

HOUSING SECTION - HORIZONS PLANNING AREA



Streetscape in Summerwalk featuring red brick, pedestrian scale lighting, bulb out on street parking, street trees, and rear load access eliminating driveways.

HOUSING SECTION - HORIZONS PLANNING AREA

I. Housing

A. Housing Information taken from 2000 Census and Information Provided by Thurston Regional Planning

Number of single family residential homes: ~~2,110~~ 2,470

Number of multi-family units: ~~2,110~~ 1,360

Number of manufactured homes: ~~390~~ 410

See Chart 16 and 17 for graphic display of Horizons Planning Area housing profile ~~2000~~ 2006.

B. Housing for Special Needs Populations

There are no known housing structures designated specifically for identified special needs populations within this planning area. However, a number of developments which have been built in the area could serve the needs of special needs populations, such as handicapped individuals and the elderly. A full range of housing options, including cluster housing, townhouses,

apartments, and mobile homes exist within the planning area.

St. Peter Chemical Dependency Center, a drug and treatment facility also provides short-term housing and rehabilitation for adolescents and adults. This facility has been approved for 50 beds.

C. Housing Costs

This planning area has a wide range of housing costs. At the low end, there are a number of mobile home parks. This planning area also has several nicer subdivisions in it, including South Park, Park Place, and Capitol City Golf Club Estates. Prior to 2003, homes in the newer divisions of South Park generally averaged about \$204,000 and ranged between \$138,000 to \$229,000. Homes within Park Place averaged about \$197,000 and generally ranged from \$183,000 to \$219,000. Homes within Capitol City Golf Club Estates averaged around \$161,000 and generally ranged from \$130,000 to \$225,000. After the market between 2003 and 2008, prices increased significantly. Park Place values ranged over \$300,000 and homes sampled

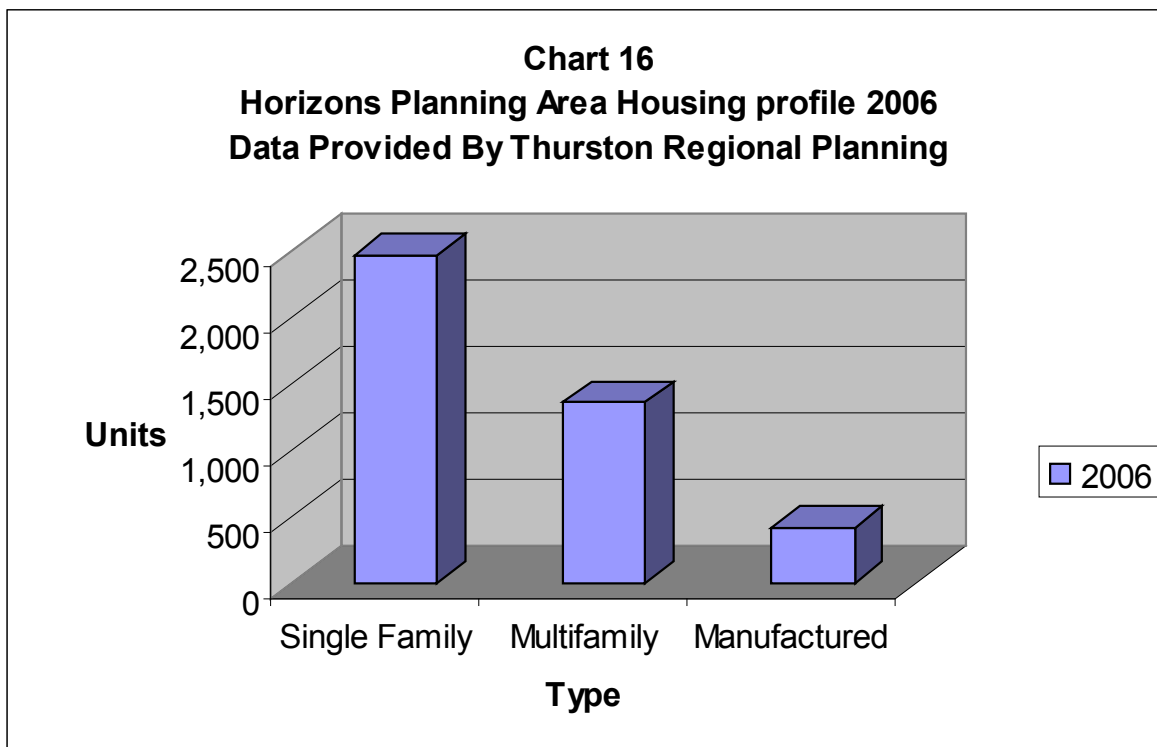
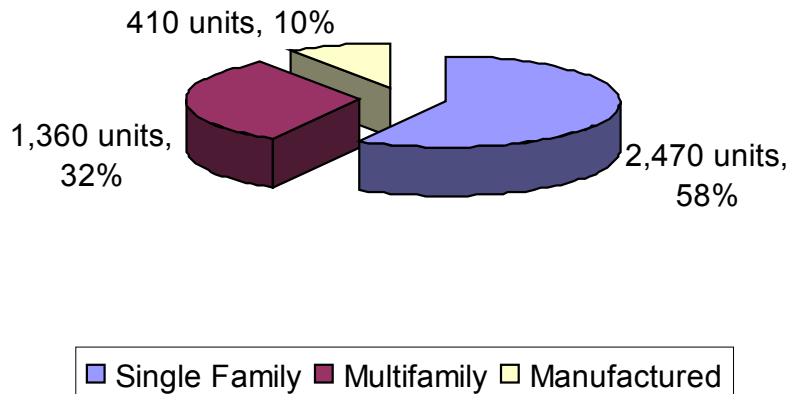


Chart 17
Horizons Planning Area Housing Profile 2006 Showing
Percentage of Housing Types
Data Provided By Thurston regional Planning



in Capitol City Golf Club Estates had an average value of \$274,000.

The planning area also includes subdivisions of modest affordable housing, such as Mt. Tahoma Estates. Prior to 2003, houses within this subdivision averaged about \$120,000 and generally ranged between \$100,000 to \$141,000. In 2008, homes sampled in Mount Tahoma Estates had an average value of \$253,000.

~~New townhouse projects are marketing the housing at between \$106,000 and \$128,000.~~ All values were determined by a random sample of Assessor values, each multiplied by 20% to adjust for conservative Assessor rates.

D. Identified Neighborhood Groups and Homeowner Associations

Being a newer planning area, there are only a couple of older established neighborhoods within the Horizons area. These include the South Park development at the extreme north end of Horizons, the adjacent Northridge development, the Mt. Tahoma development, and the Capital City Golf Club Estates, which is within the urban growth area. As a result of extensive develop-

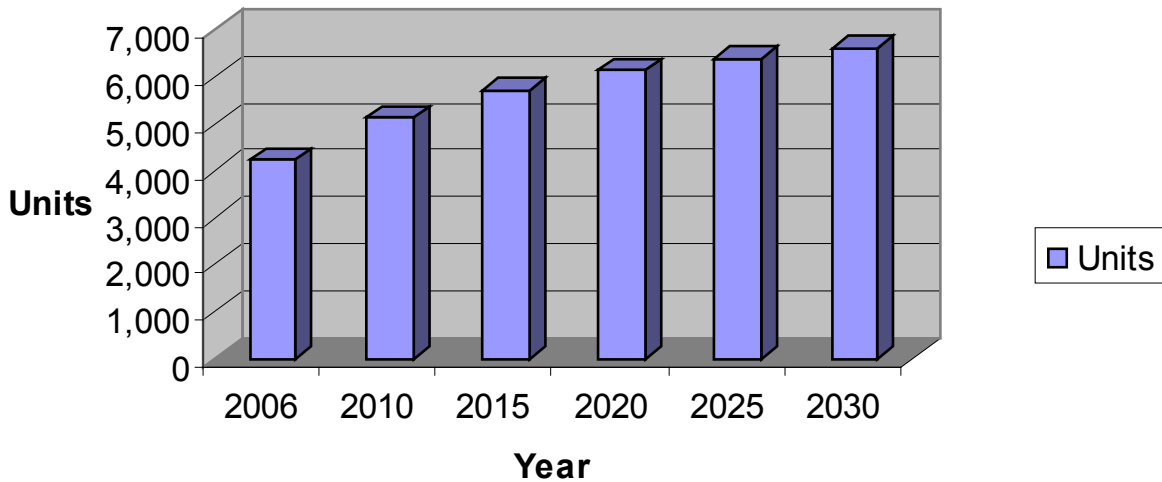
ment over the last decade there are a number of new subdivisions.

The South Park development is more or less divided between older South Park and the newer divisions. The newer divisions have a requirement for a homeowners association, pay dues to the association, and have maintenance responsibilities for common improvements. The older South Park divisions have no homeowners association requirement or dues structure. However, the older divisions of South Park have successfully organized and become involved in land use activities around their neighborhood.

Northridge also has an older division and newer divisions. The older division has no homeowners association requirement. Newer divisions of Northridge were required to have homeowners associations with a dues structure and have maintenance responsibilities. Representatives from Northridge have become involved with the South Park neighborhood group showing interest in adjacent land use activities.

The Mt. Tahoma development was developed in two stages. The first, a combination of single family and duplex lots, was developed with

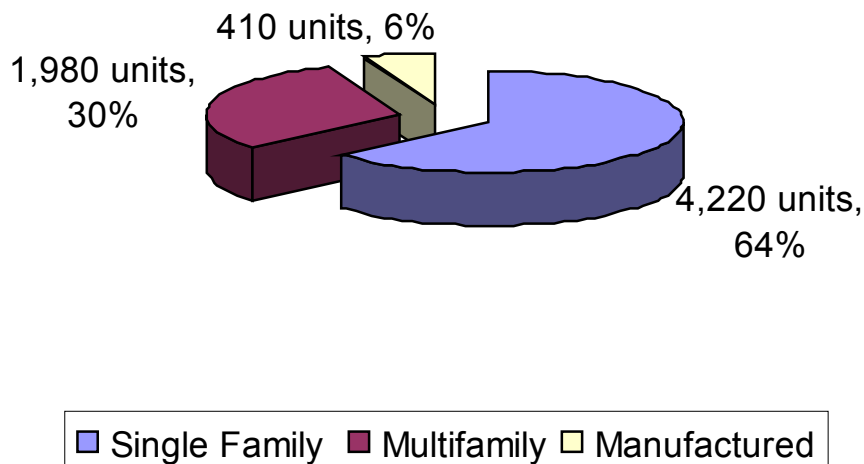
Chart 18
Horizons Planning Area Housing Profile Forecast 2006 to 2030
 Data Provided By Thurston Regional Planning



no homeowner's association requirement. The second division, called Wilshire Estates, was developed as a duplex project with a homeowner's association requirement. A significant amount of open space exists within the Mt. Tahoma sub-division and has been a topic of interest among

the group. Efforts have been made at organizing a homeowners association for the first division. These efforts have been somewhat successful, but the organization still remains voluntary, with no formal dues requirement. Capital City Golf Club Estates is in the County

Chart 19
Horizons Planning Area Housing Profile Forecast 2030
 Data Provided By Thurston Regional Planning



and is designed around the golf course. There is a homeowners association and covenants. Over the last decade this homeowner's association has shown significant interest in planning activities in this area and there has been several times the development has been successful in organizing participation in land use activities taking place around the development.

New subdivisions include South Park division 7, Avonlea, Lexington, Wildwood, Wellington, College Spring, Quail Park, Park Place, Green Briar Estates, Gunnison Place, Parkside, Emerald Heights and Pinewood Trails and Beckonridge. All of the newer subdivisions approved after 1986 have organized homeowners associations with mandatory dues collection.

II. Analysis

A. Share of Housing Spectrum/Housing Allocation Forecast and Housing Opportunities

This area offers a full spectrum of housing opportunities, including single family residential, multifamily and mobile home parks. A number of older cluster housing and townhouse style developments occurred in this area prior to the 1994 Plan. The Cottages, a well-known ground breaking affordable housing project from the 1980's, is also within this planning area. Several of the new subdivisions, most notably College Spring, Beckonridge and Lexington are characterized with small lots and alleys taking advantage of policies and standards adopted after the 1994 Plan. The new subdivisions also represent a wide variety of choices and income ranges. Quail Park developed with townhouses and duplexes and the smaller lot subdivisions with single family units like Beckonridge and Lexington provide an affordability range for most incomes. At the other end of the income spectrum Park Place markets to Lacey's upper end home buyer. New standards, along with design review required for small lots, has worked to ensure quality and attractive developments within all of these income ranges.

The regional forecasts for housing also show mixed residential uses in this area, with a combination of multifamily and single family housing. Chart 18 displays projected housing for the area to the year ~~2025~~ 2030. According to Regional projections, the proportion of single family to multifamily will change slightly, with the proportion of multifamily ~~increasing~~ decreasing from ~~24%~~ 32% to ~~31%~~ 30%; see Charts 17 and 19.

With the amount of vacant land and the types of land uses being established in this area, there is opportunity for mixed uses and some innovative housing projects. The Corporate Center, which has already developed the concept of the business park with multi-family housing on the north end, is an example of this concept. The community commercial district on the northeast corner of Yelm and College, adjacent to large tracts of undeveloped land may also provide an opportunity for mixed use and innovative cluster housing concepts if the existing Village Center designation is retained for the site or renamed to Urban Center allowing the same type of development. This will be made more difficult with the City's well sites existing in this area.

A full spectrum of housing should be continued to be encouraged, with careful attention to buffering between housing of various land use intensities.

III. Goals and Policies

A. Goal: Provide a full spectrum of housing while ensuring proper integration and compatibility between uses.

1. Policy: Encourage mixed use developments in this planning area.

2. Policy: Encourage innovative housing concepts in this planning area, including PRD's, PUD's, townhouse concepts, and other forms of cluster housing that promote higher densities and affordable housing.

3. Policy: Emphasize design review and buffering concepts to provide compatibility between land uses of different intensities.

B. Goal: Provide significant multifamily opportunities along major arterials and in close proximity to employment centers in the area.

1. Policy: Moderate Density Residential development should be encouraged near to commercial development that will service it and should be located on or close to major arterials of College, Ruddell and Yelm Highway to provide convenient access to bus routes.