

HOUSING SECTION - LAKES PLANNING AREA



Southlake Subdivision showing infrastructure development in 2008 and the 200' wetland buffer dedicated to Lacey in the background. The development includes 64 lots ranging from 7500 square feet to 1/2 an acre.

HOUSING SECTION - LAKES PLANNING AREA

I. Housing

A. Housing Information Taken from 2000 Census and Information Provided by Thurston Regional for 2001 Planning

Number of single family residential homes: ~~4,510~~ 4,950

Number of multifamily units: ~~930~~ 1040

Number of manufactured homes: ~~370~~ 310

See Charts 20 and 21 for graphic display of Lakes Planning Area housing profile for ~~2001~~ 2006.

B. Housing for Special Needs Populations

There are a number of housing developments for special needs populations in this planning area. Identified special needs housing is as follows:

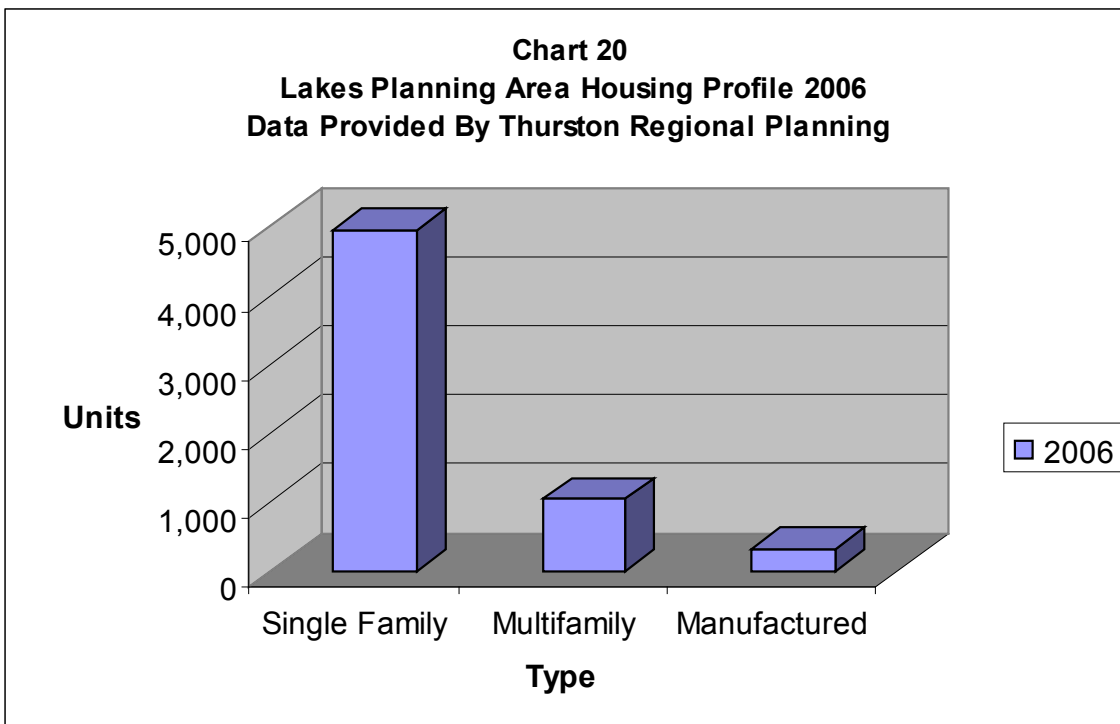
1. Roo-lan Health Care Center. This is a nursing home facility accommodating 103 beds. This facility is particularly geared for aged persons needing 24-hour nursing care.

2. Vista Village Retirement Condominiums. This is a retirement community specifically designed for retired persons, providing a number of condominiums for retirement living.

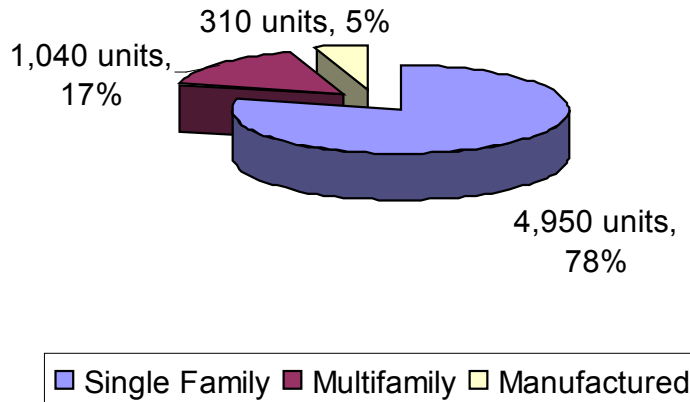
3. Surrey Lane Apartments. This is an apartment complex purchased by the Thurston County Housing Authority. It is subsidized government housing for those needing low cost housing.

C. Housing Costs

This planning area has a very wide range of housing costs, from the very lower end to higher end lake frontage properties. There is a significant number of multifamily apartment units at the lower end, located along Ruddell Road, including those purchased by the Housing Authority to accommodate low income families. There are also other affordable rental opportunities sprinkled throughout the zone, including a significant number of apartment complexes along Ruddell Road, Carpenter Cove Apartments along Carpenter, LeVillage Apartments along Carpenter, Firwood duplex subdivision along 20th Avenue by Long Lake and others. There are also a number of mobile home parks, including



**Chart 21
Lakes Planning Area Housing Profile 2006
Data Provided By Thurston Regional Planning**



Crestwood at the South end of Southwick Lake, and a mobile home park just to the West of Hicks Lake.

The majority of housing in this area is made up of moderate level subdivisions, including subdivisions of Carpenter Estates, Shadywood, Montebello, Timberlake, Carpenter Hills, Glen Terra, Wedgewood, Forest Glen, Emerald Hills, Thornbury Meadows, Arbors, and the new Pattison Park and Willows Crossing. A number of moderate level subdivisions are also located along the east side of Long Lake, including Lakeridge, Hawks, Panorama Point, Long Lake Shoreacres, and Lake Forest. Prior to 2003, houses in these subdivisions ran ran anywhere from \$150,000 at the low end for a house in Carpenter Hills or Thornbury Meadows, \$150,000 to \$170,000 for a home in the newer Arbors or Willows Crossing, \$175,000 to \$200,000 for a home in the new Pattison Park, and up to \$300,000+ for a lakeside home in Long Lake Shoreacres. Between 2003 and 2008, home values increased significantly. In 2008, the average value of homes sampled in Carpenter Hills was \$252,000. The average home sampled in Pattison Park was valued at \$302,000.

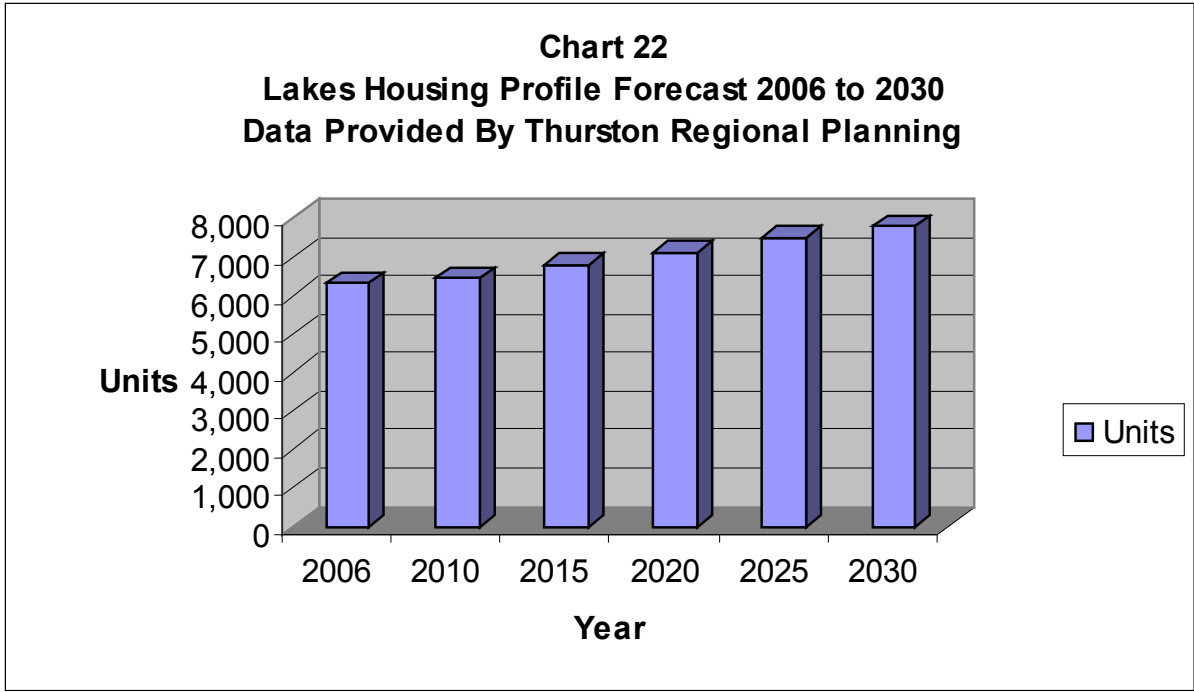
D. Neighborhood Areas

There are a number of identified homeowners associations or neighborhood groups in the Lakes planning area. All of the subdivisions approved in this area since 1986 have been required to have homeowners associations. Shadywood, Emerald Hills, Thornbury Meadows, Willows Crossing, Arbors and Pattison Park therefore have strong, well-organized homeowners associations. This provides a good list of neighborhood groups for including in planning issues. Additionally, there are lake management districts for Pattison Lake and Long Lake. These groups provide ready feedback on water quality issues for this area. One of the reasons for delineation of the Lakes Planning Area in its current configuration was to include those areas with the commonality of having lakes being the most prominent feature of the neighborhoods. The logical organization for planning feedback may therefore be through lakes management districts.

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. Charts 22,



23, and 24 display projected housing for the area to the year ~~2025~~ 2030. Regional forecasts for this planning area show substantial increases in the number of units. According to regional projections, under a current trends scenario, there will be approximately ~~5,510~~ 6,230 single family units, and ~~1,500~~ 1,240 multifamily units by the

year ~~2015~~ 2030.

The main limiting factors in this area have been the unavailability of sewer, sensitivity of groundwater contamination, and significant environmentally sensitive areas, primarily wetlands associated with lakes with some geologically

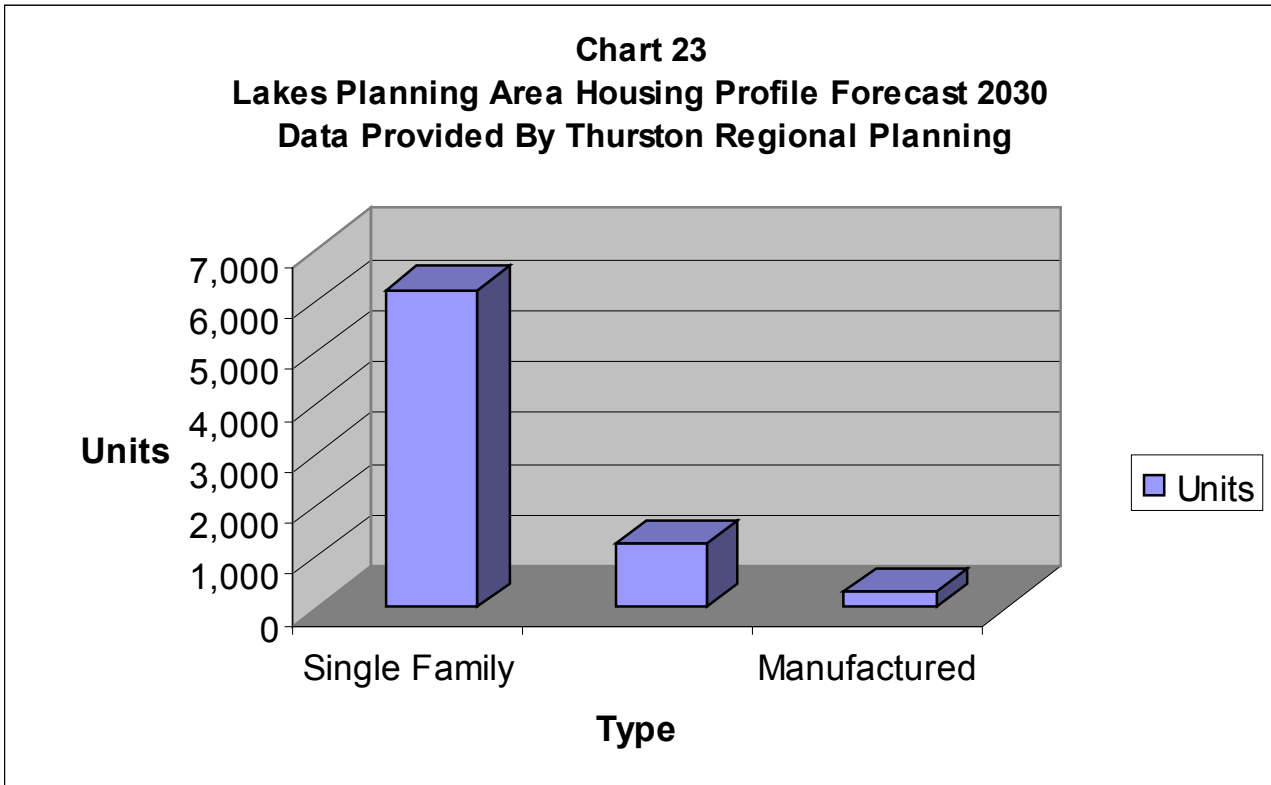
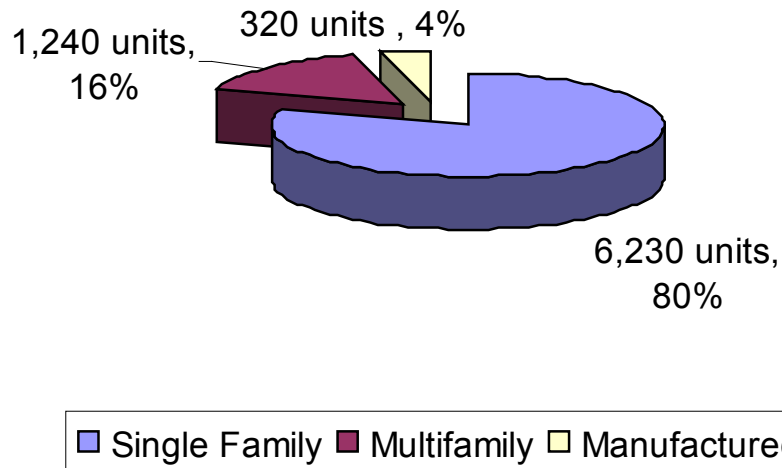


Chart 24
Lakes Planning Area Housing Profile Forecast 2030
Data Provided By Thurston Regional Planning



sensitive areas along some shorelines. Development of housing in this area needs to consider these limitations. Housing designs need to be developed that protect environmentally sensitive areas, such as clustering concepts. Consideration should be given to allowing only low density residential development in the remaining undeveloped areas of this planning area unless it can be demonstrated that more moderate or higher density can be located and designed without housing impacts to these resources.

III. Goals and Policies

A. Goal: Provide a full spectrum of housing opportunities within this area and maintain existing stock of low and moderate income housing.

1. Policy: Preserve current low income housing opportunities as affordable housing resource, particularly areas such as Weatherwood, Three Firs, Lake Patterson and Gentle Ridge.

2. Policy: Encourage maintenance and renovation of affordable housing stock.

B. Goal: Provide new housing opportunities that are designed and located to be sensitive and protective of the Lakes Planning Area environmental constraints.

1. Policy: Require clustering and other forms of innovative development designed in consideration of environmental amenities to protect the lakes and wetlands in this planning area.

2. Policy: Emphasize development of low density, single family residential developments with large buffers and open space around wetland resources such as lakes. Encourage upper end subdivisions marketing the environmental amenities of the area.

3. Policy: Require new developments to be located on sewer in this planning area.

C. Goal: Maintain existing and consider new medium and high density housing opportunities along major arterials with convenient access to transit where no impact to environmentally sen-

sitive properties will occur.

1. Policy: Retain multifamily zoning classifications where existing multi-family development is currently located.

2. Policy: Provide areas for moderate density development opportunities along arterials of Ruddell Road, Carpenter Road, Marvin and Mullen Road where it is demonstrated such developments will not impact environmentally sensitive areas.

3. Policy: Consider development of medium and high density housing opportunities for some lake frontage or adjacent to wetland resources where other criteria of this goal can be satisfied. In such areas require upper-end developments designed to market the environmental amenities of the site where significant effort is given to protection of these resources.

D. Goal: Achieve proper integration and compatibility between residential land uses of different intensities.

1. Require appropriate transitions, buffers and design review to ensure compatibility between different design and intensity of residential land use.