

AGENDA
LACEY PLANNING COMMISSION MEETING
Tuesday, February 2, 2016 – 7:00 p.m.
Olympic View Elementary, 1330 Horne Street NE

Call to Order: 7:00 p.m.

- A. Roll Call
- B. Approval of Agenda & Consent Agenda Items*
Approval of the January 19, 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.

Pleasant Glade and Hawks Prairie 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 Pleasant Glade and Hawks Prairie 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: February 16, 2016.

Adjournment: 9:00 p.m.

Directions to Olympic View Elementary from Lacey City Hall: Travel north on College Street to Martin Way E and take a right. Travel approximately two miles and take a left onto Hensley Street NE. Take the first right onto 11th Avenue NE which will turn into Horne Street NE. The school will be on the right hand side. Olympic View Elementary is located at 1330 Horne Street NE.

MINUTES

Lacey Planning Commission Meeting
Tuesday, January 19, 2016 – 7:00 p.m.
Evergreen Forest Elementary, 3025 Marvin Rd 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 St. Claire, Paul Enns and Mark Morgan. Staff present: Rick Walk, Christy Osborn, Ryan Andrews, and Cindy Carmichael.

There were approximately 35 members of the public including three members of the Thurston County Planning Commission and a Thurston County staff member. Mike Beehler started by having everyone introduce themselves.

Ryan gave the Power Point on Envision Lacey, explaining future growth for the City and the Urban Growth areas, with the possibility of increasing density to accommodate the growing populations. Community feedback is also important.

1. Public Comments:

- A question arose during the presentation as to how the future population and job growth numbers were predicted to which Ryan responded Thurston Regional Planning performed the analysis and the past projections have been very accurate.
- Several citizens voiced concern about high density; defined by one resident as 5,000 square foot lots.
- After the presentation it was asked whether Olympia, Lacey and Tumwater work together to bring in businesses to the areas and Ryan explained that there is some collaboration with the Cities hiring economic development staff and coordinating with the Thurston Economic Development Council to work together for employment opportunities but we are in competition for sales tax dollars.
- Another question about when areas would possibly be annexed into the City's jurisdiction and Ryan responded that Capital City Golf Course is being studied for annexation but no other areas at this time.
- LOTT's monthly charges were another topic for a resident questioning the rising costs. Also the question arose regarding whether the no new septic policy pertained to existing or only new developments. Ryan iterated that this is for new development.
- Public safety is another concern of a citizen with regards to the hopscotch effect of new development's sidewalks, streetlights and bike lanes right next to areas that do not have these amenities. He would like to see these all joined together.
- A citizen felt that the City should not rely on JBLM for jobs or continued presence since military funding can be unpredictable and subject to downsizing or disappearing which has happened in other communities. It's also felt that vacant houses should be sold first before new ones are built.
- Increased public access to lakes is desired.
- Addressing an aging population is an ongoing concern.
- A Carpenter Road interchange has been denied by the Federal Government, but there is a grant for \$72 million to improve the Marvin Road interchange.
- Concerns were stated regarding the Oak Tree Preserve development and associated traffic impacts on Marvin Road. The citizen believes the County, State and City should collaborate more concerning this development and the transportation impacts.
- A citizen believed there should be more of a focus on large lot, lower density development. Sharon Kophs talked about overall demographics has indicated that young people do not want acreage to take care of and would like to see fewer vehicles.

Mike Beehler noted a quorum present.

Carolyn St Claire made a motion, seconded by Sharon Kophs, to approve the agenda for tonight's meeting. All were in favor, the motion carried. Paul Enns made a motion, seconded by Mark Morgan, to approve the January 5, 2016, meeting minutes. All were in favor, the motion carried.

2. New Business:

Eastern Urban Growth Area Planning Areas: Ryan Andrews, Planning Manager; Christy Osborn, Associate Planner

- Christy went over the sections of the Land Use Element on the Seasons & Meadows Planning Areas, describing their locations, and boundaries, both of these areas are primarily residential. Ryan discussed the Lakes and Tanglewilde/Thompson Place Planning Areas. The Lakes Planning Area is half inside City limits and half in the UGA, mostly residential and like the Seasons Planning Area has septic concerns. Ryan spoke about the Martin Way corridor with the potential for more commercial and high density residential.

3. **Communications and Announcements:** Sharon Kophs attended a meeting about the Mullen Road project and mentioned the collaboration between the City and the County concerning the roundabout to be built at Carpenter and Mullen Roads.
4. **Next meeting:** February 2, 2016.
5. **Adjournment:** 9.00 p.m.

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

Planning Commission Meeting
February 2, 2016
Olympic View Elementary

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

Packets due: January 28th

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

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

Packets due: January 20th

Planning Commission Meeting
February 16, 2016

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

Packets due: February 11th

Planning Commission Meeting
March 1, 2016

1. **Hearing and Worksession:** Capital Facilities Plan (Tom Palmateer)

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)
- Social Media/Open Public Meetings Act Training
- Comprehensive Plan for Outdoor Recreation Update



PLANNING COMMISSION STAFF REPORT

February 2, 2016

SUBJECT: 2016 Comprehensive Plan Update: Planning Areas Review

RECOMMENDATION: Review proposed changes and edits made to Chapter 4, Hawks Prairie and Pleasant Glade, 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
Ryan Andrews, Planning Manager *RA*
Christy Osborn, Associate Planner *CO*

ATTACHMENT(S):

1. Draft Chapter Four, Hawks Prairie Planning Area
2. Draft Chapter Four, Pleasant Glade Planning Area
3. 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 16th, 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 Hawks Prairie and Pleasant Glade Planning Areas which are the subject of the February 2nd Planning Commission on-the-road meeting. The reviews of the other planning areas were the topic of the December 1st and January 19th Planning Commission on-the-road meetings. The Hawks Prairie and Pleasant Glade areas are the final two sections to be reviewed.

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 Hawks Prairie Planning Area generally includes the northeast portion of the Lacey Urban Growth Area. It is bounded on the north by Puget Sound, Meridian Road on the east, Interstate 5 to the south and Carpenter and Marvin Roads to the west. Most of the Hawks Prairie Planning Area is located within the Lacey 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 rapid development patterns over the last 10 to 15 years. The primary forms of development occurring within this timeframe have included single-family residential within the Hawks Prairie and Meridian Campus Planned Communities, as well as, industrial development in the form of warehouse/distribution facilities. This development has created a population and employment center that still lacks some basic necessities including developed commercial areas, transit service, and a completed street system. Discussion also includes the Planning Area's potential economic development opportunities specifically in and around the Gateway Town Center. 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 Pleasant Glade Planning Area is located north of I-5, west of Carpenter Road and Draham Road, and east of Sleater-Kinney Road in the Northwest portion of the City of Lacey and its Urban Growth Area. Approximately one third of the planning area is within the Lacey city limits. The majority of the development in this planning area is a mixture of single family, multifamily and manufactured housing. The major commercial area consists of just over 100 acres and is located adjacent to College Avenue and north of I-5. This commercial area primarily serves the traveling public. Approximately 30 percent of the Central Business District is built out. The planning area contains four public schools and two private schools as well as Pleasant Glade Park and part of the future Cuoio Community Park. The planning area includes significant environmentally sensitive areas. Goals and policies addressing these issues as well as suggested implementation strategies have been identified for potential future work program items.

RECOMMENDATION:

The Planning Commission will review draft edits made to Chapter 4, Hawks Prairie and Pleasant Glade Planning Areas, of the Draft Land Use Element. These are the final two planning areas that are being reviewed in conjunction with their specific Planning Commission on-the-road meeting.

LAND USE HAWKS PRAIRIE PLANNING AREA

I. Profile of Hawks Prairie Planning Area

A. Location

The Hawks Prairie Planning Area includes the northeast portion of the Lacey Urban Growth Area. It is bounded on the north by Puget Sound, Meridian Road on the east, Interstate 5 to the south and Carpenter and Marvin Roads to the west. It abuts Pleasant Glade Planning Area to the west and the Tanglewilde/Thompson Place and Meadows Planning Areas to the south. Most of the Hawks Prairie Planning Area is located within the Lacey city limits.

B. Character and Functional Relationship to City

The Hawks Prairie Planning Area is the planning area with the most potential for economic development. It has extensive vacant land resources and has historically served a wide range of uses, including single family residential development, commercial development, and industrial development. In 1992, the Meridian Campus planned community and adjacent Hawks Prairie Planned Community were approved in this area. Together they comprise 1,870 acres and represent a full range of land uses. In the last 15 years, the residential components of both of these communities have largely been developed.

In the early 1990's, a special Northeast Area Plan was completed by the City which included another significant portion of the planning area that was not included under a previously approved master plan. The chief emphasis of this plan and follow up work throughout the decade has been the Hawks Prairie Business District. This area includes almost 500 acres of property with convenient I-5 access and visibility. The City has worked diligently to promote and advance plans for this area to build out as a major commercial center. The area is known as the Lacey Gateway Town Center.

Historically, this area has been planned as the City's industrial area. Over the decades dominant industrial uses to this area included the Olympia Cheese Factory, Ameron Pipe manufacturing facility, Lakeside Industries gravel crushing operations, and the Thurston County Waste and Recovery Center. The Ameron Pipe manufacturing company and the Olympia Cheese factory closed, but many new industrial activities have been established primarily related to warehousing and distribution, including the Target distribution center, the Home Depot distribution center, Spring Air Mattress Company, and Trader Joe's distribution center.

Currently, this planning area's primary function could be characterized as a mix of residential and light industrial uses. Now that these areas have been largely constructed, the future land use trends will be for commercial services to serve these new residential areas and job centers.

C. Acreage

This planning area includes approximately 4,635 acres of property. Of this, approximately 660 acres are available for residential development with 410 acres of lower density residential (Low Density Residential 0-4, Low Density Residential 3-6) and 250 acres of higher density (Moderate or High Density Residential). 970 acres are available for commercial and industrial purposes with 670 acres of industrial (Light Industrial and Light Industrial/Commercial) and 300 acres of commercial (Hawks

Prairie Business District, Community Commercial, Neighborhood Commercial, Business Park).

D. Population

As of 2015, the estimated population of this planning area is 9,490. Population growth and allocation projections anticipate the populations in the Hawks Prairie Planning Area by the year 2035 will be 13,170 persons with an anticipated 1,680 residential units added to this planning area in the next 20 years. The majority of residential units are anticipated to be located in the incorporated portion of the planning area.

E. Land Use – Current

In 2015, there are a total of 3,820 dwelling units in the Hawks Prairie Planning Area with approximately 93% of those being single family and 7% being multi-family. Over the next 20 years, it is anticipated that approximately 75% of the housing units added in the Hawks Prairie Planning Area will be single family residential. This number may be reduced with completion of the Lacey Gateway Town Center and the associated multi-family residential units. Additionally, a priority work program item to increase the minimum density of Moderate and High Residential zoning districts will preclude these areas from developing as single family residential.

Over 4.8 million square feet of commercial buildings (4.884 million s.f.) have been constructed in the Hawks Prairie Planning Area. Most of the building square footage is related to distribution and warehousing including the Target Distribution Center at over 2 million square feet and the Home Depot Distribution Center at 750,000 square feet. Smaller warehouse uses are located in Meridian Campus and within the Light Industrial/Commercial zones around Hogum Bay and Marvin Roads. Recent commercial development includes Cabela's which will anchor the future Lacey Gateway Town Center and development around the intersection of Marvin Road and Britton Parkway including the Providence Medical Center. According to the City's market analysis, this planning area will continue to see more non-residential construction in the future including an anticipated 4.4 million square feet of non-residential construction over the next 20 years.

F. Sub-areas

Northeast Area Plan:

INSERT NE AREA PLAN MAP

The *Northeast Area Planning Element* was adopted in July of 1992 and was one of the City of Lacey's first sub-area plans. The *Northeast Area Planning Element* applies to 970 acres in northeast Lacey and was completed when city utilities were being extended through the area through a utilities local improvement district (ULID). Extension of utilities combined with the areas proximity to Interstate 5 made the time right to develop a plan for the area that was expected to experience a high rate of growth.

The City desired to create a sub-area plan for the area so that it could "...develop as an aesthetically attractive, high quality employment center with a moderate mixture of other uses to complement the development..." In fact, the term "gateway" that is now associated with this area was coined in the sub-area plan which states, "The area serves as a "gateway" to the City of Lacey, the Capitol area, and to the Nisqually River Basin/Valley."

The sub-area plan suggested transportation corridors and a mixture of land uses which helped guide

future development of the area. Transportation corridors have now largely been constructed and include what are now Britton Parkway, Gateway Boulevard, and Galaxy Drive. The mixture of land uses lead to the development of the Hawks Prairie Business District. The Northeast Area Planning Element identified the need for design guidelines for the area including strong arterial and gateway design framework for development, site and building design guidelines. These guidelines apply today and are helping to shape development patterns in the area. Some of the first buildings around the intersection of Marvin Road NE and Britton Parkway NE have implemented these design requirements.

The Northeast Area Planning Element was the framework document that has shaped the Hawks Prairie Area over the past two decades. However, it is now in need of revisions and updating to reflect growth in this area and to ensure that future development plans align with the community's vision.

G. Density Characteristics

The primary residential form in the Hawks Prairie Planning Area is single-family residential. Older development (pre-1990's) primarily consists of single-family residential homes on large lot sizes of approximately 1/4 acre. All of the single family residential development at that time was on septic tank and drain field. In the 1990's the City provided sewer to this area through a major Local Improvement District (LID). With sewer, more intensive development has taken place with residential lots ranging from 3,000 to 7,500 square feet. Multifamily development will occur in the designated multi-family parcels in Meridian Campus and in the Hawks Prairie Business District—Business Commercial areas.

H. Parks/Open Space

This planning area has two dedicated City parks: a 24-acre and a 5-acre neighborhood park site, both dedicated to the City as part of the Meridian Campus Planned Community. The Meridian Neighborhood Park site was developed in 2007.

In 2011, the City of Lacey purchased 407 acres of pastoral and forested land in the northwestern section of Lacey, adjacent to the future Pleasant Glade Park. The property was purchased for several purposes: future active and passive community park; open space preservation; water rights mitigation; natural storm water filtration; protection of water quality in the Woodland Creek watershed; preservation of wildlife habitat corridors; and the potential for fisheries enhancement. This property is relatively undisturbed, with minimal prior residential development. It possesses significant wetlands and creek frontage on Woodland, Fox and Eagle Creeks, abundant native plant communities with relatively few invasive plants, and a serene character. 203 of the 407-acre total ownership is located within the unincorporated portion of the urban growth area and is currently designated for residential purposes. The remaining 209 acres are located in the rural unincorporated county. The City should consider redesignating the property, considering its long-term use for park and open space purposes, and work with Thurston County to rezone it appropriately.

I. School Facilities

North Thurston Public Schools has one school in the planning area—Salish Middle School located in the Meridian Campus Planned Community. Additional planned schools include an elementary school in Meridian Campus, elementary school associated with the Hawks Prairie Planned Community, and a future middle/high school complex located west of Marvin Road. The future middle/high school site was added to the urban growth area in 2014 so that city utilities may be extended. It is expected that these school sites will be utilized for new school construction as the planning area builds out.

J. Streets, Trails, and Connections

Marvin, Hogum Bay, and Meridian Roads are the primary north-south transportation corridors in the Hawks Prairie Planning Area. Britton Parkway, Willamette Drive, 31st Avenue, and 41st Avenue are the primary east-west corridors. Interstate 5 runs east/west through the southern portion of the planning area with full access provided at exit 111 off of Marvin Road. Transportation planning in the Hawks Prairie Planning Area has been a focus because the area was, until recently, relatively undeveloped and existing street systems needed to be redeveloped to handle anticipated volumes. Connection of corridors to create a modified grid system and redevelopment of older sub-standard streets will continue to be a priority.

The William Ives Trail runs from Meridian Road west to Willamette Drive through the wildlife corridor within Meridian Campus Planned Community. An unnamed trail runs along the northern portion of the Hawks Prairie Planned Community industrial area adjacent to 41st Avenue and was installed with the development of the Hawks Prairie 111 Corporate Park. When the property to the west develops, it will continue this trail westerly to Marvin Road. Installation of this portion of trail will create a trail connecting between Marvin and Meridian Roads.

K. Resource Designations

There are gravel mining and processing activities in this planning area along Carpenter Road. As these pits are mined out, they will be converted to other uses.

The Thurston County Waste and Recovery Center (WARC) is a solid waste recovery and transfer facility within the planning area. This use provides a much needed service for the County. This 140 acre site has been utilized since the mid 1940's. Refuse fill areas have reached capacity and are closed; however, the site is used for waste collection/transfer, composting, recycling, household hazardous waste collection, etc., and are anticipated to continue indefinitely.

L. Environmentally Sensitive Area Designations

This planning area has a number of environmentally sensitive areas, primarily wetlands, which are generally small and spot the planning area. Additionally, there are environmentally sensitive bluffs along Puget Sound waterfront. These areas are designated as environmentally sensitive and have specific protection requirements as delineated in the City of Lacey Environmental Protection and Resource Conservation Plan.

II. **Analysis**

This planning area has more potential than the other planning areas for new development because of available vacant land resources; availability of utilities, including sewer and water; and proximity to Interstate 5 to points north including Joint Base Lewis McChord and Pierce and King Counties.

Nowhere is this potential more evident than the 200-acre property immediately adjacent to Interstate 5, commonly known as the Lacey Gateway Town Center. The cornerstone of the development will be a mixed-use town center as envisioned by the City's past planning efforts. The 120-acre Town Center site will consist of both a destination retail component and an intensely developed mixed use district with commercial, retail and residential uses. Up to 500 residential units are anticipated with Gateway

Town Center. All development within the Town Center will be designed to enhance the pedestrian experience and provide plentiful and intuitive pedestrian amenities and connections. It is expected that the current concept will be built in phases and could take five to ten years or more to build out – largely dependent on market factors.

Much of the residential areas designated in the planning area have been developed in the last 15 years. This includes the Hawks Prairie Planned Community which has developed into a mixture of age restricted (Jubilee) and non-age restricted (Edgewater) single-family residential. In the Meridian Campus Planned Community a majority of the single-family residential has been constructed and plans to complete the remaining multi-family parcels subject to recent development application. This new residential base has required additional services including parks and schools, which have been integrated into these developments. The first phase of the Meridian Community Park has been constructed at the intersection of Willamette Drive and Campus Glen Drive and a future neighborhood park site in Campus Highlands to serve growing populations. School construction has also started in this planning area with construction of Salish Middle School. North Thurston Public Schools anticipates the next school construction project to be an elementary school located in Meridian Campus. Commercial services, however, have been slow in coming to these areas. Areas are adequately zoned for commercial uses including Community Commercial zones in Meridian Campus and at the intersection of Marvin and Hawks Prairie Roads. Additionally, Neighborhood Commercial sites are located within Meridian Campus and the Hawks Prairie Planned Community. These areas are ready for development and, when the market can support them, will provide the commercial services residents in this planning area desire.

The Hawks Prairie Planning Area is a local hub for light industrial development. In the last 15 years, this has mostly included warehouse and distribution development as a result of retailers' changing needs to get products to consumers, proximity to ports, and proximity to Interstate 5. In the early 2000's several national retail chains located their distribution centers within this planning area which caused concern with the city council regarding job density and transportation impacts associated with these facilities. These concerns resulted in several changes to regulations including an initial moratorium and several regulations seeking to limit the overall square footage of these buildings. In 2015, the city council removed the building square footage requirement provided that the design standard requirements would remain the same, specifically, the requirement to have the larger building as part of a multiple building complex. Analysis provided with the request showed that northeast Lacey has the capability of supporting four more buildings of 500,000 square feet or larger based on the proposed amendment. The council also reiterated the importance of design review related to these buildings as well as the strict compatibility requirement when adjacent to residential areas.

Many of the primary corridors within the planning area are converted county roads—Marvin, Hogum Bay, Hawks Prairie, and Meridian Roads. These corridors are old “farm to market” roads that were built to bring goods to commercial areas within the Lacey area. Most of these corridors have gaps in improvements where areas lack sidewalks, bike lanes, and other pedestrian improvements; and are not sized to handle the ultimate build-out of the area. However, the city has undertaken projects to upgrade the corridors to handle the development of the area both as the result of a condition of private development projects, through use of development-funded mitigation fees, and through obtaining public grants for public improvement projects to close these gaps. Additionally, gaps still exist in the overall “modified grid” that will complete the transportation system in this planning area. Specifically, gaps in corridors still exist for 31st Avenue, the completion of Campus Glen Drive, and extension of Gateway Boulevard to the north. A priority for the planning area is to upgrade the major

transportation corridors to accommodate growth and multimodal transportation opportunities while also completion of the overall grid of corridors which ultimately would provide more options in how people travel through the planning area.

Intercity Transit provides a vital service to Lacey residents; however, many Lacey residents are currently not served by transit in the Hawks Prairie Planning Area. This area has seen a tremendous amount of commercial, industrial, and residential growth but transportation options are limited as transit does not yet serve this area. The City has been assisting Intercity Transit to develop options to connect employment providers in the area and residential neighborhoods with transit. As the city nears build-out in this area, it is a priority for Lacey that Intercity Transit serves this area with regular transit.

III. Goals and Policies

A. Goal: The Hawks Prairie Planning Area shall develop consistent with the vision provided in Lacey’s Northeast Area Plan and associated design requirements.

- 1. Policy: The goals and policies adopted in Lacey’s Northeast Area Plan are considered applicable to the entire Hawks Prairie Planning Area and are hereby referenced and adopted in this document.
- 2. Policy: Ensure that the Northeast Area Plan is updated on a regular basis to reflect existing and future development patterns.

B. Goal: Recognize the planned community approvals for the Hawks Prairie and Meridian Campus Planned Communities.

- 1. Policy: Allow implementation of uses as designated in the Master Plans.
- 2. Policy: Any significant change to the planned communities will require an amendment to the master plan.
- 3. Policy: A 50-foot minimum buffer of existing vegetation or park site shall be retained along Marvin Road where the Hawks Prairie Planned Community borders on residential zoning districts. The buffers shall be measured from the edge of the property line.

C. Goal: Support the Hawks Prairie Area as a local hub for light industrial development and employment center.

- 1. Policy: Support building square footages that support a broad range of users provided that appropriate requirements for multiple building complexes, design review, and compatibility with adjacent residential areas are addressed.

D. Goal: Improve transportation infrastructure in the planning area through improvement of existing corridors and the completion of corridors identified in the City of Lacey Transportation Element.

- 1. Policy: Ensure consistency between the Land Use Element and both the City of Lacey Transportation Element and the Thurston County Transportation Element.
- 2. Policy: Support the improvement of transportation corridors particularly emphasizing multi-modal

transportation opportunities.

3. Policy: Encourage Intercity Transit to extend regular bus service to northeast Lacey to serve and connect growing residential, commercial, and industrial development. In the interim, support the development of innovative techniques and methods to provide service including shuttles, vanpools, and carpools through partnerships between the City, Intercity Transit, TRPC and the private sector.

IV. Implementation Measures

1. Complete an update to the Northeast Area Plan to reflect existing and future development patterns.
2. Amend density standards in the Moderate Density and High Density Residential Districts to identify minimum density standards and distinguish densities intensities between the zones.
3. Encourage Intercity Transit to extend regular bus service to northeast Lacey to serve and connect growing residential, commercial, and industrial development.
4. Consider redesignating the Cuoio Park property, considering its long-term use for park and open space purposes, and work with Thurston County to rezone it appropriately.

LAND USE - PLEASANT GLADE AREA

Profile of Pleasant Glade Planning Area

A. Location

The Pleasant Glade Planning Area is located in the northwestern portion of the City of Lacey and its Urban Growth Area. The planning area is located north of I-5, west of Carpenter Road and Draham Road, and east of Sleater-Kinney Road. The Pleasant Glade Planning Area is located north of the Central Planning Area and west of the Hawks Prairie Planning Area.

The majority of the Pleasant Glade Planning Area is unincorporated. Approximately one third of the planning area is within the City of Lacey.

B. Character and Functional Relationship to City

This planning area has historically been almost exclusively residential, with the exception of approximately 102 acres designated as Central Business District in the southeast corner of the planning area. The commercial area is adjacent to and east of College Street and adjacent to and north of I-5.

In the 1990's, property located east of and adjacent to Sleater Kinney Road was designated as Mixed Use Moderate Density Corridor. The intent of this zone is to provide some opportunity for local commercial services and retail functions. The proximity of Lilly Road and the Hospital also includes the potential to expand medical service activities under this designation. A daycare center has been constructed to the north of North Thurston High School and proposed commercial use has been approved by the City but has not been constructed to date. The majority of the development that has occurred in this area has been multifamily and moderate density development.

Commercial services located along Martin Way and in the Central Business District are the closest commercial services for residents of this planning area.

The planning area provides mix of residential housing, with a number of single family houses, duplexes, several apartment buildings, manufactured home parks and scattered manufactured homes throughout the planning area.

C. Acreage

This planning area includes approximately 1,373 acres. There are some additional areas for development in the planning area for single family, multifamily, and commercial development (Insert Developed/Undeveloped Table). There are a handful of subdivisions that have received preliminary approval within the city limits portion of the planning area with the number of lots ranging from 28 to 57. There are also some vested subdivisions in the unincorporated portion of the urban growth area.

D. Population

The population of this planning area is estimated at approximately 2,620 in 2015. Roughly 40%

of the population is within the incorporated portions of the planning area with the remaining 60% located within the unincorporated area. Population growth and allocation projections anticipate the population of the Pleasant Glade Planning Area by the year 2035 will be 7,300 persons. According to Regional projections by 2035 there will be approximately 2,020 additional housing units expected within the planning area. See section on Housing for discussion of housing forecasts and illustrations.

Some of the areas currently designated for residential development are encumbered by environmentally sensitive areas or have been purchased as future park land. The extension of sewer into parts of the planning area will also be necessary to realize the highest and best usage of land resources.

E. Land Use - Current

There were a total of 980 dwelling units in the Pleasant Glade Planning Area in 2015. Approximately half of the units are single family dwellings with one fourth consisting of multifamily dwellings and one fourth of the units are manufactured homes.

The southwest portion of the planning area is designated for commercial use. This area has been primarily developed with a mixture of commercial uses aimed at the traveling public and consists of hotels, restaurants, and convenience services. The commercial area currently also contains private school uses. Only about thirty percent of property in the Central Business District has been built out.

The majority of land in this planning area is residential, encompassing approximately 70% of the developed land use. There is also an extensive amount of wetlands within the area, as well as the Woodland Creek Corridor and associated wetlands. Review of the zoning data indicates an extensive amount of undeveloped vacant land remains in the low density residential category, and some of the commercial property contained within the Central Business District is also available for development.

F. Density Characteristics

The primary land use form in the Pleasant Glade Planning Area is residential units. Older residential uses were completed with septic tank/drain field systems. Some newer development has been completed with sewer provided by the City of Olympia and the City of Lacey. Woodland Creek Estates has been converted to a STEP sewer system. Newer subdivisions in the area have been required to extend sewer service to the property. Lot sizes in the area have been limited because of the unavailability of sewer as well as proximity to environmentally sensitive areas.

G. Parks/Open Space

This planning area has two parks owned by the City, Pleasant Glade Park and Greg J. Cuoio Community Park. Pleasant Glade is a neighborhood park of 31.75 acres and was acquired in 2002. This park features a small pond and over 2,100 feet of Woodland Creek frontage. Minor improvements to the park were completed in 2015 to allow for public access. Future low-impact improvements are proposed for the park based on a concept plan and forest

management plan.

The City purchased 407 acres of pastoral and forested land adjacent to Pleasant Glade Park in 2011 for a future active and passive community park. This park is intended to provide for open space preservation, water rights mitigation, natural storm water filtration, water quality protection in the Woodland Creek watershed, wildlife habitat corridors, and the potential for fisheries enhancement. The park contains significant wetland areas with creek frontage on Woodland, Fox and Eagle Creeks, native plant communities, and relatively few invasive plants. A portion of the site is leased for hay field management to assist with vegetation management. Master and management planning is planned for future park improvements. Portions of the park are split between the Pleasant Glade and Hawks Prairie Planning areas. Approximately half of the property is located within the unincorporated urban growth area with the remainder in the unincorporated county. The property is currently designated for low density and some moderate density development. Redesignation of this property should be considered due to its anticipated use for park and open space.

There are four public schools in the planning area; Pleasant Glade Elementary School, Chinook Middle School, South Sound High School, and North Thurston High School. Together the schools provide many opportunities for active recreation including gymnasiums, fields, tennis courts, playgrounds, basketball courts, a running track, indoor pool, and classrooms. Northwest Christian Academy, a private school, has classrooms, football/soccer field, tennis courts and over 60-acres of open space. Pleasant Glade Elementary is the site of a summer lunch program that also includes recreation and educational activities offered by the Lacey Parks and Recreation Department.

H. School District Facilities

The North Thurston Public Schools has North Thurston High School, South Sound High School, Chinook Middle School and Pleasant Glade Elementary School in this planning area. North Thurston High School and Chinook Middle School are located adjacent to each other between College and Sleater Kinney, just south of 6th Avenue. South Sound High School is an alternative choice high school that works with students 14 to 20 years of age who have struggled in traditional school settings and could be considered “at risk” of not completing high school. Pleasant Glade Elementary School is on Abernethy.

The planning area also includes two private educational institutions, Northwest Christian High School and Community Christian Academy. The high school serves approximately 200 students and Community Christian Academy includes facilities to serve preschool to 8th grade students.

I. Streets, Trails, and Connections

Sleater Kinney Road, College Street NE, and Carpenter Road NE provide the primary north-south transportation corridors in the Pleasant Glade Planning Area. 15th Avenue NE is the primary east-west roadway.

The planning area is connected to the regional trail system. The Chehalis Western Trail runs along the western border. The trail is a former rail corridor that was constructed as part of the rails-to-trails conversion program. The trail is owned and maintained by Thurston County.

J. Resource Designations

There are no agricultural or mineral extraction sites designated in this planning area. However, several land owners have property designated in open space tax designations for tax purposes through the Thurston County Assessor.

K. Environmentally Sensitive Area Designations

This planning area has significant wetland areas and contains the Woodland Creek corridor, which also has associated wetlands. These areas have protection requirements as delineated in the City's critical areas regulations. Protection of wetlands and riparian areas in the planning impacts the placement and density of adjacent development. Properties abutting Woodland Creek are designated as environmentally sensitive areas due to proximity to the creek and adjacent wetland areas. While much of the Woodland Creek riparian area is included in the proposed Cuoio Community Park, this area should be considered to be redesignated for the Open Space Institutional Designation. Properties located adjacent to Woodland Creek and its associated wetlands are also within the jurisdiction of the Shoreline Master Program.

Significant areas of geological sensitivity regarding steep slopes are also found in this area. Due to the environmental sensitivity of this area it is critical that sewer be required for future development of the planning area.

II. **Analysis**

Pleasant Glade Planning Area is primarily residential and it is anticipated that this would be the primary use that would continue to dominate in the future. While there is extensive property for development, a significant amount of vacant property lies adjacent to wetlands and will have limitations for development. The arterials of Sleater Kinney and 15th Avenue provide the opportunity for some moderate, high, and mixed use density development. The extension of sewer service to the planning area is necessary to realize the highest and best uses for the properties in the growth area while also protecting environmentally sensitive areas. Until sewer service can be extended to the northwest portions of the planning area, consideration of designating this area as an "urban reserve area" or "urban holding area" to protect environmentally sensitive areas and allow for urban densities.

A mixed use designation adopted along Sleater Kinney with the ability of providing commercial services to the planning area should be retained. Although commercial uses have been slow to develop in this area, medical activities and support services could be established in this area due to its proximity to hospital facilities and Olympia's Lilly Road medical services designation.

Because of the significant number of single family residences within the area on septic tank and drain field and the significant amount of environmentally sensitive areas, sewer is a high priority for this planning area. Sewer will provide the opportunity for undeveloped parcels to develop with smaller urban-sized lots and eventually provide the opportunity for hook-up of existing development in the area.

Emphasis in this planning area should be to protect and enhance environmentally sensitive areas and try to utilize environmental amenities. This can be accomplished through the provision of wildlife and pedestrian corridors and interconnecting trails designed to afford the public the opportunity to enjoy environmental amenities. Opportunities exist to provide interconnecting habitat corridors. The purchase of over 400 acres for the future Greg J. Cuoio Community Park provides the public future access to recreational and natural resource opportunities. The City currently has a policy not to develop park property until it is incorporated into the City. This property should be considered for possible annexation in order to realize the public use of this site.

This planning area currently provides an appropriate balance of residential uses, considering the environmental sensitivity of the area and the absence of sewer.

While the area contains a section of the Central Business District which, the area is weak on neighborhood supporting commercial services. The opportunity for mixed use development along a portion of Sleater Kinney provides the flexibility for local professional services along with medical services would strengthen the area's commercial base and provide professional service opportunities in this planning area.

III. Goals and Policies – Pleasant Glade Planning Area

Goal 1: Protection of environmental amenities in this planning area is of paramount concern.

Policy A: Require development to work around environmental amenities and create developments that take advantage of and promote environmental resources as an amenity.

Policy B: Provide increased development protections to Woodland Creek including extending the required 200 foot buffer to all portions of the creek.

Policy C: In balancing competing goals and interests, the City shall weigh in favor of strict application of environmental regulations in this planning area.

Policy D: Require the extension of public sewer for new development and to support the future connect of existing non-sewered development.

Goal 2: Provide opportunities for moderate and high density housing along major arterials with convenient access to potential future transit, designating “urban reserve areas”, and annexing areas for public use where appropriate.

Policy A: Maintain existing areas for moderate and high density development opportunities along arterials of Sleater Kinney and 15th Avenue contingent on provisions for public sewer.

Policy B: Study and analyze designating the northwest portion of the planning area as an “urban reserve area” or “urban holding area” until sewer service can be extended to this area.

Policy C: Consider the annexation of the Greg J. Cuoio Community Park property for the future completion of the property for public access.

Goal 3: Maintain the existing Mixed Use Moderate Density zone along a portion of Sleater Kinney including medical use and supporting services.

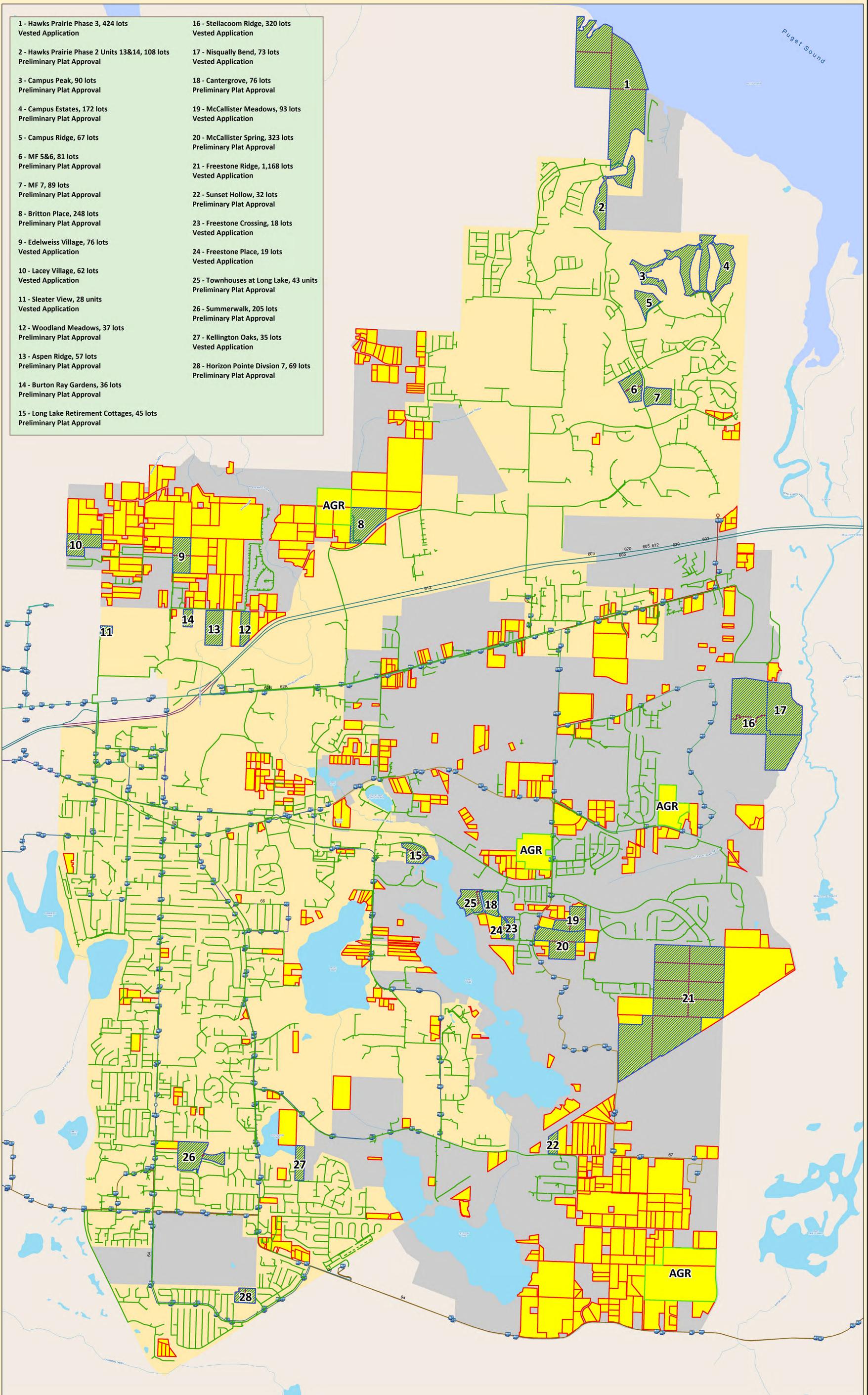
Policy A: Maintain the designation of a portion of Sleater Kinney for Mixed Use Moderate Density.

Policy B: The design and use theme for the mixed use moderate density uses in this planning area should include medical opportunities resulting from the close proximity of hospital facilities and the adjacent Olympia medical services designation.

IV. Implementation Strategies

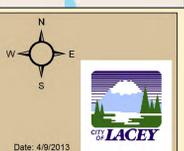
1. Consider redesignating the Cuoio Park property for its long term use for park and open space purposes, and work with Thurston County to rezone it appropriately.
2. Study and analyze the designating the northwest portion of the planning area as an “urban reserve area” or “urban holding area” which would not be developed until such time that sewer service is available to the area.
3. Extend the required 200 foot buffer area to all portions of Woodland Creek.

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| 1 - Hawks Prairie Phase 3, 424 lots
Vested Application | 16 - Steilacoom Ridge, 320 lots
Vested Application |
| 2 - Hawks Prairie Phase 2 Units 13&14, 108 lots
Preliminary Plat Approval | 17 - Nisqually Bend, 73 lots
Vested Application |
| 3 - Campus Peak, 90 lots
Preliminary Plat Approval | 18 - Cantergrove, 76 lots
Preliminary Plat Approval |
| 4 - Campus Estates, 172 lots
Preliminary Plat Approval | 19 - McCallister Meadows, 93 lots
Vested Application |
| 5 - Campus Ridge, 67 lots | 20 - McCallister Spring, 323 lots
Preliminary Plat Approval |
| 6 - MF 5&6, 81 lots
Preliminary Plat Approval | 21 - Freestone Ridge, 1,168 lots
Vested Application |
| 7 - MF 7, 89 lots
Preliminary Plat Approval | 22 - Sunset Hollow, 32 lots
Preliminary Plat Approval |
| 8 - Britton Place, 248 lots
Preliminary Plat Approval | 23 - Freestone Crossing, 18 lots
Vested Application |
| 9 - Edelweiss Village, 76 lots
Vested Application | 24 - Freestone Place, 19 lots
Vested Application |
| 10 - Lacey Village, 62 lots
Vested Application | 25 - Townhouses at Long Lake, 43 units
Preliminary Plat Approval |
| 11 - Sleater View, 28 units
Vested Application | 26 - Summerwalk, 205 lots
Preliminary Plat Approval |
| 12 - Woodland Meadows, 37 lots
Preliminary Plat Approval | 27 - Kellington Oaks, 35 lots
Vested Application |
| 13 - Aspen Ridge, 57 lots
Preliminary Plat Approval | 28 - Horizon Pointe Division 7, 69 lots
Preliminary Plat Approval |
| 14 - Burton Ray Gardens, 36 lots
Preliminary Plat Approval | |
| 15 - Long Lake Retirement Cottages, 45 lots
Preliminary Plat Approval | |



City of Lacey, WA

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



Date: 4/9/2013