

HOUSING SECTION - SEASONS PLANNING AREA



Joint planning with the County has resulted in subdivisions within the UGA developing with urban design including sidewalks, planter strips with street trees, and pedestrian scale lighting. This subdivision was developed by Gemini Development in the Seasons Planning Area.

HOUSING SECTION - SEASONS 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: ~~910~~ 1170

Number of multifamily units: ~~10~~ 20

Number of manufactured homes: ~~60~~ 50

See Charts 33 and 34 for graphic display of Seasons housing profile for ~~2001~~ 2006.

B. Housing for Special Needs Populations

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

C. Housing Costs

This planning area has a somewhat limited range of housing, tending towards the medium to upper-income brackets. Such subdivisions

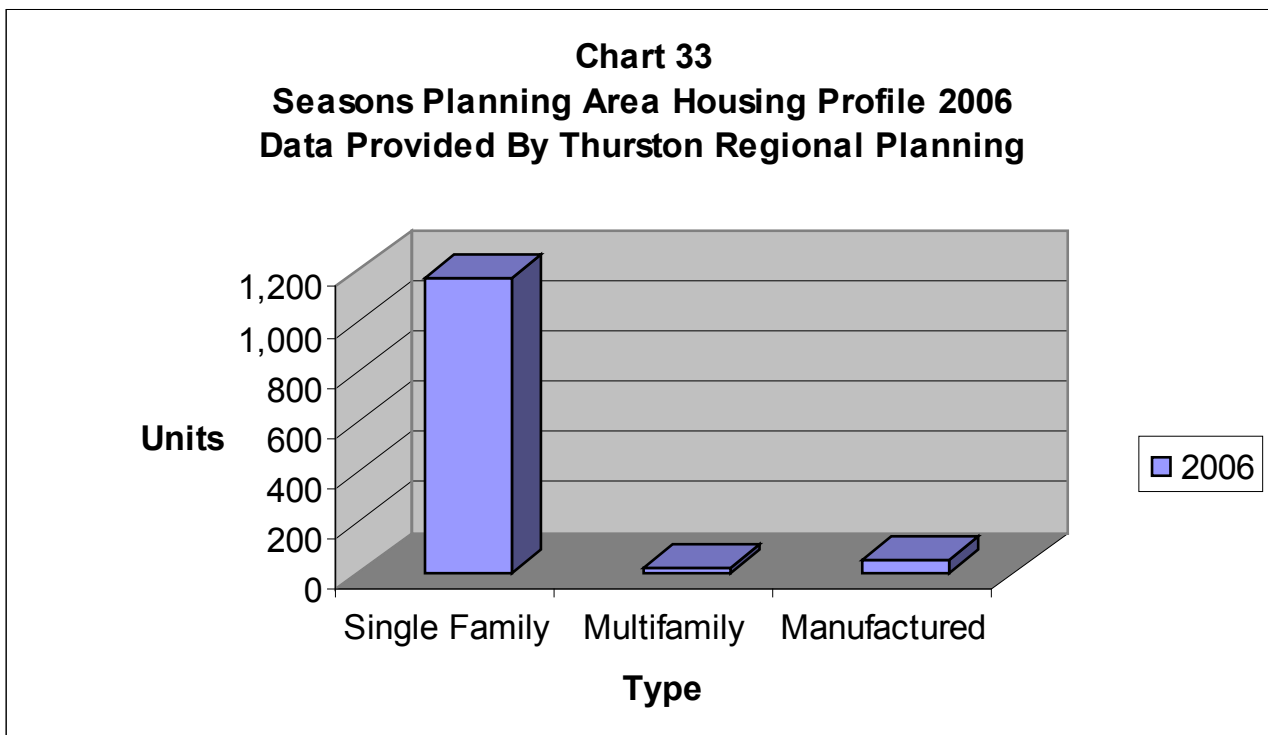
include The Seasons, Eagle Crest, and Evergreen Estates. Prior to 2003, houses in The Seasons are were generally running in excess of \$180,000. Houses in Evergreen Estates are being were valued anywhere from \$132,000 - \$193,000. More affordable housing occurred in Tri-Lake Country Home Estates where values run ran from \$108,000 - \$165,000 with average values around \$133,000.

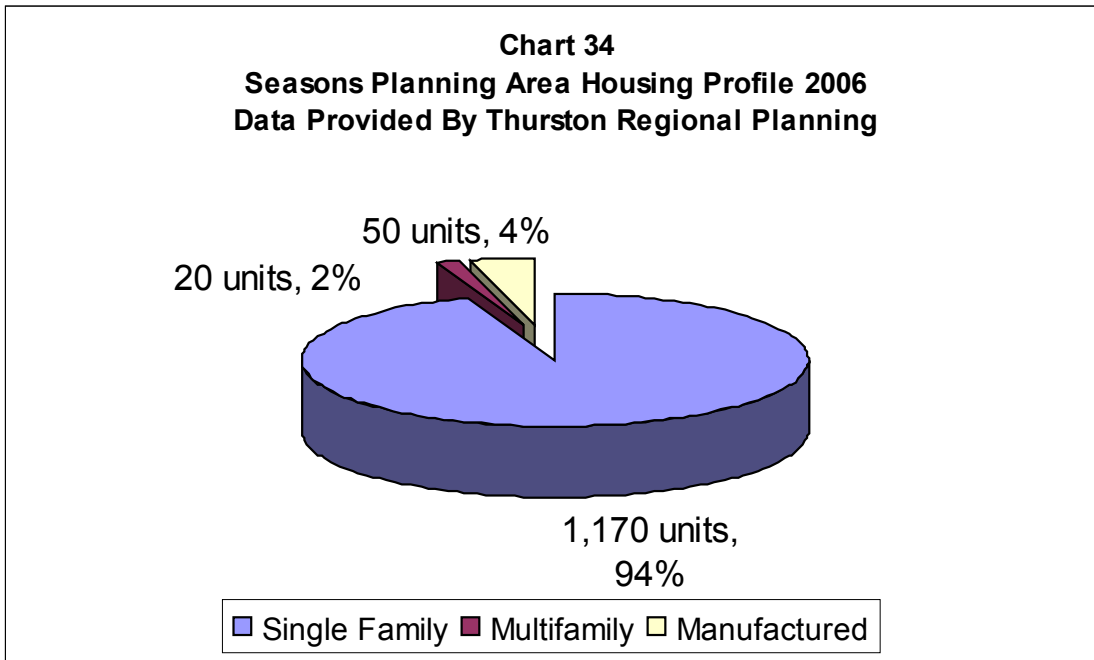
In 2008, houses sampled in The Seasons had an average value of \$379,000. Homes sampled in Tri-Lake Country Home Estates averaged \$268,000.

D. Neighborhood Areas

There are several well-identified neighborhood groups in The Seasons planning area. These include The Seasons, Evergreen Estates, Eagle Crest, and the Tri-Lake Country Home Estates.

Seasons and Evergreen Estates have a homeowners association with mandatory membership and collection of dues. Eagle Crest has been trying to form an association. Tri-Lake Country Home Estates does not have an association.





II. Analysis

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

This area offers a limited spectrum of housing opportunities, which includes predominantly single family residential homes. Only a few multi-family structures, one mobile home park, and a few scattered mobile homes have been identified in this planning area. Almost the entire housing stock in this area is single family residential, primarily on large lots, with septic tank drainfields.

Chart 35 displays projected housing for the area to the year ~~2025~~ 2030. Regional forecasts for this planning area show significant increases in the number of units. According to Regional projections, ~~under a current trends scenario~~ there will be approximately ~~1,950 more~~ 3,690 single family units, ~~80 more~~ 140 multi-family units, and ~~10 additional~~ 160 mobile homes by the year 2030; See Charts 35 and 36.

A main limiting factor for development in this area is the unavailability of sewer and sensitivity of groundwater contamination. This planning area is within the McAllister Springs geologically sensitive area and between the Lakes Plan-

ning Area and Lake St. Clair. Until sewer can be made available to this area, it is unreasonable to expect multi-family development or higher densities to occur.

Another limiting factor is road access. Marvin Road, running north to south, and Mullen Road and Yelm Highway, running east to west, provide the only access into this planning area with the exception of Pacific/SR 518, which runs to the south of The Seasons planning area. New development will rely exclusively on Yelm Highway, Marvin, and Mullen Road for access.

In trying to balance housing needs between planning areas, there should be some opportunity made available for multifamily development along the major arterials or at major arterial intersections, as sewer becomes available.

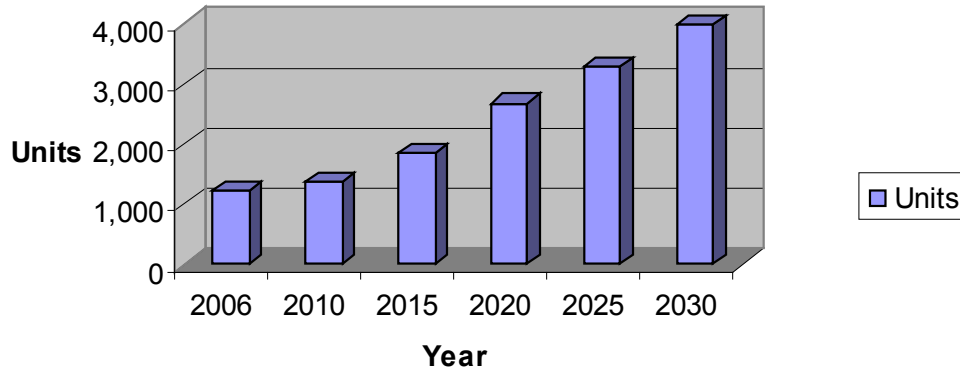
III. Goals and Policies

A. Goal: Promote a full spectrum of housing opportunities in this planning area.

1. Policy: Maintain environment that has made area attractive to promote medium to high end residential development.

Chart 35
Seasons Planning Area Housing Profile Forecast 2006 to 2030

Data Provided By Thurston Regional Planning



2. Policy: Promote renovation of existing moderate to low income housing.

3. Policy: Provide opportunities for development of a wider range of housing options.

B. Goal: Encourage new multifamily housing opportunities along major materials as sewer becomes available.

1. Policy: Promote areas for medium density or high density development opportunities along arterials of Marvin, Mullen, and Yelm Highway

as sewer becomes available.

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.

Chart 36
Seasons Planning Area Housing Profile Forecast 2030
Data Provided By Thurston Regional Planning

