

HOUSING SECTION - PLEASANT GLADE PLANNING AREA

I. Housing

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

Number of single family residential homes: ~~520~~ 510

Number of multifamily units: ~~160~~ 200

Number of manufactured homes: 200

See Charts 29 and 30 for graphic display of Pleasant Glade Planning Area housing profile ~~2001~~ 2006.

B. Housing for Special Needs Populations

The only identified housing for special needs population is the St. Placid Priory. This facility has living accommodations for the aging population of nuns. St. Placid Priory has contemplated development of a nursing home on property that they own. However, no applications have been made. No other special needs populations hous-

ing has been identified in this area.

C. Housing Costs

This planning area has a wide range of housing costs and types. It has a good existing stock of affordable housing. There are several areas in this planning area with plats of houses built in the late 1960's, 70's, and early 80's. Prior to 2003, plats in the these areas with had houses varying in value from \$130,000 to \$164,000. These subdivisions included the Midway subdivision, Century Place, and Westminster. Prior to 2003, plats of Westminster and Century Place have had houses ranging generally between \$115,000 and \$222,000 with an average value of \$164,000 and \$130,000 respectively. Prior to 2003, the Woodland Creek Addition has had housing ranging between \$116,000 and \$450,000 with an average of \$171,000.

In 2008, the average home in the Woodland Creek Addition was \$253,000. The average value of a home sampled in Century Place was \$207,000, and the average value of a home sampled in Westminster Estates was \$271,000.

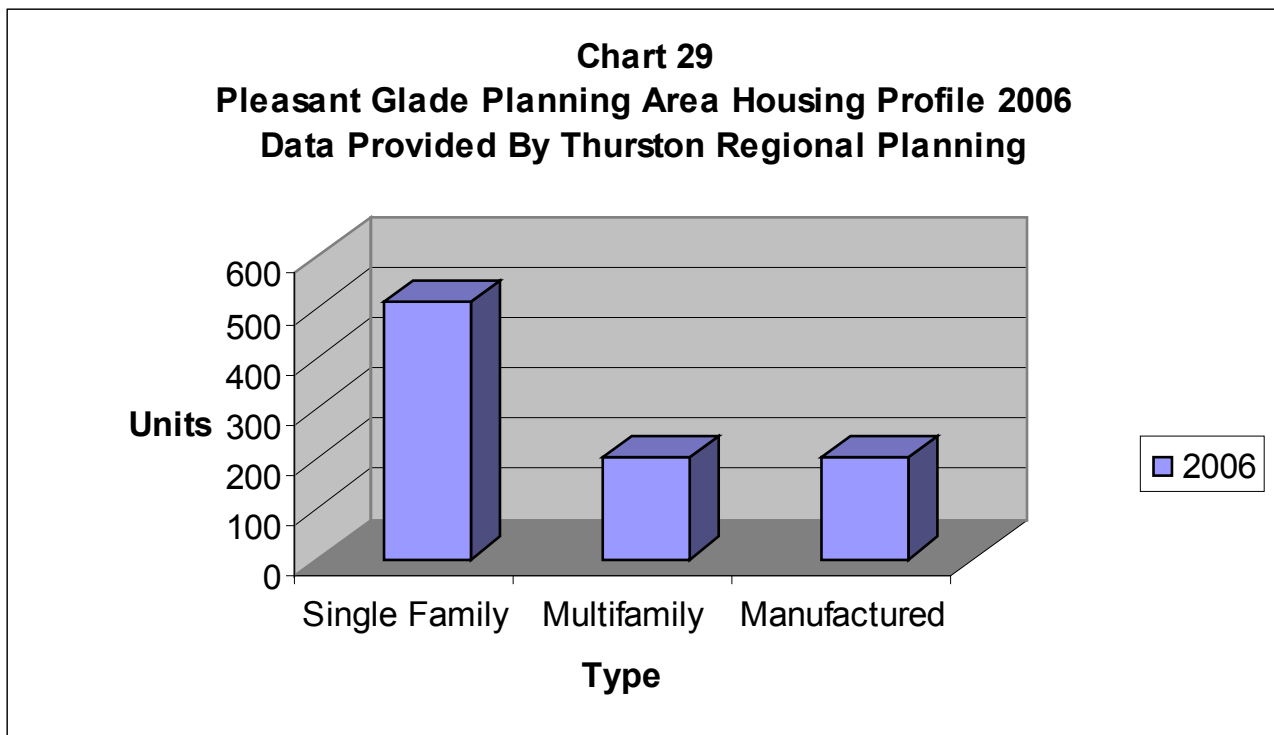
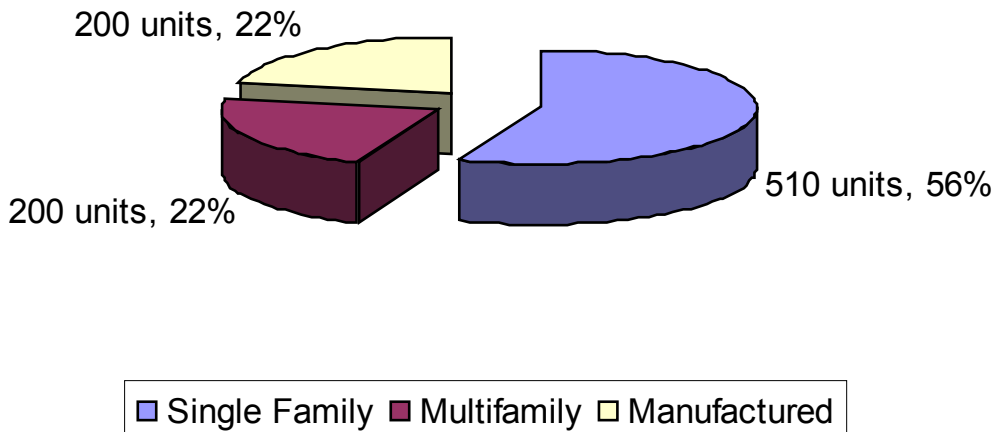


Chart 30
Pleasant Glade Planning Area Housing profile 2006
Data Provided By Thurston Regional Planning



The Midway addition also has a significant number of duplexes spread throughout the subdivision, providing affordable rental opportunities. Additionally, there are several apartment complexes sprinkled throughout the area.

In addition to single family and multi-family development, there is also a large mobile home park (Alonda Villa Mobile Home Park) just north of the Midway addition.

D. Neighborhood Areas

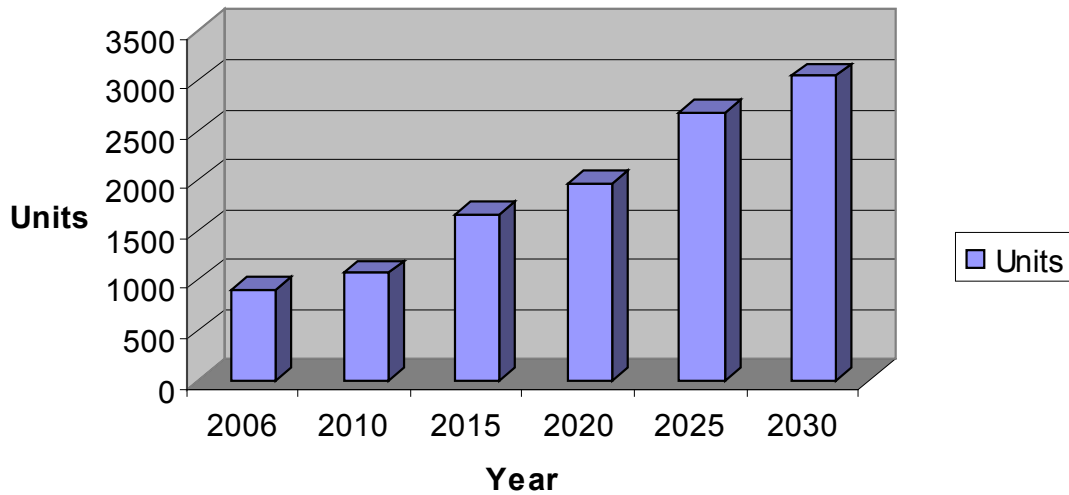
This neighborhood planning area has several identified neighborhoods, but because of the lack of strong homeowners associations, no real identified neighborhood groups. Logical areas for the development of such groups would be the Midway subdivision, Westminster Estates, Century Place, and the Woodland Creek addition. Westminster Estates does have a homeowners association and common property. However, there is no mandatory dues collection, and as such, the homeowners association is not a strong cohesive group.

II. Analysis

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

This area currently offers a full spectrum of housing opportunities, including single family residential, multi-family, and mobile home park. Charts 31 and 32 and display projected housing for the area to the year ~~2025~~ 2030. Regional forecasts for this planning area show significant increase, both in the current trend and full density scenarios, primarily because of the large amount of vacant property in the area and the potential for development. Review of future projections indicates that the overall percentage of single family homes would increase from ~~59%~~ 56% to 72%, while the percentage of multi-family homes would ~~increase~~ stay the same and mobile homes would decrease. While there are large tracts of property available for development, many of the properties also have limitations with wetlands or the Woodland Creek corridor. Development taking place in this area should consider these environmental limitations, and where environmental limitations exist, clustering and other innovative housing techniques

Chart 31
Pleasant Glade Planning Area Housing Profile Forecast 2006 to 2030
Data Provided By Thurston Regional Planning



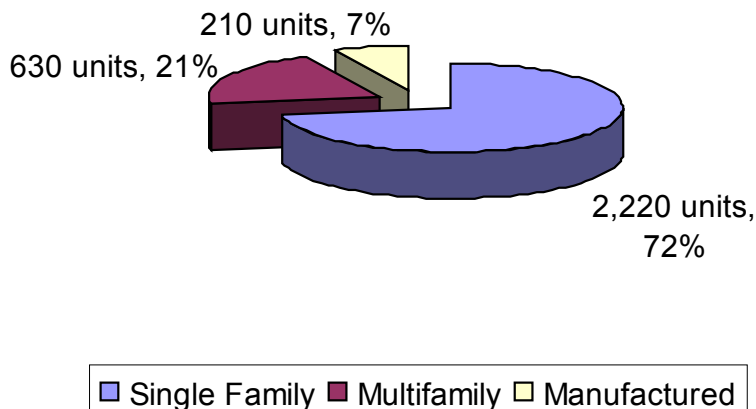
should be utilized to help preserve environmental resources and amenities.

This area, because of environmental amenities would be a good location to encourage upper end development. Large single family lots with large buffers and open spaces could be developed around sensitive areas to further protect them.

Undeveloped areas along Sleater-Kinney, 6th, and 15th that are not environmentally sensitive could be considered for high density development in keeping with goals to promote high density development along arterials for easy access to bus routes.

Currently, the majority of this area is not sew-

Chart 32
Pleasant Glade Planning Area Housing Profile Forecast 2030
Data Provided By Thurston Regional Planning



ered and has created a significant limitation on development. As the area becomes sewerred, opportunities for construction of housing will be available.

III. Goals and Policies

A. Goal: Maintain existing stock of low and moderate income housing.

1. Policy: Preserve the current housing as an affordable housing resource, particularly those areas of Midway, and the existing mobile home park.
2. Policy: Encourage maintenance and renovation of older housing stock.
3. Policy: Promote a range of lower to upper end development at urban density on existing undeveloped tracts. Promote a full range of housing designs including attached and detached single family for small to moderate sized urban lots.

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

1. Policy: Require clustering and other forms of innovative development techniques to protect wetland areas and Woodland Creek.
2. Policy: Emphasize development of low density, single family residential development with large buffers and open spaces around wetland resources and the Woodland Creek corridor. Encourage upper end subdivisions marketing the environmental amenities of the area.
3. Require new developments to be located on sewer in this planning area.

C. Goal: Encourage new medium and high density housing opportunities along major arterials with convenient access to transit where no impact to environmentally sensitive properties

will occur.

1. Policy: Provide new medium or high density development opportunities along arterials of Sleater Kinney, 15th Avenue, and 6th Avenue where it can be demonstrated such developments will not impact environmentally sensitive areas.

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 intensities of residential land use.