

HOUSING SECTION - MEADOWS PLANNING AREA



Pride shown in a home in the Village at Union Mills

**HOUSING SECTION - MEADOWS
PLANNING AREA**

I. Housing (Revised 3/1/02)

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

Number of single family residential homes: ~~2,280~~ 2,810

Number of multifamily units: ~~390~~ 860

Number of manufactured homes: ~~630~~ 490

See Charts 25 and 26 for graphic display of Meadows housing profile for ~~2000~~ 2006.

B. Housing for Special Needs Populations

There are no housing facilities for special needs populations identified in this planning area.

C. Housing Costs

This planning area has a somewhat wide range of housing costs, ranging from the very low end to higher end housing opportunities. There are a significant number of lower end mobile homes and mobile home parks within this planning area. There are also opportunities for apartments in Tanglewilde East and entry-level condominiums in Alpine Meadows. Prior to 2003, the housing ranges ranged from under \$85,000 for an Alpine Meadows condominium to between \$130,000 to \$175,000 for a three bedroom single family house in Meridian Acres and \$250,000± ~~or more~~ for a house along Nisqually Bluff in Ridgeview. In 2008, homes sampled in Alpine Meadows had an average value of \$238,000. Homes sampled in Nisqually Bluff had an average value of over a half million at \$506,000. Overall, the stock of lower end more entry level housing in this planning area would be considered relatively affordable for most families.

D. Neighborhood Areas

There are a number of identified neighborhoods within this planning area, most notably Mead-

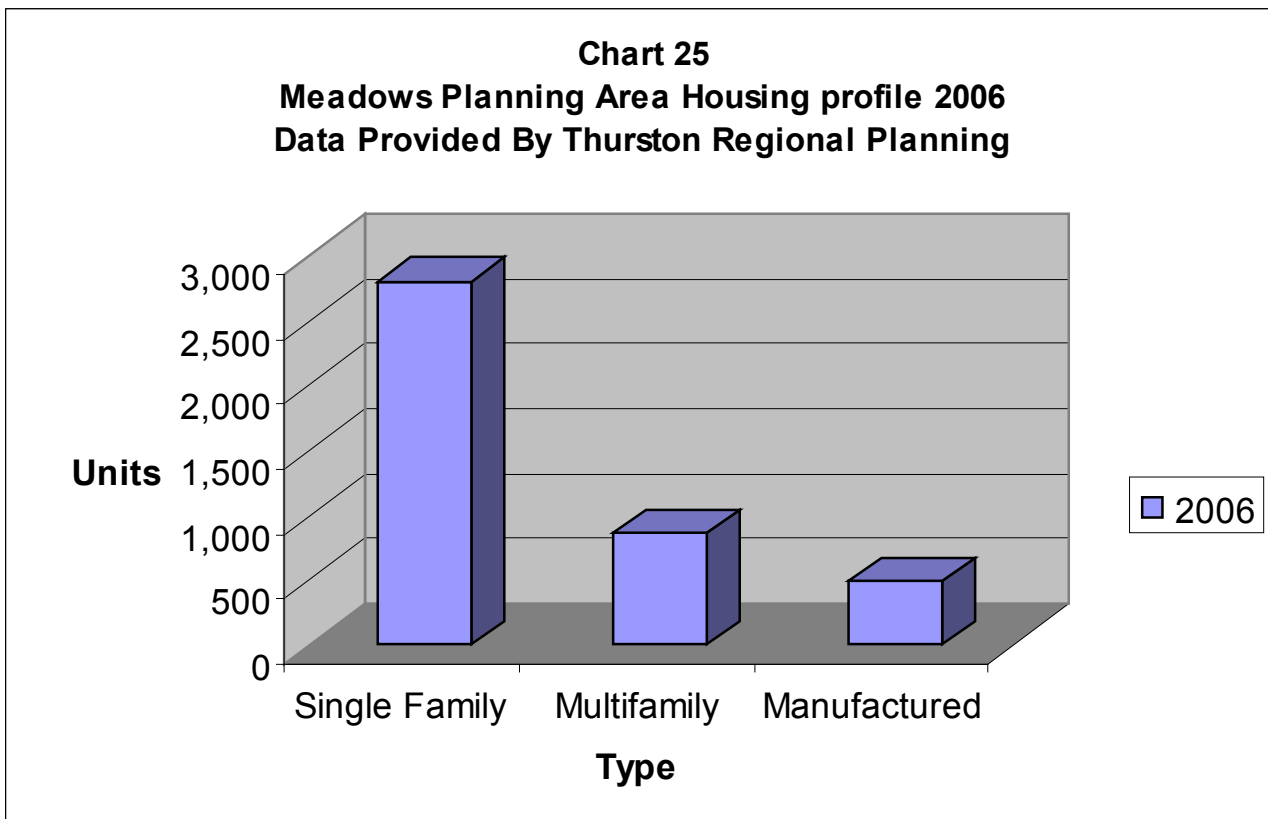
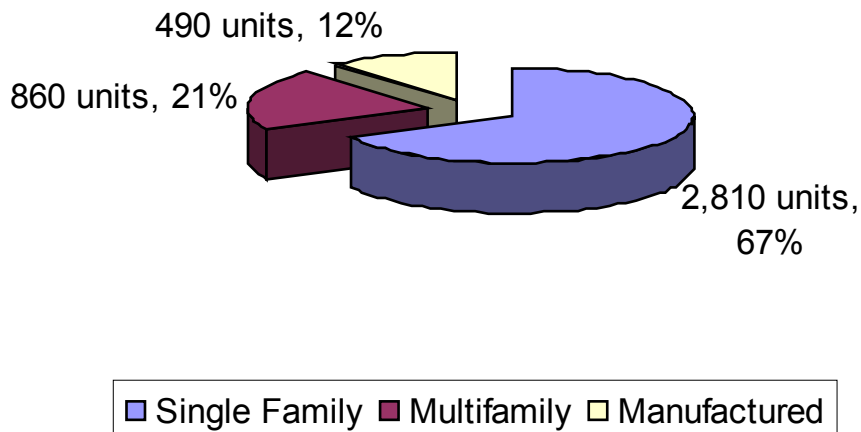


Chart 26
Meadows Planning Area Housing profile 2006
Data Provided By Thurston Regional Planning



ows, Meridian Acres, Hidden Forest, Hawks Glen, Evergreen Terrace, Tanglewilde East, Madrona Park, and Hawks Ridge. Several of the larger developments in this area, such as Meadows, Meridian Acres, Madrona Park and Hawks Ridge have identified homeowners associations, with an organizational structure, including collection of dues and maintenance of common areas.

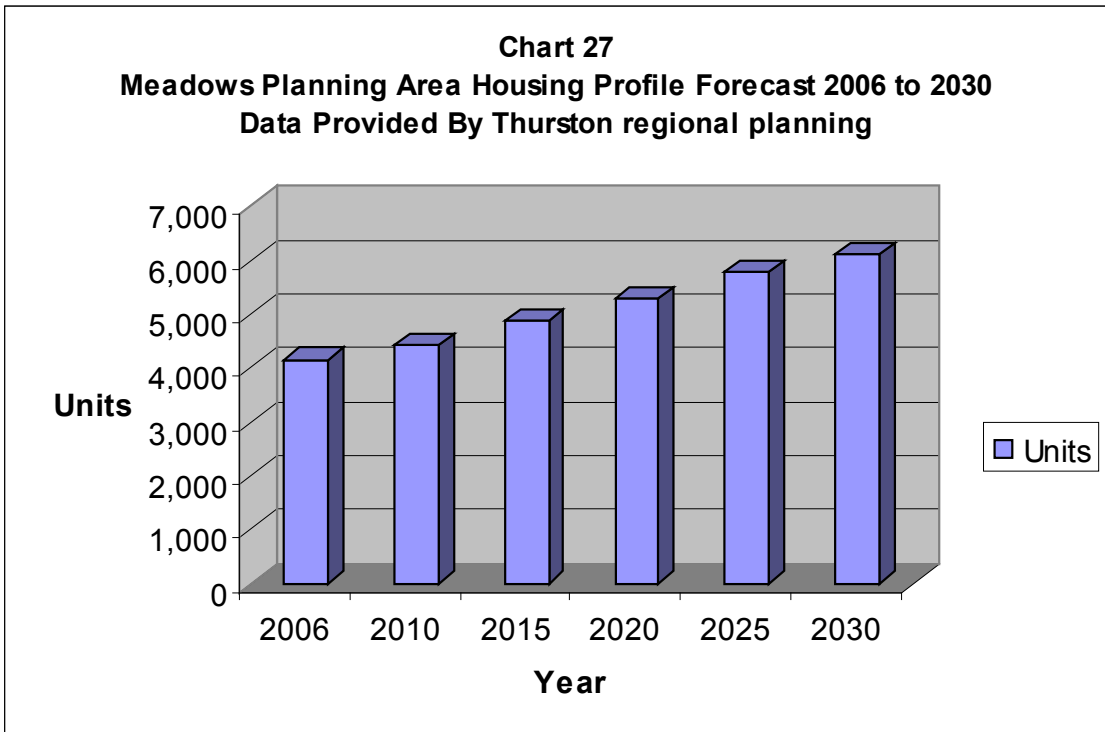
II. Analysis

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

This planning area offers a somewhat wide spectrum of housing opportunities, including single family residential, multifamily, and a significant number of mobile homes. ~~Chart 27 displays projected housing for the year 2025 forecasts 2006 to 2030. Chart 28 displays the forecast for 2030.~~ Total Housing units in ~~2025~~ 2030 is expected to reach ~~3,180~~ 4,000 single family homes, ~~1,170~~ 1,580 multifamily units, and ~~630~~ 510 manufactured/mobile homes. These forecasts show a significant increase in the number of units. ~~According to Regional projections, under a cur-~~

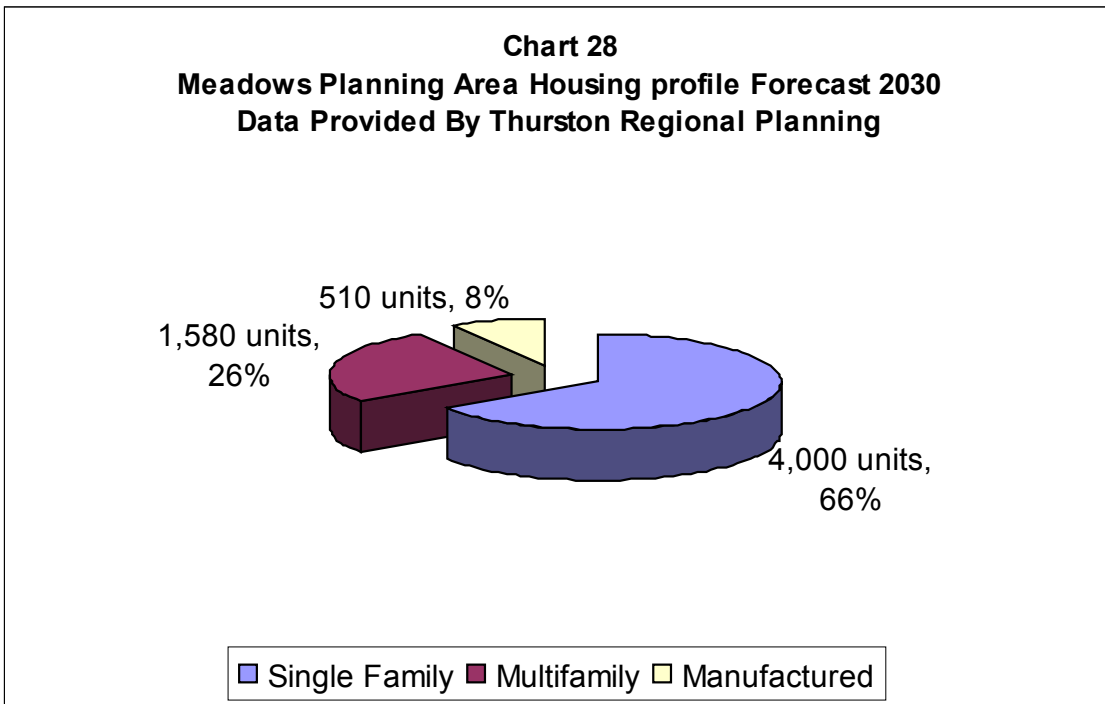
~~rent trends scenario, there will be approximately 900 more new single family units, and 780 new multi-family units by the year 2025. No new mobile home units are projected. See Chart 28.~~ While sewer facilities have only been available to a small portion of this area for a few years, this planning area's population has still had significant growth over the past decade. There is still significant vacant land within this area, and with sewer now in a position to serve the rest of the undeveloped properties we anticipate that growth rates for this area will continue to be significant over the short term. As vacant properties begin to fill up we expect to see a transition of growth to other areas over the long term of this twenty year growth period.

A limiting factor for properties at the east side of this planning area is the Nisqually Bluffs area. This area is designated as environmentally sensitive by both the County and the City of Lacey. Recent projects along the bluff have had significant concern with drainage control and potential impacts to the bluff. Setbacks need to be maintained between the bluff and development, with protection of natural vegetation. At the same time, this area has afforded the oppor-



tunity for more expensive middle-to-upper end development. Advantage should be taken of this environmental amenity by encouraging middle-to-upper end developments with significant common open space along the bluff areas, providing designated common areas for enjoyment of views afforded from the bluffs.

One of the problems identified in this planning area is the difficulty in maintaining a stable community with the high turnover of residents in this area. The area serves a large proportion of military employees, and is noted for a very high turnover. This may be making it difficult for the community, considering neighborhood organization and cohesiveness.



Another problem is the decline seen in the East Tanglewilde area. The western part of East Tanglewilde is an older area with significant decline. ~~It is an area showing~~ Prior to 2003 showed very low housing values, anywhere from \$80,000 to \$105,000. After the 2003 to 2008 housing market, values ranged in the high \$100,000s to low \$200,000s. Effort needs to be directed in this area at supporting revitalization efforts.

The east portion of East Tanglewilde is newer, but is also facing some of the same problems as The Meadows subdivision and there is concern with decline over the area in the coming years. There is a significant amount of open space provided for East Tanglewilde, which is also poorly designed without proper access. Positive steps need to be taken in the coming years to help support neighborhood efforts to maintain an affordable and quality living environment in this area.

Another issue in this planning area has been the conflicts between the Mushroom Farm and surrounding residential subdivisions. Smells from composting during the mushroom farming operations has had a significant impact to the surrounding area. However, recent improvements to the operation have improved the situation. The mushroom farm predates the surrounding residential areas and is considered an agricultural activity of local commercial significance. As such efforts need to be made to support this agricultural activity over the short term, while minimizing impact to surrounding residential uses. Because this activity is in a designated urban growth area that is quickly urbanizing, the viability of this agricultural activity over the long term is doubtful.

Like the Tanglewilde Planning Area, the Meadows Planning Area is defined by major arterials with I-5 defining the north boundary. Martin Way, Steilacoom, and Pacific cut the planning area into thirds. The Burlington Northern Railroad defines the south boundary line of the planning area, and Marvin Road delineates the west

boundary line.

These arterials, with ample vacant property along them, provide the opportunity to promote Regional Planning goals for high density residential development along arterial corridors. In particular, Martin Way has significant vacant property currently zoned for arterial/commercial, which is primarily undeveloped. This area has been designated as the Mixed Use High Density Corridor to promote high density residential opportunities with mixed use commercial development. Steilacoom, Pacific, and Marvin Road also have opportunity for development of high density uses in those locations where vacant land exists. These areas have particular opportunity for high density development with the recent availability of sewer.

As with other planning areas, the development of high density residential activities is a concern, considering potential compatibility and aesthetic issues, and design review becomes very important. Care should be taken to ensure proper siting and transition of high density multifamily when adjacent to existing single family residential neighborhoods. In addition, particular attention should be given to the provision of street frontage improvements including sidewalks, planter strips, and street trees.

III. Goals and Policies

A. Goal: Promote a full spectrum of housing opportunities in this area while maintaining the existing stock of low, moderate and medium income housing.

1. Policy: Preserve current low income housing opportunities as affordable housing resource.
2. Policy: Encourage maintenance and renovation of deteriorating housing stock.

B. Goal: Encourage new medium and high density housing opportunities along the major arterials that could have future access to conve-

nient transit, where no impact to environmentally sensitive properties will occur, and where sewer can be made available.

1. Policy: Promote areas for medium density or high density development along the arterials of Martin, Marvin, Pacific, and Steilacoom.

2. Policy: Continue the extension of sewer along these arterials to accommodate development without danger of groundwater contamination.

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

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

D. Goal: Promote development of medium to upper-end single family residential development in the Nisqually Bluff area east of Meridian.

1. Policy: Promote opportunities to provide higher end development in this planning area based on marketing of the special view amenities afforded by the bluffs.

2. Policy: Development along bluffs should be designed to provide significant common open space, and retention of natural vegetation along the bluff areas, with special attention to drainage issues to protect environmentally sensitive areas.

3. Strategically located common access areas should be designed so each development can provide enjoyment of the views afforded by the bluff while protecting the bluff area.