

**AGENDA**  
LACEY PLANNING COMMISSION MEETING  
Tuesday, January 19, 2016 – 7:00 p.m.  
Evergreen Forest Elementary, 3025 Marvin Rd SE

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

- A. Roll Call
- B. Approval of Agenda & Consent Agenda Items\*  
Approval of the January 5, 2016, 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.

**Self-Introduction of Members**

**Envision Lacey Presentation: Ryan Andrews, Planning Manager.** Staff will provide an overview of "Envision Lacey", a multi-year effort to update Lacey's Comprehensive Plan.

**Eastern Urban Growth Area Planning Areas: Ryan Andrews, Planning Manager; Christy Osborn, Associate Planner.** The Planning Commission will review and provide feedback on the sections of the Land Use Element related to the Lakes, Tanglewilde/Thompson Place, Seasons, and Meadows Planning Areas.

**Community Feedback.** This is an opportunity for the public to ask questions and provide feedback and suggestions on growth issues facing Lacey and their neighborhood.

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

**Next Meeting:** January 19, 2016.

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

**Directions to Evergreen Forest Elementary from Lacey City Hall:** Travel south on College Street to Lacey Blvd SE and take a left. Travel approximately one mile until Lacey Blvd turns into Pacific Ave at the roundabout. Travel another 2 miles on Pacific Avenue and take a right onto Marvin Road at the roundabout. Travel 1.5 miles south and Evergreen Forest will be on your right hand side. The school is located at 3025 Marvin Road SE.



## PLANNING COMMISSION STAFF REPORT

January 19, 2016

**SUBJECT:** 2016 Comprehensive Plan Update: Planning Areas Review

---

**RECOMMENDATION:** Review proposed changes and edits made to Chapter 4, Lakes, Tanglewilde/Thompson Place, Meadows and Seasons Planning Areas, of the Draft Land Use Element. No formal action is necessary on the proposed changes.

---

**TO:** Lacey Planning Commission

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

**ATTACHMENT(S):**

1. Draft Chapter Four, Lakes Planning Area
2. Draft Chapter Four, Tanglewilde/Thompson Place Planning Area
3. Draft Chapter Four, Meadows Planning Area
4. Draft Chapter Four, Seasons Planning Area
5. Sewer/Transit/Property Entitlement Map

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

The proposed changes to the Land Use Element began in early 2013 and have been reviewed by the Planning Commission at several points throughout the process.

---

**BACKGROUND:**

At a worksession on December 16<sup>th</sup>, 2014, the Planning Commission confirmed staff's proposed approach on the update to the Land Use Element. The Planning Commission has previously reviewed chapters one through three in keeping with the framework—now chapter four is being presented for review.

Chapter four is the information related to the City's eight individual planning areas. The review of the planning areas is now covering the Lakes, Tanglewilde/Thompson Place, Meadows, and Seasons Planning Areas which are the subject of the January 19<sup>th</sup> Planning Commission on-the-road meeting. The review of the remaining two planning areas (Hawks Prairie and Pleasant Glade) will be associated with the upcoming on-road-meeting to be held

at Olympic View Elementary. The Central and Horizons Planning Areas were covered at the first meeting held at Horizons Elementary.

Much like chapter three, each planning area section in chapter four has been drafted to include a discussion of issues and analysis of each area then lists goals and policies to address the issues. Finally, the section ends with implementation items that are identified for potential future work programs to address.

### Planning Areas

The Lakes Planning Area is generally the area encompassing the east city limits and western UGA near Hicks, Long Pattison and Southwick Lakes. Approximately half of this planning area is located within the city limits. The section starts with general information about the planning area, demographics, and characteristics. Most of the discussion in this planning area is related to the importance of critical area protection within a primarily residential area of the UGA. Specifically this means that there are very few economic development opportunities in the area; however, there are a great number of open space and recreational amenities. Because of environmental sensitivity and residential growth, sewer extension will also become important to serve not only new development, but also existing homes around area lakes for water quality purposes. Discussion is also included to consider designating the McAllister Geologically Sensitive Area as an “urban reserve” until such time as sewer can be extended. Finally, discussion is provided related to conversion of county roads to city streets in areas where an older road network has had minimal improvements and are not sized to handle growth. Goals and policies addressing these issues are included as well as implementation measures have been added to identify future work program items for priority issues.

The Tanglewilde/Thompson Place Planning Area is located east of the Central Planning Area bordered by Interstate 5 on the north, Marvin road on the east, Burlington Northern Railroad and Union Mills Road to the south, and Carpenter Road generally on the west. This area is comprised principally of two older established neighborhoods established in the late 1950's and early 60's—the Tanglewilde Planned Unit Development and Thompson Place. The area also includes the Martin Way corridor which contains a significant amount of commercial property for development redevelopment. Discussion for this planning area generally includes Martin Way's opportunities as a mixed-use corridor and options for densification and redevelopment, the growth in commercial services near the Martin Way/Marvin Road intersection, septic issues for older development, and annexation. Goals and policies addressing these issues are included as well as implementation measures have been added to identify future work program items for priority issues.

The Seasons Planning Area is located in the SE portion of the urban growth area and is entirely within the unincorporated area of Thurston County. This area is almost entirely comprised of single family residential uses and limited resource use. The Burlington Northern Santa Fe railroad right-of way crosses through this planning area east to west. The majority of the properties south of the rail right-of-way are designated in the McAllister Springs Geologically Sensitive Area. Development densities in the area are a minimum of 5 acres in size without public sewer. This area also has increased standards to insure the protection of groundwater resources that supply potable water to the north Thurston County urban growth areas. The extension of sewer services to this area will allow opportunities for increased

densities. Transportation corridors that serve this area are not adequately sized to serve future projected development. Joint capital planning is necessary to improve these corridors to needed capacities. Goals and policies addressing these issues are included as well as implementation measures have been added to identify future work program items for priority issues.

The Meadows Planning Area is located in the adjacent to and south of I-5, east of Marvin Road, the BNSF on the south and the Nisqually Bluffs on the eastern growth boundary. With the exception of a portion of the commercial areas adjacent to and east of Marvin Road, a portion of the Martin Way High Density Mixed Use Corridor and River Ridge High School, the remainder of the planning area is within unincorporated Thurston County. The area is predominately single family in nature but contains important commercial areas. The area has the potential to explore additional opportunities for commercial services and reevaluate the Mixed Use High Density Corridor area along Martin Way to ensure that the development vision is still valid for this area and that implementation measures reflect that vision. Sewer is a high priority in this area due to identified areas that have a potential for contamination of groundwater resources and identified future growth. Goals and policies addressing these issues are included as well as implementation measures have been added to identify future work program items for priority issues.

**RECOMMENDATION:**

The Planning Commission will review draft edits made to Chapter 4, Lakes, Tanglewilde/Thompson Place, Meadows and Seasons Planning Areas, of the Draft Land Use Element. Future planning areas in Chapter Four will be brought forward for review associated with their individual Planning Commission on-the-road meeting.

## CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting**  
**January 19, 2016**  
**Evergreen Forest Elem. Library**

**1. Worksession:** Planning Commission on the road at Evergreen Forest Elementary

**Packets due: January 14<sup>th</sup>**

**Planning Commission Meeting**  
**February 2, 2016**  
**Olympic View Elementary**

**1. Worksession:** Planning Commission on the road at Olympic View Elementary

**Packets due: January 28<sup>th</sup>**

**City Council/Planning**  
**Commission Joint Meeting**  
**February 4, 2016**

**1. Worksession:** 2016 Docket Applications  
**2. Worksession:** 2016 Comprehensive Plan Update

**Packets due: January 20<sup>th</sup>**

**Planning Commission Meeting**  
**February 16, 2016**

**1. Public Hearing:** Comprehensive Plan Update EIS Scoping Hearing

**Packets due: February 11<sup>th</sup>**

1/11/16

**Planning Commission Meeting  
March 1, 2016**

- 1. Hearing and Worksession:** Capital Facilities Plan (Tom Palmateer)
- 2. Worksession:** Comprehensive Plan for Outdoor Recreation Update (Lori Flemm)

**Packets due: February 25th**

**Pending items:**

LID Code Briefing, June 7 (Doug Christenson & Samra Seymour)

Stormwater Design Manual Briefing, July 5 (Doug Christenson & Samra Seymour)

LID Hearing, July 19 (Doug Christenson & Samra Seymour)

## MINUTES

Lacey Planning Commission Meeting  
Tuesday, January 5, 2016 – 7:00 p.m.  
Lacey City Hall Council Chambers, 420 College Street SE

Meeting was called to order at 7:00 p.m. by Mike Beehler.

Planning Commission members present: Mike Beehler, Jason Gordon, Sharon Kophs, Carolyn Cox, Carolyn St. Claire, Michael Goff, Cathy Murcia, and Mark Morgan. Staff present: Christy Osborn, Ryan Andrews, and Leah Bender.

Mike Beehler noted a quorum present.

**Sharon Kophs made a motion, seconded by Mark Morgan, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Carolyn Cox made a motion, seconded by Mark Morgan, to approve the December 1, 2015, meeting minutes. All were in favor, the motion carried.**

1. **Public Comments:** None.

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

- Carolyn Cox noted that she will not be able to attend the Joint Council meeting, or the next Planning Commission meeting on January 19.
- Sharon Kophs reported on her attendance at the last Council worksession.

3. **Director's Report:**

- Ryan Andrews went over upcoming meetings. The January 19 meeting will be held at Evergreen Forest Elementary; the February 2 meeting will be held at Olympic View Elementary; and the Joint Council meeting will be at 7 p.m., February 4, at Lacey City Hall.

4. **New Business:**

**City Manager State of the City:**

- City Manager Scott Spence gave a presentation of 2015 in Review.
- Some accomplishments were the bond refund, completed Chambers Lake Facility, hired the Economic Development Coordinator, implemented the small business credit B&O exemption, completed the Golf Club Road Extension, successful response to the Army's listening session, completed first full year of Vet Service Center, and began the Council on the Road meetings.
- Mr. Spence informed Planning Commission that the City received Standard & Poor's Rating Upgrade from AA to AA+.
- Mr. Spence went over the 2016 Budget. Some of the top items include the deficit review, budget gap, planned annexation work, enterprise solution for records management, business website portal, RAC bleacher covers, and the City's 50<sup>th</sup> Celebration.

**Nomination and Election of Officers:**

- **Carolyn St. Claire moved to nominate Mike Beehler as Chair. All were in favor, the motion carried.**
- **Carolyn St. Claire moved to nominate Carolyn Cox as Vice-Chair. All were in favor, the motion carried.**

5. **Communications and Announcements:** There was a discussion regarding Facebook and use of other forms of social media by councils and commissions. Mr. Spence informed Planning Commission that discussions held between Commissioners on social media are subject to the Open Public Meeting Act and public records requests, and said that Commissioners should not conduct city business on social media. It was suggested that Planning Commissioners be briefed and participate in a more formal discussion, and that a written policy be added to the Planning Commission Manual.

6. **Next meeting:** January 19, 2016.

7. **Adjournment:** 8:20 p.m.

## **LAND USE LAKES PLANNING AREA**

### **I. Profile of Lakes Planning Area**

#### **A. Location**

The Lakes Planning Area includes those neighborhoods significantly influenced by Hicks Lake, Long Lake, Pattison Lake and Southwick Lake. It is delineated by the Burlington Northern Railroad right-of-way on the north, Marvin Road on the east, Alanna Drive and Ruddell Road on the west, Yelm Highway and Cate Farm on the south. Approximately half of the Lakes Planning Area is within the Lacey city limits.

#### **B. Character and Functional Relationship to City**

The Lakes Planning Area is characterized as Lacey's most environmentally sensitive area containing those immediate environs influenced by our major lakes. The primary function of the Lakes Planning Area is residential, with only a very small portion of developed land use allocated to commercial uses. Commercial uses are limited to a small Neighborhood Commercial zone at the corner of Carpenter and Mullen Roads, another at the corner of Ruddell Road and Yelm Highway, a number of light industrial commercial uses at the northwestern tip of the planning area on the north side of Carpenter Road, and the International Paper facility adjacent to and north of Long Lake.

Overall, the planning area provides a mix of residential housing with some of the highest value homes in Lacey located along the shorelines of area lakes as well as apartment complexes and mobile home parks serving affordable housing needs.

#### **C. Acreage**

The planning area includes approximately 4,317 acres with approximately 1950 acres within the city limits. Approximately XXX acres are still available for development primarily located along the eastern portion of the planning area and east of Long Lake. Most of this property, however, lacks sewer service.

#### **D. Population**

As of 2015, the estimated population of this planning area is 17,360. Population growth and allocation projections anticipate the populations in the Lakes Planning Area by the year 2035 will be 20,000 persons with an anticipated 1,170 residential units added to this planning area in the next 20 years. Approximately 2/3 of the residential units are anticipated to be located in the unincorporated portion of the planning area with the remainder to be located in the city limits.

#### **E. Land Use - Current**

In 2015, there are a total of 6,806 dwelling units in the Lakes Planning Area with approximately 80% of those being single family and 20% being multi-family. Over the next 20 years, it is anticipated that approximately 80% of the housing units added in the Lakes Planning

Area will be single family.

Approximately 300,000 square feet of commercial space is located in the Lakes Planning Area. This space is primarily located north of Carpenter Road in the Light Industrial/Commercial zoning district and associated with the International Paper facility on Union Mills Road. Two small neighborhood commercial areas—one at the intersection of Mullen and Carpenter Roads and the other at the intersection of Ruddell Road and Yelm Highway make up the areas only other commercial uses.

#### F. Density Characteristics

The primary residential form in the Lakes Planning Area is single-family residential on larger lots of approximately 1/4 acres much of which has been constructed for utilization of septic tank and drain fields, which has significantly limited the potential density and has also resulted in much of the planning area being zoned Low Density Residential 0-4 units per acre. Several newer subdivisions have been developed on smaller lots and are mostly served by STEP (Septic Tank Effluent Pump) or grinder systems. Higher density residential has occurred where areas of gravity sewer are available including along Ruddell Road, the northern portion of Carpenter Road, areas north and east of Long Lake, and within the Lakepointe subdivision.

#### G. Parks/Open Space

Recreational opportunities within the Lakes Planning Area include four designated public park sites owned by the City of Lacey, a number of private open space areas within subdivision developments, three public boat launch areas, and the County Fairgrounds.

Public park areas include Long Lake Park off of Carpenter Road, the Wanschers Park area west of Hicks Lake, and Thornbury and Lakepointe Parks both designated as neighborhood parks. The public boat launches are owned by the State and include sites adjacent to Wanschers and Long Lake Parks and a site on the east side of Pattison Lake.

The City has obtained several properties in this planning area as the result of property dedications through subdivision or other means for open space purposes and protection of area lakes and wetland complexes. The most recent dedications to the City were through dedication associated with the Southlake and Southwick Lake Estates subdivisions. The City should continue the policy of property dedication as a condition of development along lakes and wetland complexes in this planning area.

#### H. School Facilities

There are five public elementary schools within this planning area, including Lakes Elementary off of Mullen Road, Woodland Elementary on Carpenter Road, Evergreen Forest Elementary on Marvin Road, Seven Oaks Elementary off Mayes Road and Lacey Elementary School on Homann Drive. There is one magnet middle school in the area—Aspire Middle School for the Performing Arts on 54<sup>th</sup> Avenue SE. Timberline High School on Mullen Road is the one high school in this planning area.

#### I. Streets, Trails, and Connections

Ruddell Road, Carpenter Road and Marvin Road are the primary north-south transportation corridors in the Lakes Planning Area. Yelm Highway and Mullen Road are the primary east-west corridors.

There are no regional trails within the planning area; however, there are several walking paths and neighborhood connections throughout the Lakes Planning Area.

#### I. Resource Designations

There are no agricultural or mineral extraction sites designated within this planning area.

#### J. Environmentally Sensitive Area Designations

The planning area is centered on Hicks, Long, Pattison and Southwick Lakes and their associated wetlands. The uses along these lakes and their associated wetlands are regulated by the applicable Shoreline Master Program and critical area regulations. A major issue affecting the lakes is the proliferation of septic systems around them. As gravity sewer is spotty in the planning area (and are mostly STEP systems), most of the developed areas around the lakes are on individual septic systems. These septic systems and the associated leeching into adjacent water bodies have created water quality issues frequently resulting in warnings related to blue/green algae blooms. The city should make these areas a priority for sewer service to prevent septic-system related water quality issues.

Portions of this planning area are within the McAllister Springs Geologically Sensitive Area and have specific requirements for groundwater protection.

### **II. Analysis**

The Lakes Planning Area has an extensive number of single-family residences and it is anticipated this will be the primary use that would continue through the next planning horizon. Sewer is a high priority in this planning area because of the environmentally sensitive properties. Presently, most sewer in this planning area is in the form of Septic Tank Effluent Pump (STEP) systems connected to single-family residences. The primary method of sewage treatment around the planning area's lakes is septic systems with drainfields. These systems have caused water quality issues in area lakes and often result in blue/green toxic algae warnings in the late summer. Consistent with the policies of the Shoreline Master Program, a priority for the area should be extension of sewer to lots around area lakes which would also provide the opportunity for smaller lot sizes and clustered developments removed from environmentally sensitive areas.

The emphasis in this planning area should be to protect and enhance the environmentally sensitive areas and try to utilize environmental amenities. This could be accomplished through the provision of waterfront park areas and interconnecting trails and pedestrian systems, designed to afford the public the opportunity of enjoyment of environmental amenities. Opportunity exists for extensive interconnection of pedestrian trails and sidewalk systems along existing undeveloped environmentally sensitive areas if standards are in place at the time of development to require proper interconnections.

The Environmental Protection and Resource Conservation Plan and regulations require proper buffering and dedication of environmentally sensitive properties to the City as development occurs on adjacent ownership. The opportunity exists to provide interconnecting habitat corridors with environmentally sensitive resources and to provide interpretive nature trails on the outer edge of such areas to provide the public the opportunity to enjoy these resources. Hicks and Southwick Lake provide the best opportunity for this, with an opportunity to provide a trail along the west side of Hicks Lake and along the entire perimeter of adjacent wetland areas south of Hicks Lake. Key dedications can also be obtained around Southwick Lake, which will provide an opportunity for a trail system along the south side of Southwick Lake as adjacent properties develop.

The area is weak on provision of commercial services. However, this is appropriate given the environmental restrictions and land use patterns which currently exist. The planning area does have two small neighborhood commercial areas, one at the northeast corner of the Ruddell and Yelm Highway intersection, and one at the corner of Carpenter and Mullen Road intersection. These two neighborhood commercial sites can serve the southern portion of the planning area. The intersection of Carpenter and Mullen Roads will be improved with a future planned roundabout which will also reduce the amount of Neighborhood Commercial zoning due to the right-of-way needs. Proximity to the Central Business District will provide services to the north end of the planning area. The area is limited for economic development opportunities; however, at the north end of Long Lake is the International Paper facility which is an important job provider in the Lacey area.

The McAllister Geologically Sensitive Area in the southeastern corner of the planning area has seen little development in the last 20 years primarily because of the cost associated with extending sewer service. Unless sewer service can be reasonably accommodated in the next 20 years, the City should consider removing those areas not sewered or immediately adjacent to sewered areas from the UGA. Should they be removed from the UGA, they should be put in an “urban reserve” designation so that no further subdivision of residential lots can occur until such time that these areas are part of an urban growth area.

Since much of the unincorporated area is directly adjacent to the Lacey city limits, opportunities do exist for future annexation. Priority areas for annexation would be around area lakes where higher assessed valuation would provide more property tax income associated with annexation and would help offset provisions of additional city services associated with serving the annexed area. Most of the properties around area lakes, however, are un-sewered and would be a potential liability should sewer service be extended to these areas.

Many of the primary corridors within the planning area are converted county roads—Carpenter, Mullen, Kagy and Marvin Roads. These corridors are old “farm to market” roads that were built to bring goods to commercial areas within the Lacey area nearly 100 years ago. Since that time, most of these corridors have had minimal improvements; lack sidewalks, bike lanes, and other pedestrian improvements; and are not sized to handle the ultimate build-out of the area. Most of these unimproved corridors are also within Thurston County’s jurisdiction. A priority for the planning area is for both the City of Lacey and Thurston County to upgrade the major transportation corridors to accommodate growth and multimodal transportation opportunities.

### III. Goals and Policies

A. Goal: Protection of environmental resources in this planning area shall be a priority.

1. Policy: Require development to work around environmentally sensitive areas and take advantage of and promote environmental resources as an amenity.
2. Policy: All development shall be sensitive to protecting environmentally sensitive areas.
3. Policy: In balancing competing goals and interests, the City shall weigh in favor of strict application of environmental regulations and public access requirements in this planning area.

B. Goal: Interconnect all environmentally sensitive areas providing uninterrupted wildlife corridors and pedestrian interpretive trails.

1. Policy: Each development with wetlands and habitat sites shall be required to work towards providing interconnected environmentally sensitive areas with adjacent properties.
2. Policy: Where wetlands, habitat conservation areas, or other sensitive or resource lands exceed 5 acres in size or are contiguous with adjacent wetlands, the City may provide the option for dedication in conjunction with development of such sites to ease the burden and responsibility of maintenance of such sites for homeowners' associations and to actively maintain and provide for such sensitive lands for the benefit of the homeowners' of the development, as well as the community at large.
3. Policy: Habitat studies shall pay particular attention to interconnection of wildlife corridors and impact of development on adjacent environmentally sensitive areas.
4. Policy: Each development shall pay particular attention to providing public pedestrian opportunities around environmentally sensitive areas, providing an extensive interconnecting pedestrian trail system throughout the Lakes Planning Area.
5. Policy: Interpretive trails shall be designed to interconnect all residential areas, as well as environmentally sensitive areas.

C. Goal: Maintain existing moderate and high density housing opportunities along major arterials with convenient access to transit where no impact to environmentally sensitive areas will occur.

1. Policy: Maintain areas for medium density development opportunities along Ruddell Road.

D. Goal: Improve infrastructure in the planning area particularly related to sewer and transportation infrastructure.

1. Policy: Consistent with the policies of the Shoreline Master Program, extension of sewer service shall be prioritized around lakes to protect water quality.

2. Policy: Ensure consistency between the Land Use Element and both the City of Lacey Transportation Element and the Thurston County Transportation Element.
3. Policy: Ensure that the various transportation elements identify strategies to improve corridors to meet growth projections.
4. Policy: Support the improvement of transportation corridors particularly emphasizing multi-modal transportation opportunities.

#### **IV. Implementation Measures**

1. Study and analyze the cost benefit of designating “urban holding areas” within the 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 in conjunction with a robust public participation campaign.
2. Complete an annexation study for the unincorporated portion of the planning area around Long Lake and the northern portion of Pattison Lake.

## **LAND USE TANGLEWILDE/THOMPSON PLACE PLANNING AREA**

### **I. Profile of Tanglewilde/Thompson Place Planning Area**

#### **A. Location**

The Tanglewilde/Thompson Place Planning Area is located just east of the Central Planning Area, bordered by I-5 on the north, Marvin Road on the east, Burlington Northern Railroad and Union Mills Road on the south and Carpenter Road generally on the west. It abuts the Hawks Prairie Planning Area on the north, the Meadows Planning Area on the east, the Lakes Planning Area on the south and the Central Planning Area on the west. Most of the Tanglewilde/Thompson Place Planning Area is located outside of the incorporated limits of the City of Lacey.

#### **B. Character and Functional Relationship to City**

The Tanglewilde/Thompson Place Planning Area is comprised principally of two older established neighborhoods dating from the late 50's and early 60's, the Tanglewilde Planned Unit Development and Thompson Place. These two developments built out at suburban densities, with average lot sizes of approximately 10,000 square feet. Both Tanglewilde and Thompson Place are served by Thurston PUD No. 1 water and individual septic systems. These neighborhoods provide an established, traditional, and affordable housing stock that serve a high number of active and retired military from JBLM.

The planning area also includes approximately 250 acres of commercial property both along Martin Way and west of Marvin Road. In the last 10 years, a majority of the General Commercial property located around the Martin Way/Marvin Road has been developed. Significant commercial capacity still exists along Martin Way in mostly redevelopment opportunities.

The Tanglewilde/Thompson Place Planning Area also contains Woodland Creek Community Park and the Lake Lois Habitat Reserve, two important recreational and cultural facilities.

#### **C. Acreage**

This planning area includes approximately 1,918 acres of property. Of this, approximately 400 acres are located in the Lacey city limits. Approximately 270 acres are undeveloped or categorized as underdeveloped (greater than 1 acre in size and not built to permitted density). Most of the undeveloped property is located near the intersections of Pacific, Steilacoom and Marvin Road and are designated for Moderate or High Density Residential. However, some of this property contains known occurrence of Mazama pocket gopher which may limit development potential.

#### **D. Population**

As of 2015, the estimated population of this planning area is 9,100. Population growth and

allocation projections anticipate the populations in the Tanglewilde/Thompson Place Planning Area by the year 2035 will be 11,900 persons with an anticipated 1,320 residential units added to this planning area in the next 20 years. The residential units are anticipated to be located in the unincorporated portion of the planning area.

#### E. Land Use - Current

In 2015, there are a total of 3,747 dwelling units in the Tanglewilde/Thompson Place Planning Area with approximately 71% of those being single family and 29% being multi-family. Over the next 20 years, it is anticipated that approximately 2/3 of the housing units added in the Tanglewilde/Thompson Place Planning Area will be multi-family located primarily along the Martin Way Corridor and in the Moderate and High Density zoning districts. The remainder will be single family added through infill within existing neighborhoods.

Over 1.4 million square feet of commercial buildings (1.440 million s.f.) have been constructed in the Tanglewilde/Thompson Place Planning Area. The commercial property in the Planning Area serves as a local hub for retail and other services including a Wal-Mart Superstore, Hawks Prairie Mall, the Landing at Hawks Prairie, and the Mixed Use High Density Corridor properties along Martin Way which contains a WinCo grocery store and many smaller retail establishments. Most commercial property has been developed in this planning area, therefore, it is expected that most development associated with commercial properties will be in the form of redevelopment to higher intensities over the next 20 years.

#### F. Sub-areas

Martin Way:

#### INSERT MARTIN WAY CORRIDOR MAP

A future sub-area plan for the Martin Way corridor is a priority for development in the short term. The plan would be centered on the area between Carpenter Road and Galaxy Drive and would also include the adjacent residential neighborhoods including Tanglewilde and Thompson Place. As part of Thurston Regional Planning Council's report dated July 2012 from the Urban Corridor Task Force, the recommendation to further refine the corridor district (in this case the Mixed Use High Density Corridor district) to focus innovative development strategies to encourage private investment opportunities in corridors where transit, walking, and biking are viable alternatives to driving. Since much of this area of the Martin Way Corridor covered under a future subarea plan would be within Thurston County, this would need to be a project completed in a partnership between the County and the City of Lacey. The sub-area plan could also lead to a future form-based code which would help better define the desired character of the corridor as well as be a regulatory incentive for private investment.

#### G. Density Characteristics

The primary residential form in the Tanglewilde/ Thompson Place Planning Area is single-family residential on larger lots of approximately 1/4 acres much of which has been constructed for utilization of septic tank and drain fields, which has significantly limited the potential density. However, approximately 1/3 of the developed land area is also multi-family.

Additional new residential development will be limited to a small number of remaining greenfield sites and redevelopment along the Martin Way corridor including the projected addition of 1,310 units along the corridor.

#### H. Parks/Open Space

Recreational opportunities within the Tanglewilde/Thompson Place Planning Area include the Woodland Creek Community Park (which includes the Lacey Community Center and the Virgil S. Clarkson Senior Center), Lake Lois, and Bucknell Field. This planning area has three older private parks associated with the Tanglewilde/Thompson Place neighborhoods including a 5.2-acre park with a community recreation center, including swimming pool, tennis courts, and outdoor basketball court. The private parks are owned and maintained by private corporations that are comprised of neighborhood residents.

#### I. School Facilities

North Thurston Public Schools owns and operates three schools in this planning area including Lydia Hawk Elementary School within the Tanglewilde neighborhood, Olympic View Elementary School within the Thompson Place neighborhood and Nisqually Middle School at the corner of Marvin and Steilacoom Roads.

#### J. Streets, Trails, and Connections

Carpenter Road and Marvin Road are the primary north-south transportation corridors in the Tanglewilde/Thompson Place Planning Area. Most of Marvin Road within this planning area is part of the state highway system (Highway 510). Martin Way, Pacific Avenue and Steilacoom Road are the primary east-west corridors. Interstate 5 runs east/west through the northern portion of the planning area with full access provided at exit 111 off of Marvin Road.

A portion of the city's trail system connects to the Tanglewilde/Thompson Place Planning area. The Lacey Woodland trail runs along the southern edge of the planning area and connects to the Woodland Creek Community Park. This trail runs east from the park and eventually connects the Olympia Woodland Trail and terminates near the Capitol Campus.

#### K. Resource Designations

There are no agricultural or mineral extraction sites designated of long-term commercial significance within this planning area. However, there is one site slightly less than 40 acres located along Marvin between Pacific Avenue and the railroad right-of-way that is actively farmed and is currently designated with Agriculture zoning.

#### L. Environmentally Sensitive Area Designations

This planning area includes portions of Lake Lois and the Woodland Creek corridor and associated wetlands that run from Lake Lois to the northern tip of Long Lake. These areas are designated environmentally sensitive and have specific protection requirements as delineated in the City of Lacey Environmental Protection and Resource Conservation Plan.

There are some known occurrences of Mazama Pocket Gopher in this planning area including the undeveloped City of Lacey-owned property at the intersection of Marvin Road and Pacific Avenue.

## **II. Analysis**

The residential portions of this planning area include areas in unincorporated Thurston County that were urbanized in the 1960's. The Tanglewilde and Thompson Place neighborhoods are extensively built out with single family residential units on lots of 1/4 acre, with little opportunity for additional development until sewer service is extended to the area. The majority of undeveloped residential property in this planning area is near the intersection of Pacific Avenue and Marvin Road which were designated for a higher density to promote the Transportation Plan's goal for densification along major arterials.

Martin Way has historically developed as a strip commercial area. Over the last twenty years, this area was designated with a Mixed Use High Density Corridor designation with the intent to provide an opportunity for high density redevelopment designed under the "Evolution of a Corridor" concept developed by Thurston Regional Planning (and re-affirmed by the Urban Corridors Task Force in 2012) for higher densities that support a mix of uses. The best alternatives for increasing density and providing commercial services within the planning area are along the Martin Way corridor; however, as the Mixed Use High Density Corridor designation is more than 20 years old, the zoning district needs to be re-examined to ensure that the vision is valid and that the implementation measures accurately reflect the vision.

Within the city limits, the General Commercial zone around the intersection of Martin Way and Marvin Road has fully developed within the last planning period for regionally-oriented commercial uses. Improvements to the Interstate 5 interchange including addition of a slip ramp in the early 2000's have made this a good area for automobile-oriented uses and regional access. Additional future improvements at Exit 111 will improve access to the area and improve the area's attractiveness as a regional retail draw.

As part of the regional Septic Summit, both Tanglewilde and Thompson Place have been identified as areas that have a high proportion of groundwater contamination potential due to a high number of septic systems within close proximity. These neighborhoods have some of the highest groundwater contamination risk in north Thurston County. Programs need to be put in place (including but not limited to financing programs, regulations and connection requirements) as well as private investment by property owners need to occur to ensure that these neighborhoods are converted to city sewer.

As this planning area is adjacent to the existing city limits on three sides, it is often part of community discussion about future potential annexation. While the commercial property associated with the unincorporated portion of Martin Way is attractive from a property tax and potential sales tax standpoint, it has not developed to the same standards as that portion within the city. Additionally, the adjoining neighborhoods of Tanglewilde and Thompson Place have substandard infrastructure and issues with existing septic systems. These factors make the Martin Way corridor in this area less than desirable to annex. A full annexation study of this area would be beneficial to identify and weigh the issues associated with future potential annexation.

### **III. Goals and Policies**

A. Goal: Continue to promote the implementation of the evolution of Martin Way into an attractive, high-density, and mixed-use corridor.

1. Policy: Use the “Evolution of a Corridor” study and the recommendations of the Urban Corridor Task Force developed by the Thurston Regional Planning Council as a guide for redevelopment of Martin Way in this area.

2. Policy: Recognize that viable auto-related uses exist along Martin Way that should be allowed to mix with other uses to maintain a healthy business environment.

3. Policy: In development of the mixed use corridor, pay particular attention to ensuring compatibility with adjacent low density residential areas.

4. Policy: Ensure that pedestrian connections are provided connecting the corridor to surrounding residential neighborhoods.

B. Goal: Promote the Mixed Use Moderate Density zone along portions of Pacific Avenue with emphasis on office and professional services to support this planning area.

1. Policy: Support portions of Pacific Avenue that are undeveloped or with opportunities for re-development with a Mixed Use Moderate Density zone.

2. Policy: The use and design theme developed for the Mixed Use Moderate Density zone in this planning area should emphasize opportunities to provide the commercial service needs serving residents within this planning area.

C. Goal: Promote the extension of sewer service throughout the Planning Area.

1. Policy: Recognizing the importance of providing this urbanized area with sewer, encourage provision of sewer to residential neighborhoods in this area including Tanglewilde and Thompson Place.

2. Policy: Support the creation of a long term interjurisdictional strategy to facilitate conversion from septic to sewer.

### **IV. Implementation Measures**

1. In conjunction with Thurston County, complete a sub-area plan for the Martin Way corridor area between Carpenter Road and Galaxy Drive.

2. In conjunction with Thurston County, re-examine the Mixed Use High Density Corridor designation to ensure that the vision is in line with the community’s vision and consistent with the recommendation of the Urban Corridor Task Force to ensure that the implementation measures accurately reflect the vision.

3. Complete an annexation study for the unincorporated portion of Martin Way between Carpenter Road and Galaxy Drive including the adjoining Tanglewilde and Thompson Place subdivisions.
4. Provide assistance in developing a septic conversion program for the Tanglewilde and Thompson Place subdivisions.

# LAND USE - MEADOWS PLANNING AREA

## Profile of Meadows Planning Area

### A. Location

Meadows Planning Area is delineated by I-5 on the north, the Nisqually Bluffs representing the growth boundary on the east, the Burlington Northern Santa Fe (BNSF) Railroad right-of-way on the south, and Marvin Road on the west. The Meadows Planning Area abuts the Tanglewilde/Thompson Place Planning Area to the west and the Seasons Planning Area to the south.

With the exception of a portion of commercial areas adjacent to and east of Marvin Road, a portion of the Martin Way Mixed Use Corridor, and River Ridge High School in the northwest portion of the planning area, all of the Meadows Planning Area is within unincorporated Thurston County.

### B. Character and Functional Relationship to City

The Meadows Planning Area is characterized primarily as a residential area, with a suburban development pattern. Most of the residential development that has occurred in this area was sized to accommodate on-site septic tank and drainfield systems. There is an area of commercial uses at the intersection of I-5 and Marvin Road, spotted commercial uses along Martin Way and some neighborhood commercial uses along Pacific Avenue. The Hawks Prairie commercial area has developed into a major retail and service area that serves not only the planning area but the regional population.

The planning area provides a mix of residential housing, with a notable amount of mobile home parks, single family residential structures, and some duplex and multifamily development in Tanglewilde East in the northern part of this planning area. Considering the residential balance, more emphasis could be placed on multifamily and duplex opportunities in this planning area. Currently, there are very few designated areas for multi-family development.

### C. Acreage

This planning area includes approximately 2,256 acres. Of this, approximately 365 acres are located in the Lacey city limits. Approximately XXX acres are currently available for development within the Meadows Planning Area.

### D. Population

The 2015 population of this planning area is estimated at 11,610. Population growth and allocation projections anticipate the population in the Meadows Planning Area by the year 2035 will be 15,140 persons. According to Regional projections, there will be approximately 1,460 residential units added to this planning area by the year 2035. See section on Housing for housing forecasts and illustrations.

Increasing densities over existing zoning designations or actions encouraging high density in

this planning area would extend the vacant land resources and increase potential densities in the planning area.

#### E. Land Use - Current

The majority of land use in this planning area is residential, encompassing approximately 87% of the developed land use. Commercial land use accounts for approximately 6%.

A small portion of the planning area was included in the subarea plan for the Northeast Planning Area Element completed in 1992. This area included properties adjacent to and east of Marvin Road from I-5 to the north to the northern boundary of the Hawksridge subdivision. The plan identified this area as general commercial adjacent to Marvin Road with public facilities and moderate density residential to the east of these commercial areas. This area has developed as part of the Hawks Prairie commercial district with major retailers such as Costco and Home Depot and smaller retail and commercial uses. This commercial area was identified to serve the planned residential communities and additional residential growth in the surrounding urban growth area.

The Martin Way corridor contains a Mixed Use High Density designation and has seen increasing demand for development of properties. Many of the properties within the incorporated area of the City have been developed or are in the development process. There is some opportunity for further development along this corridor and redevelopment potential of some properties to higher intensities over the next planning period.

#### F. Density Characteristics

The primary form of development in the Meadows Planning Area is single family residential units on suburban lot sizes because of the necessity to accommodate septic tank drain field systems. Most of the lots in this planning area are therefore 1/4 acre or more in size, resulting in a density of developed acres of less than 4 units per net acre. Sewer has been extended into the planning area from the south as a result of development of projects in the Seasons Planning Area and the Madrona Subdivision. Sewer has also been extended into the area from the north as a result of development of River Ridge High School and to serve designated commercial areas in the north.

The historic absence of sewer along with market conditions, accounts for the absence of significant multifamily areas. There are two designated multi-family areas within this planning area. One is located in Tanglewilde East, where a large open space area serves as a community drain field area.

#### G. Parks/Open Space

Recreational opportunities within the planning area include two public schools and the Regional Athletic Complex (RAC). The RAC is a regional park with community park elements. The park is 97.4 acres in size and is a joint venture with Thurston County Parks and Recreation and the Public Facilities District. The park consists of soccer, softball and baseball fields, basketball courts, picnic areas, play areas and associated facilities. Twenty –six acres of undeveloped property lies west across Marvin Road and is located in the Tanglewilde/Thompson Place Planning Area. A 4.39 acre piece of property was purchased by

the city of the southeast corner of the Marvin Road and Steilacoom Road for possible uses that would complement the RAC.

There are no neighborhood parks in the planning area. The two schools sites of Meadows Elementary and River Ridge High School currently assist in serving these needs and together contain multi-purpose court, gymnasiums, playfields and playgrounds, and an indoor pool. The RAC also provides neighborhood park amenities and trail connections for convenient pedestrian and bicycle access from adjacent residential areas.

There are also numerous open space areas in common ownership in subdivisions. Most notably, there is a large area in Tanglewilde East, significant open space and green belts throughout the Meadows, a large park site in Madrona Park and a large open space area in Evergreen Terrace.

#### H. School District Facilities

The North Thurston School District owns and operates two schools within this planning area including Meadows Elementary located in the Meadows subdivision and River Ridge High School located off Martin Way. Middle School students in this area are served by Nisqually Middle School which is located in the adjacent Tanglewilde/Thompson Place Planning Area. The district currently owns a 10 acre piece of property in the Madrona Park area off of Wakeman Drive that can be utilized for a possible elementary school site.

#### I. Streets, Trails, and Connections

Marvin Road is the primary north-south transportation corridor in the Meadows Planning Area. Most of Marvin Road within the Planning area is part of the state highway system (Highway 510). Duttterow Road and Deerbrush Drive have been joined to provide a north-south corridor from Martin Way in the north to Marvin Road in the south of the planning area. Martin Way, Pacific Avenue, and Steilacoom Road are the primary east-west corridors. Interstate -5 forms the northern boundary of the planning area and provides access to Marvin Road via Exit 111.

#### J. Resource Designations

This planning area contains resource designations and a mushroom farm that is currently designated for residential use in anticipation of redevelopment in the future. The mushroom farm is located at the northeast corner of Marvin and Steilacoom Road. This farming activity has been in operation for a number of years, predating subdivision development around it. In recent years as residential development has occurred, the mushroom farm has been the target of complaints based on the significant odors generated as a result of composting at the site. The site is considered of local agricultural significance, but not state-wide significance.

Two parcels along Marvin Road have also been actively farmed for years. In the 1990's, the owners requested an agricultural designation so they could continue the agricultural activity. This property is currently surrounded by residential subdivisions to the north, east and west and a neighborhood commercial area to the south. In addition to the agricultural properties, the County also owns a gravel pit on Steilacoom Road. This pit is considered of long term significant use and has been designated as such until this area is ready to transition to another use.

## K. Environmentally Sensitive Area Designations

This planning area has some significant wetland areas, most notably in the southern area along portions of the BNSF Railroad right-of-way. There is a small section of important White Oak habitat located in the southwestern portion of the planning area which provide significant habitat for various birds and small animals. There is also a stream and ravine drawing out of the southeast corner of the Meadows subdivision. Additionally, this area has some geologically sensitive areas regarding slopes along Nisqually Bluffs at the easternmost end of the planning area which provides important habitat for birds and animals living in the Nisqually Delta Wildlife Refuge area.

## II. Analysis

The Meadows Planning Area is predominantly single family residential, but the commercial area in the Northwestern portion of the planning area has been expanded and has taken on a regional emphasis.

There are some remaining undeveloped resources designated Mixed Use High Density Corridor (MUHC) along Martin Way. This designation provides the opportunity for existing commercial properties to redevelop and new commercial activities to develop as mixed uses. This designation is a continuation of the MUHC from the Tanglewilde Planning Area. Land uses in the Meadows Planning Area of the Martin Way corridor were designated to transition away from strip commercial auto-oriented development into higher density and non-vehicle oriented uses. An exception was made to accommodate food and general merchandise stores where the design of site can be integrated to serve the local pedestrian traffic and be compatible with adjacent land uses. This zoning district should be re-examined to ensure that the vision is still valid for this corridor. Implementation measures should be reviewed in consideration of the recommendations by the Urban Corridors Task Force in 2012 and the desire to improve residential densities in a mixed use land form.

The area also has the potential to explore additional opportunities for commercial services considering the Martin Way corridor and proximity to the I-5 Marvin Road intersection. Improvements to the I-5 interchange at Exit 111 will improve access to the area and advance the area's appeal as a regional draw. Due to the long term need of providing for desired commercial uses at the intersection of Marvin Road and Steilacoom Road and increasing land use compatibility issues with the mushroom farm an annexation and land use study of this area would be beneficial to determine the highest and best uses for these properties while recognizing mushroom farm as a valued regional resource. Continue to support the existing Neighborhood Commercial area along Pacific where neighborhood commercial uses exist and the urban center at the Pacific and Marvin Road intersection.

Sewer has been a high priority in this planning area because areas have been identified as areas that have a high proportion of groundwater contamination potential due to soil characteristics and proximity to groundwater resources. Existing urbanized areas and projected development further the need to extend sewer into the remaining portions of this planning area.

### **III. Goals and Policies – Meadows Planning Area**

**Goal 1: Continue to pursue the evolution of the existing Martin Way commercial corridor into an attractive high density mixed use corridor.**

*Policy A: Use the “Evolution of a Corridor” and the recommendations of the Urban Corridor Task Force developed by the Thurston Regional Planning Council as a guide for redevelopment of Martin Way in this area.*

*Policy B: Evaluate the policies and implementation measures for the portion of the Martin Way corridor in the planning area to ensure that the vision remains valid and implementation measures reflect the vision.*

*Policy C: Work on pedestrian connections to the corridor for surrounding residential neighborhoods and the high school.*

**Goal 2: Accomplish coordinated multi-modal transportation planning in this area with Thurston County and other area transportation partners.**

*Policy A: Support the improvement of transportation corridors that provide adequate multi-modal transportation opportunities.*

*Policy B: Require interconnections of streets, pedestrian trails and greenbelts with adjacent projects and properties. Pay particular attention to interconnection of the Urban Center site and interconnections to wetland, habitat corridors, park sites and school sites.*

*Policy C: Require exceptional pedestrian linkage between residential and commercial areas.*

**Goal 3: Encourage development of the Urban Center at the corner of Marvin and Pacific.**

*Policy A: Continue to promote a range of mixed residential uses, the planned school site, and limited neighborhood commercial use in the Urban Centers designed to serve this planning area.*

*Policy B: Require proper integration of the Urban Center with surrounding developed and undeveloped properties. Integration should emphasize pedestrian connections, streetscape, trails, open space, the planned school site and logical transitions and blending of land uses of different intensities.*

**Goal 4: Encourage development of a range of residential types, with emphasis on providing additional medium and high density opportunities in area served by sewer.**

*Policy A: Continue to support the designation of areas along arterial and collector streets for medium and high density to support multi-modal transportation opportunities and efficient use of available land resources.*

*Policy B: Pay careful attention to creating effective transitions between new developments of higher density and existing low density development.*

*Policy C: Recognizing the importance of providing this urbanized area with sewer, encourage provision of sewer to built-out residential neighborhoods in this area.*

**Goal 5: Protect natural resources in this planning area.**

*Policy A: Continue to provide protections to environmentally sensitive areas including critical aquifer recharge areas.*

*Policy B: Consider designating “urban reserve areas” or “urban holding areas” for designated Agriculture districts until adequate utilities and services are provided to allow for urban densities.*

**IV. Implementation Measures**

1. In conjunction with Thurston County, re-examine the Mixed Use High Density Corridor designation for the planning area to ensure that the vision is in line with the community’s vision and consistent with the Urban Corridor Task Force recommendations and that implementation measures reflect the vision.
2. To promote mixed use residential development along the Martin Way transit corridor, consider a range of incentives that fit the vision of the corridor, such as development bonuses, multi-family tax exemption programs, and planned action programs.
3. Study and analyze the cost benefit of designating “urban reserve areas” or “urban holding areas” for designated Agriculture districts until adequate utilities and services are provided to allow for urban densities.
4. Consider the preparation of an annexation and land use study to determine the highest and best uses for properties at the intersection of Marvin Road and Steilacoom Road to address long term land use compatibility issues and highest and best uses for these properties while recognizing the mushroom farm as a valued regional resource.

# LAND USE - SEASONS PLANNING AREA

## I. Profile of Seasons Planning Area

### A. Location

Seasons Planning Area is bounded by Tacoma Rails Capital Line and the Meadows Planning Area on the north, Old Pacific Highway (510) and Meridian Road on the east, Yelm Highway on the south and Marvin Road and Lakes Planning Area to the west. All of the Seasons Planning Area is currently in the unincorporated Urban Growth Area.

### B. Character and Functional Relationship to City

The Seasons Planning Area is primarily residential in nature with varying densities. Parcel sizes range from approximately 80 acres to residential lots in suburban style plats. There are many 5, 10 and 20 acre pieces remaining in this area, primarily in the area south of the Burlington Northern Santa Fe (BNSF) railroad right-of-way that crosses the planning area from east to west. The majority of the area south of the rail line is primarily located in the McAllister Springs Geologically Sensitive Area. Development has been minimized in this environmentally sensitive area due to the requirement of sewer for lot sizes less than five acres and increased water quality standards for the protection of aquifer sensitive areas. The character is thus described as ranging from rural to suburban.

Overall, while there are examples of affordable housing in the planning area, most of the housing in this area has middle to upper income values. These home values are due in part to the lack of diversity in the housing stock and larger parcel sizes. There are a small number of individual manufactured home sites and a very small amount of multifamily development.

Of all the planning areas, it is probably the least balanced, composed almost entirely of single family residential structures and limited agricultural use. There are no commercial or industrial uses in this planning area. There are four properties that are designated for Neighborhood Commercial use. Three of these properties are located at the intersection of Mullen and Marvin Roads, and one is located in the SE corner of the planning area. The properties located at Mullen and Marvin Roads have yet to be developed for commercial purposes. The area located on Yelm Highway provides a very small area of commercial use. Residents in this area rely on commercial services outside the planning area.

While measures to implement the joint planning of the Seasons Planning area, due to this area being located outside of the incorporated limits of the City, land use policies and decision making is within the jurisdiction of Thurston County.

### C. Acreage

This planning area includes approximately 2,371 acres. Of this amount, it is calculated that approximately XXX acres are available for development. The areas available for future development are primarily located south of the BNSF rail line in the McAllister Springs Geologically Sensitive Area.

#### D. Population

The population of this planning area in 2015 is estimated at 3,800. Population growth and allocation projections anticipate the population in Seasons Planning area by the year 2035 will be 11,990 persons. Significant growth in this area has been projected based on past housing trends and the availability of vacant buildable land supply. According to Regional projections, there are projected to be approximately 4,650 housing units by the year 2035 in this area. All of these units are anticipated to be located in the unincorporated portions of the urban growth boundary.

See section on housing for discussion of housing forecasts and illustrations.

#### E. Land Use - Current

In 2015, there are a total of 1,339 dwelling units in the Seasons Planning Area with over 98% of those being single family residential units.

The majority of land in this planning area is zoned for residential use. Residential land use currently encompasses over 88% of the developed land use. Another category represented is resource production, accounting for 10%. The large percentage in resource production is due to the Department of Natural Resource's tree farm on the southeastern edge of the planning area and some landowners taking advantage of open space or open space forestry taxation laws.

The northwest portion of the planning area contains two areas adjacent to Marvin Road that are designated for Moderate Density development. This zone allows for densities ranging from six to twelve units an acre.

There are properties in the planning area that are designated as Open Space /Institutional. The majority of these is in the ownership of the North Thurston School District and is intended for possible future school sites. There is also property located adjacent to McAllister Creek that provides increased protection to this environmentally sensitive area and is intended for future community park area.

A substantial amount of residential subdivision proposals have been submitted or approved in the planning area over the previous planning period. The number of lots contained in these proposals has ranged from a relatively small amount to a substantial number, as was approved in the Oak Tree Preserve subdivision which includes 1,040 residential lots proposed to be built out in phases.

#### F. Density Characteristics

The land use in this planning area ranges from suburban 1/4 acre lot sizes to 80-acre undeveloped properties. The primary residential form in the Seasons Planning Area is suburban subdivision style lots. The lot size ranges from 1/4 of an acre to 2 acre lot sizes. There are a number of larger acreages that remain in the area either undeveloped or with one single family residence.

Previously, there was no sewer to this planning area which accounts for the larger suburban to rural lot sizes that are served by individual septic tank and drain fields. The majority of plats approved in this planning area have been developed with public water and on-site septic systems. The McAllister Park development was vested through court action to allow several hundred units to be developed on

septic tank and drainfields. This area was included in the UGA to ensure that these units were connected to sewer. The recent approval of the Oak Tree Preserve subdivision also requires sewer to serve this development. The provision of public sewer allows an average lot size of approximately 5,400 square feet for this development.

#### G. Parks/Open Space

This planning area has one undeveloped public park site under control of the City of Lacey, the proposed McAllister Community Park, a site of approximately 60 acres. The future park site identified in the City of Lacey Comprehensive Plan for Outdoor Recreation includes a portion of McAllister Creek and its associated wetland area that will be protected for passive recreational use. The park property is located next to a future school site. The park and school will share facilities for both community recreation and student needs. Several private open space areas have been developed as open space for subdivisions. The park plan also identifies the need for the acquisition of additional neighborhood park property as this area develops.

#### H. School District Facilities

There are no school district facilities within this planning area. However, the Evergreen Forest Elementary School borders the planning area just to the west of Marvin Road and Woodland Elementary School is approximately one mile to the west of the planning area.

The North Thurston School District currently owns three separate parcels that are proposed to be developed as future school sites when development warrants additional educational facilities.

#### I. Streets, Trails, and Connections

Marvin Road is the primary north-south transportation corridor in the Seasons Planning Area. Mullen Road and the Yelm Highway are the primary east-west corridors.

There are no regional trails within the planning area; however there are neighborhood trails and connections that have been developed in the planning area.

The Seasons Planning area includes two rail lines. The BNSF rail line slices from east to west through the planning area. This rail line continues to be used for freight and passenger services. A portion of the northeast planning area boundary includes a railway branch line that provides freight services for Union Mills to St. Clair. This line is operated by Tacoma Rails Capital Division.

#### J. Resource Designations

A resource designation site in this planning area is the Department of Natural Resources tree farm. This is a large 110-acre site at the southeast end of the planning area. During review of agricultural resources for long-term commercial significance, this site was not designated. However, the site was zoned as Agriculture to allow the continued resource use of the property. Discussion of areas currently designated as Agriculture has recommended the possible inclusion of these areas in a urban reserve area that precludes development until they are rezoned and/or sewer becomes available.

## K. Environmentally Sensitive Area Designations

This planning area has several environmentally sensitive area designations. These are wetland areas by Pattison Lake, along the northern boundary of the planning area by the Burlington Northern Railroad right-of-way and in the northeast section of the planning area in close proximity to McAllister Springs.

In addition to the wetlands, there are eagle habitat sites along the southeast perimeter of Pattison Lake and identified White Oak habitat areas.

The McAllister Springs Geologically Sensitive Area also occurs in this planning area and includes approximately 500 acres of land. This designation has specific requirements for groundwater protection. Groundwater protection is a critical concern as this area is sensitive considering the protection of the aquifer and the high risk for contamination of groundwater resources that provide 100% of the area's potable water. The MSGA designation requires the density of 1 unit per 5 acres in much of the planning area without provisions for sewer.

## **II. Analysis**

Current land use in the Seasons Planning Area is predominantly single family residential development. It is anticipated that single family use will continue to be the leading development type in the future. While there is existing capacity for additional development, the planning area, with the exception of some portions located in the northern section, is currently unsewered. The McAllister Springs Geologically Sensitive Area is of great concern and significantly inhibits potential growth of the area south of the BNSF rail line until sewer is available. The protection of the aquifer is critical in this area due to the high risk for contamination of groundwater resources that provide the north county UGA's with potable water. Continued protection of McAllister Creek and designated habitat areas should remain a priority in the planning area.

The area south of the BNSF located in the McAllister Springs Sensitive Area has seen little development over the last planning period. Development in this area has been limited due to the cost associated with providing urban sewer service. Unless sewer can be reasonably accommodated in the next planning period, this area should be included in an "urban reserve" or "urban holding area" designation so that no further residential development can occur until such time as sewer is available. The area designated as Agriculture should also be considered for an "urban holding area" so it is precluded from developing until it is rezoned and/or sewer is available.

An issue in the planning area has also been locating commercial services to serve neighboring areas. A Neighborhood Commercial designation was adopted for properties located at the intersection of Mullen and Marvin Roads and the southeast corner of the planning area adjacent to Yelm Highway. To date these areas have not been developed for commercial use, so the planning area is still without commercial services with the exception of a very small Neighborhood Commercial zone at the corner of Yelm Highway and Meridian. These areas should continue to be designated for future neighborhood commercial use which will be warranted once density increases to support additional commercial uses to serve this area. The planning area has limited economic development opportunities.

Development in this area is primarily low density and the zoning provides minimum opportunity for increased densities. As sewer is extended to serve more areas, opportunities for providing for higher

densities could be realized along Marvin, Mullen, 58th and Yelm Highway. These areas should be considered for greater density development to occur over the long term when provisions of adequate services and utilities can be made available.

Due to the distance of the planning area from the current Lacey city limits, it is unlikely that opportunities for annexation exist in this area. Planning areas to the north and west that are adjacent to existing incorporated areas should be prioritized for annexing into the City.

The vehicular transportation corridors serving the Seasons Planning area are within Thurston County's jurisdiction. These transportation corridors have had minimum improvements to them and are not sized to adequately serve the future development of this area. As the planning area continues to build out, issues with adequate transportation facilities will continue to be exacerbated. Joint capital planning with Thurston County and identified system improvements in capital planning are necessary to improve these corridors to the capacities needed to provide multimodal transportation opportunities and support identified future growth.

### **III. Goals and Policies – Seasons Planning Area**

#### **Goal 1: Provide appropriate provisions to allow the Seasons Planning Area to adequately provide for long term growth while protecting environmentally sensitive areas.**

*Policy A: Continue to provide development protections to the McAllister Geologically sensitive Area until such time as utilities are available to the area, road infrastructure is adequately developed and other criteria identified in the plan are satisfied.*

*Policy B: Study and analyze the cost benefit of designating “urban reserve areas” or “urban holding areas” in the McAllister Geologically Sensitive Area and designated Agriculture districts so they are precluded from developing until they are appropriately rezoned and adequate utilities and services are provided to protect groundwater resources and allow for urban densities.*

#### **Goal 2: Accomplish coordinated multi-modal transportation planning in this area with Thurston County and other area transportation partners.**

*Policy A: Support the improvement of transportation corridors that provide adequate multi-modal transportation opportunities.*

*Policy B: Coordinate street layout throughout the planning area to ensure adequate connections throughout the planning area. And require development taking place to conform to planned street connection requirements.*

*Policy C: Provide coordinated interconnection of residential and commercial development emphasizing pedestrian and multimodal opportunities.*

*Policy D: Require interconnections of streets, pedestrian trails and greenbelts with adjacent projects and properties. Pay particular attention to interconnections to wetland and habitat corridors, park sites, and school sites in the Seasons Planning Area.*

#### **Goal 3: Over the long term encourage development of a range of residential types, with emphasis on providing additional moderate and high density opportunities in this area.**

*Policy A: Maintain areas along Marvin road for moderate density development as sewer becomes available. Review areas along Mullen, Yelm Highway, and 58th for moderate density development as sewer becomes available. Moderate and high density zones should be planned to provide transitions to existing low density residential development.*

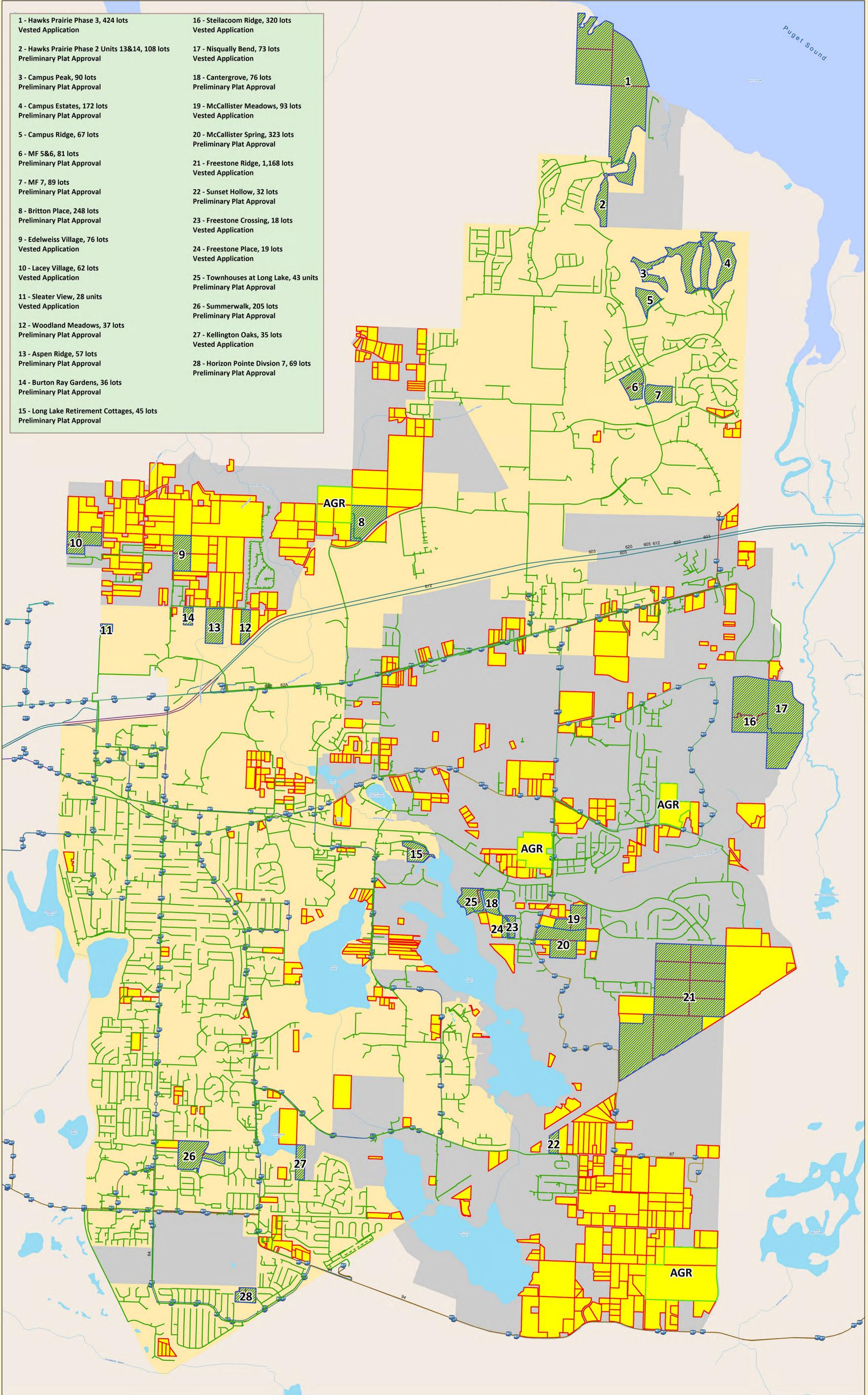
*Policy B: Encourage a full range of residential uses when adequate facilities and services are available to serve them.*

*Policy C: Pay careful attention to creating effective transitions between new developments of moderate density and existing low density development.*

#### **IV. Implementation Measures**

1. Study and analyze the cost benefit of designating “urban reserve areas” or “urban holding areas” within the McAllister Geologically Sensitive Area and designated Agriculture areas, which would not be developed until such time that sewer service should be available.
2. Consider providing for increased development densities in areas along Marvin, Mullen, 58<sup>th</sup>, and the Yelm Highway once full public utilities and services can be provided.

- |  |  |
|--|--|
| 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 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 - Britton Place, 248 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 Cottages, 45 lots<br>Preliminary Plat Approval     |  |



# City of Lacey, WA

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



Date: 4/9/2013