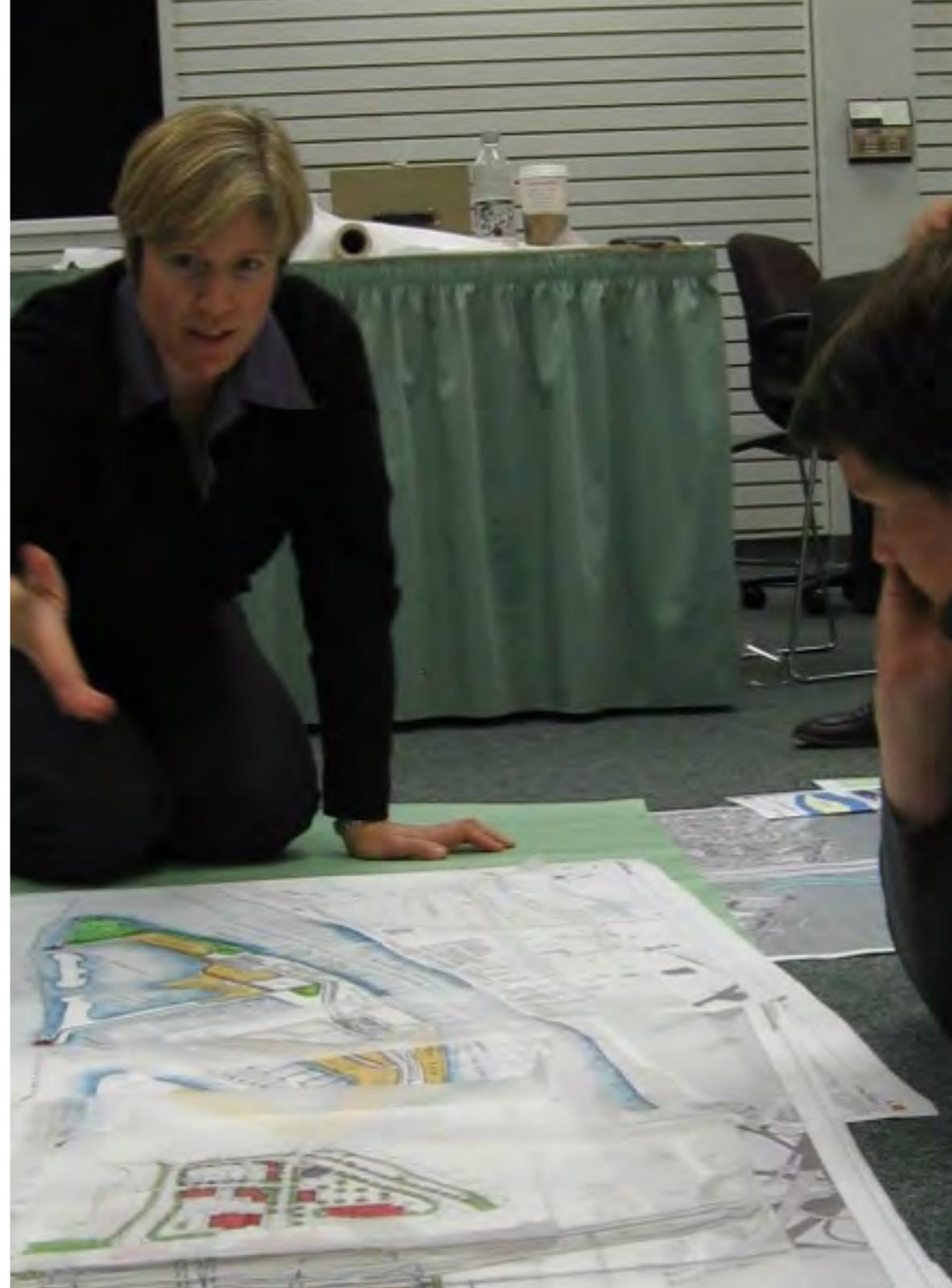
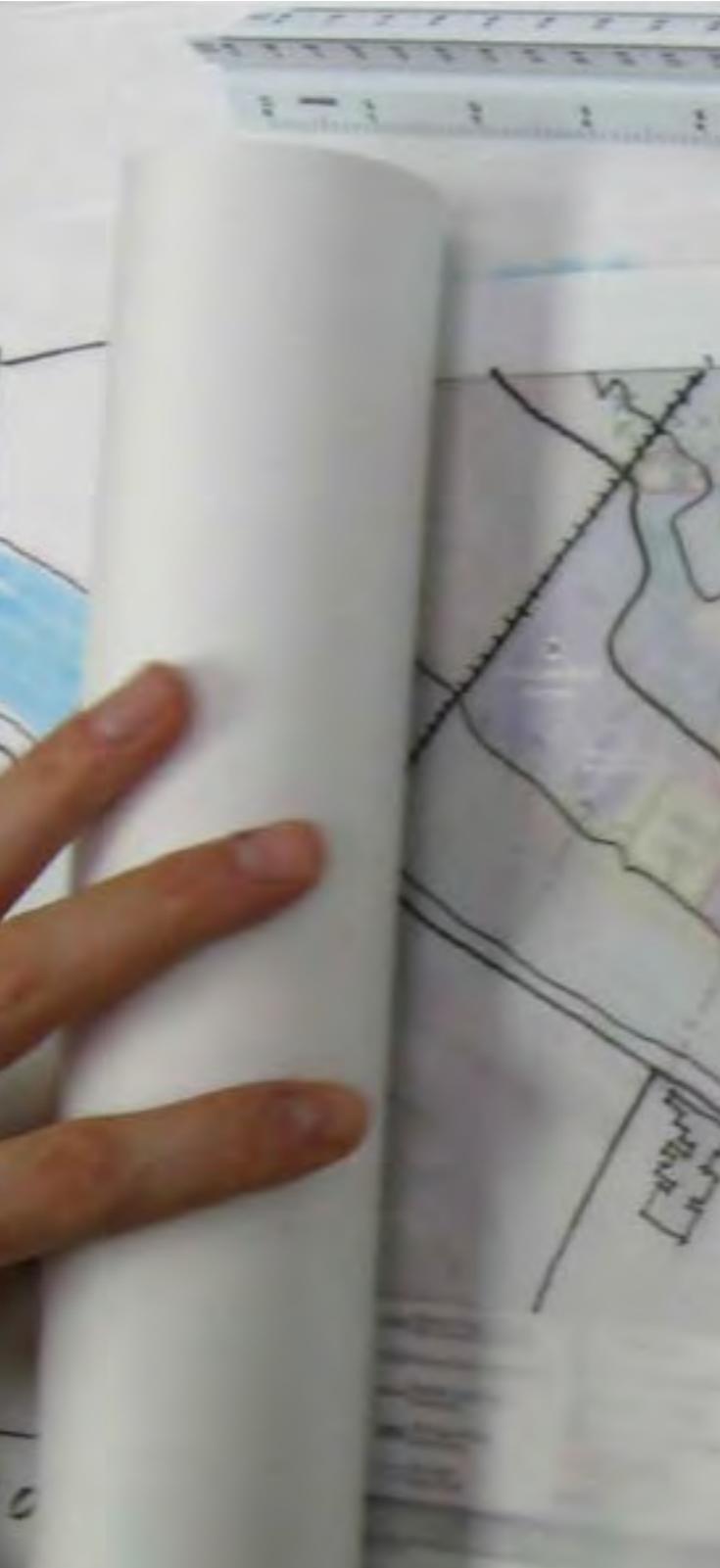
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- ✓ Staff
- ✓ Technical Team
- ✓ Individual property and business owners, other stakeholders
- ✓ Elected officials





# Internal design sessions



# Internal design sessions

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- ✓ Design is at the center
- ✓ Listen and feedback what we've heard
- ✓ Articulate the vision in words, pictures and numbers
- ✓ Test policy, 3D model of proposed regulations, development proposals in context

*It's about creating a place people love, and a regulatory system that gets everyone to yes sooner*





Thank you

**Questions?**



## PLANNING COMMISSION STAFF REPORT

February 17, 2015

**SUBJECT:** Land Use Element—Visioning Discussion Continued

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**RECOMMENDATION:** Continue the discussion started at the January 20<sup>th</sup> worksession, in preparation for the joint meeting with the City Council on February 19<sup>th</sup>, by reviewing proposed draft goals and policies related to future city and UGA growth patterns and expectations.

---

**TO:** Lacey Planning Commission

**STAFF CONTACTS:** Rick Walk, Director of Community Development  
Ryan Andrews, Planning Manager *RA*  
Christy Osborn, Associate Planner *CO*

**ATTACHMENT(S):**

1. Urban Area Septic Analysis Map—Surface Water
2. Urban Area Septic Analysis Map—Ground Water
3. Urban Area Septic Analysis Map—Surface Water and Density

**PRIOR COUNCIL/  
COMMISSION/  
COMMITTEE REVIEW:**

The Planning Commission has held several work sessions throughout the update of the land use element and the Envision Lacey process with the most recent being the January 20<sup>th</sup> Planning Commission briefing.

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**BACKGROUND:**

At a worksession on January 20<sup>th</sup>, the Planning Commission was briefed on the Regional Septic Summit by Peter Brooks. At the briefing, the Planning Commission discussed the issues associated with the proliferation of septic systems located in the unincorporated urban growth area. Several maps from Peter's presentation have been included so that you can review them in more detail. Essentially, what the maps show is that the Lacey Urban Growth Area is one of the highest areas of concern related to potential surface and ground water pollution in Thurston County. This is largely because of the age of the septic systems, the density of the development, and the well-draining soil types in these areas.

While this topic is an issue that affects growth patterns in the UGA, septic conversions are not the only issue that faces the future development of the Urban Growth Area. As discussed at the January 20<sup>th</sup> meeting, the other issues include the large amount of vested single-family residential projects, available land resources, critical areas (wetlands, streams, Oregon white

oak, and protection of groundwater resources), availability of utility services, few commercial areas or areas of employment, and efficiency of transit service.

This discussion was a springboard into the topic of how these issues might affect future planning efforts within the city limits. Specifically, to ensure that the development within the city limits continues under the densities that are needed to accommodate growth without being pushed to the easier to develop properties in the UGA.

With the upcoming joint City Council/Planning Commission meeting scheduled for February 19<sup>th</sup>, staff asked a series of key questions to help frame the issues, including:

1. In order to ensure that the development within the city limits continues under the densities that are needed to accommodate growth without being pushed to the easier to develop properties in the UGA, should the UGA become a holding area? In other words, should the UGA be put under development limitations until the city limits are adequately densified?
2. Have the patterns of development in the UGA already been determined?
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?

At the briefing on February 17<sup>th</sup>, staff will present for review draft goals and policies based on addressing these key questions. The Planning Commission will review the goals and policies to consider presenting them to the City Council at the joint meeting.

#### **RECOMMENDATION:**

The Planning Commission will discuss and consider draft goals and policies related to the vision of the future development of the city and unincorporated urban growth area in preparation for this discussion topic at the joint meeting on February 19<sup>th</sup>.

# Urban Area Septic System Analysis

**Surface Water Risk Categories - Neighborhoods**

**Surface Water & Density Overall Score**

- No Septic Parcels Reported
- 1 - Low Density
- 2 - Low + 1 Risk Category OR Medium
- 3 - Low + 2 Risk Categories OR Medium + 1 Risk Category OR High
- 4 - Medium + 2 Risk Categories OR High + 1 Risk Category OR Very High
- 5 - High + 2 Risk Categories OR Very High + 1 Risk Category
- 6 - Very High + 2 Risk Categories

**Surface Water Criteria**  
Proximity to Water defined as -  
Within 100 feet of lake, stream, wetland, or mapped stormwater drainage feature connected to surface water.

**Soils Criteria**  
Soil hydrologic groups C and D (impermeable soils).  
Soil hydrologic groups A&B with water table less than 6 feet below surface.

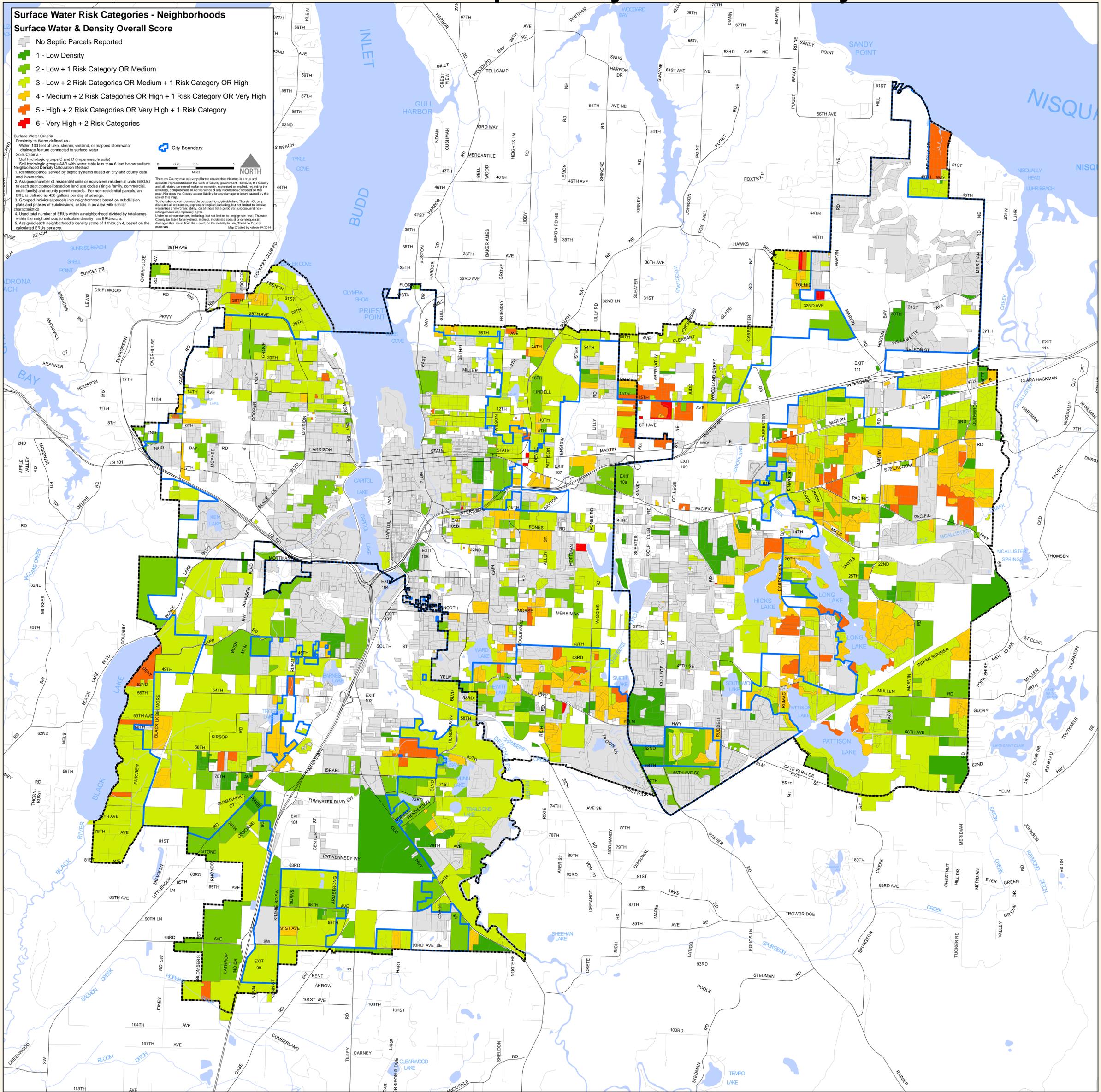
**Neighborhood Density Calculation Method**  
ERU is defined as 450 gallons per day of sewage.  
1. Identified parcel served by septic systems based on city and county data and inventories.  
2. Assigned number of residential units or equivalent residential units (ERUs) to each septic parcel based on land use codes (single family, commercial, multi-family and county permit records. For non-residential parcels, an ERU is defined as 450 gallons per day of sewage).  
3. Grouped individual parcels into neighborhoods based on subdivision plans and phases of subdivisions, or lots in an area with similar characteristics.  
4. Used total number of ERUs within a neighborhood divided by total acres within the neighborhood to calculate density, as ERUs/acre.  
5. Assigned each neighborhood a density score of 1 through 4, based on the calculated ERUs per acre.

**City Boundary**

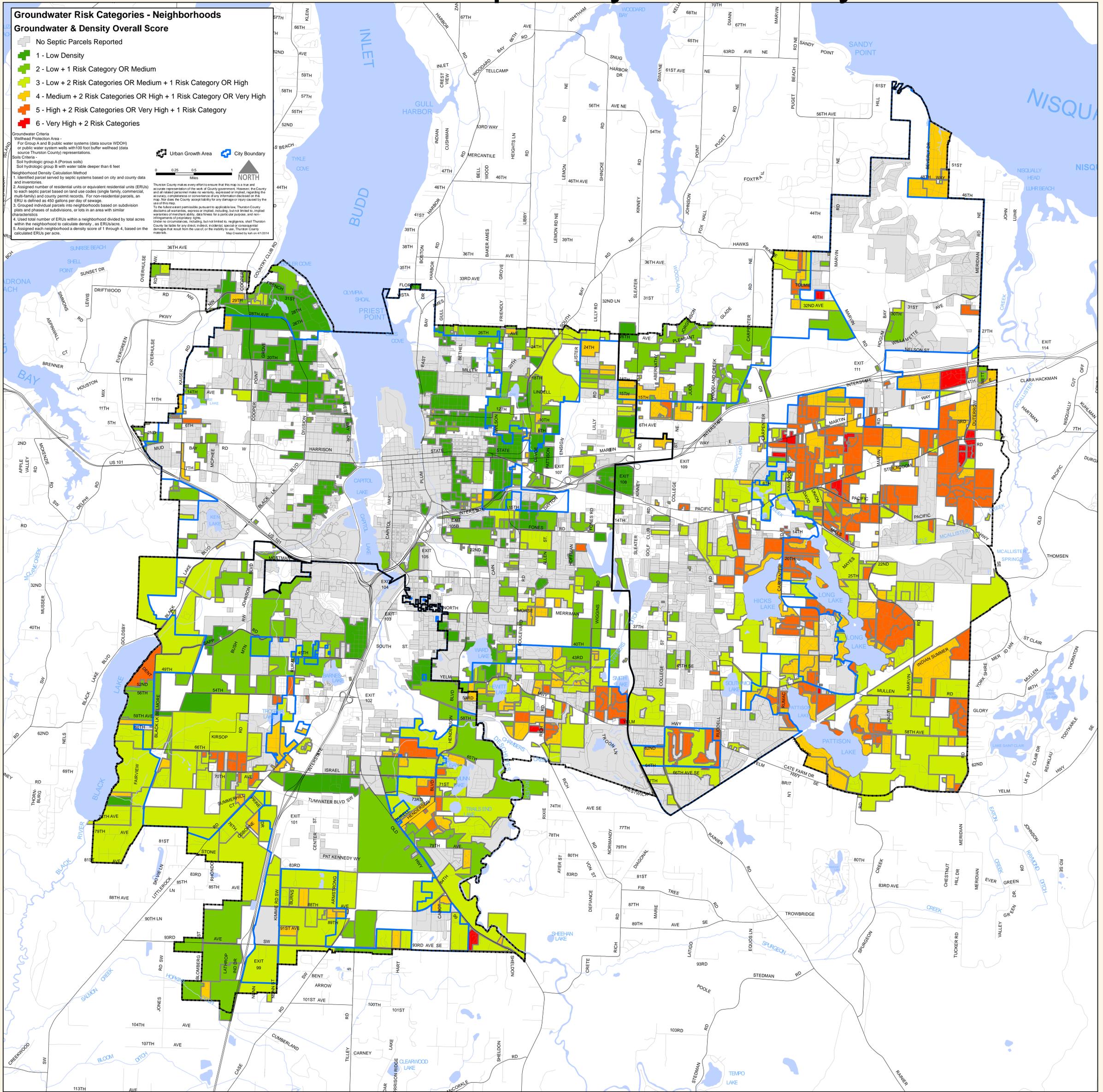
0 0.25 0.5 1 Miles

NORTH

Map Created by John on 4/4/2014



# Urban Area Septic System Analysis



# Urban Area Septic System Analysis

