

## LAND USE CENTRAL PLANNING AREA

### Bell Towne Center on 6th Avenue

### I. Profile of Central Planning Area

#### A. Location

The Central Planning Area is located in the central, older portion of the City of Lacey. It is bounded by I-5 on the north, the old Weyerhaeuser railroad right-of-way (currently a regional trail) and Chambers Lake on the west, 39th and 37th Ave. to the south, and Carpenter Road to Alanna Drive to Ruddell Road on the east. It abuts Pleasant Glade Planning Area to the north, Horizons Planning Area to the south, and the Tanglewilde/Thompson Place and Lakes Planning Areas to the east. See Central Planning Area map attached.

All of the Central Planning Area is located within the incorporated limits of the City of Lacey.

#### B. Character and Functional Relationship to City

The Central Planning Area is characterized as the oldest area of the City. It has the majority of the City's commercial land base, contains the majority of the Central Business District, including the Woodland District, has the oldest Lacey residential neighborhood (Lacey Villas) considered Lacey's Historic District, and the oldest homestead area in the City, which is now Panorama City.

The Central Planning Area's primary function is serving as the central downtown commercial center, serving a full range of commercial needs. However, the Central Business District also has an extensive residential base, which includes a significant amount of affordable housing opportunities in the form of older residential units, primarily of the 50's and 60's vintage. Additionally, it contains the City's primary special needs housing base, Panorama City. The Central Planning Area also has the City's largest developed park, Wonderwood Park.



**A major downtown planning effort in the late 90's led to a vision for pedestrian friendly streets and small businesses. Bell Towne Center brings entrances to the streets and sports pedestrian friendly courtyard design.**

#### C. Identified Neighborhood Groups and Homeowner's Associations

Being the oldest section of Lacey, there are not many homeowner's associations established as we normally think of homeowner's associations, because such associations were not fashionable until this area had already been developed out. However, there are at least a few newer subdivisions that required homeowner's associations, and there are neighborhoods without homeowner's associations that have become well organized. The PRD known as Clearbrook has a required homeowner's association and has been active in some City actions. Panorama City also has a well-organized community in and of itself. Some of the newer subdivisions along College Street, including Lakeview, Montclair, and Lakecrest have homeowner's associations. Additionally, neighborhoods such as Lacey Villas, without a formal homeowner's association, have been very active and effective in City land use

planning, as has the older Southpark area, which is partially within the Central Planning Area.

D. School District Facilities

There are two schools within the Central Planning Area. Part of the property of Lacey Elementary on Homann Drive and Mountain View Elementary off College Street are in this planning area.

E. Transportation Analysis Zones

The Central Planning Area includes a number of transportation analysis zones, including TAZ 29, 43, 45, 46, 47, 49, 52, 53, 54, 56, 57, 58, 59, 60, 62, 63, 64, 65, 66, 67, 68, 77, 78, 91, 92, 93, 102, 103, 104.

F. Census Delineation

This planning area includes portions of three census tracts, including 0112, 0113, and 0114. It includes an extensive number of census blocks.

G. Acreage

The planning area includes approximately 2,333 acres. Of this amount, it is calculated that approximately 355 acres are vacant and available for development as of this writing.

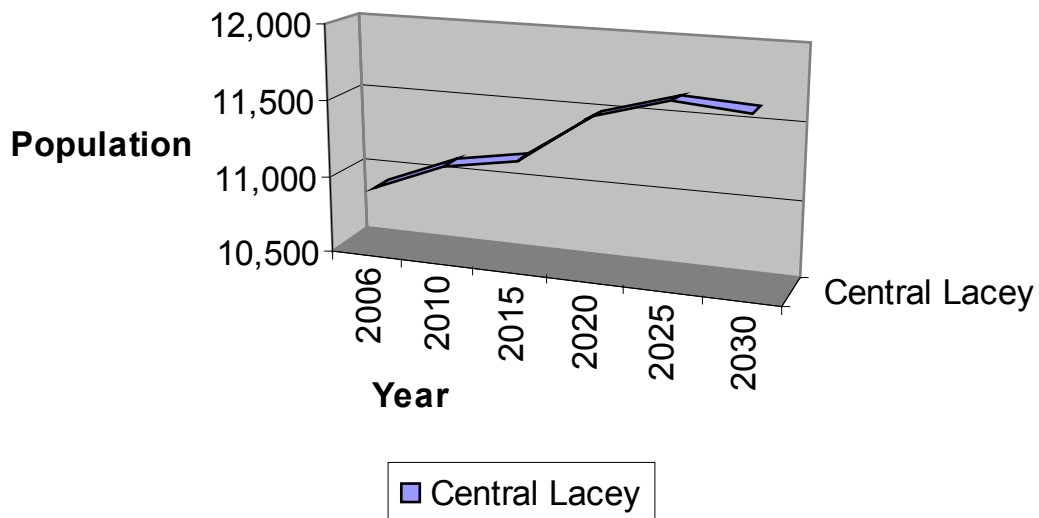
H. Population

The ~~2000~~ 2005 census put the population of this planning area at ~~11,960~~ 10,910 persons. Population growth and allocation projections anticipate the populations in the Central Planning Area by the year ~~2025~~ 2030 will be ~~13,140~~ 11,620 persons; Chart 18A displays population projections for this planning area. Approximately ~~3,090~~ 2,670 single family and ~~2,700~~ 2,880 multifamily units are expected by the year ~~2025~~ 2030. See section of Housing Element for discussion of housing forecasts and illustrations.

I. Land Use - Current

~~Table 1~~ Chart 18B shows the number of single family dwellings, multifamily dwellings and mobile homes available within the planning area as of ~~2000, based on census data~~ 2007 and projections for 2030.

**Chart 18 A**  
**Population Projection for Central Lacey Planning Area 2007 to 2030**  
**Data Provided By Thurston Regional Planning**



**Chart 18B**  
**2006 to 2030 Housing Forecast for the Central Planning Area**  
**Housing Units Shown By Type**  
**Data Provided By Thurston Regional Planning**



Map 4 displays existing land use for this planning area. This map is based upon assessor's information for 2002. Chart 19 provides an allocation breakdown of developed properties by number of acres in each general landuse category.

See section on housing for a more detailed discussion and illustrations.

Table 2 provides an allocation breakdown of zoned properties by number of acres in each zoning classification, including both developed and

**Chart 19**  
**Existing Land Use in Central Planning Area**  
**Based upon Assessor data 2002**

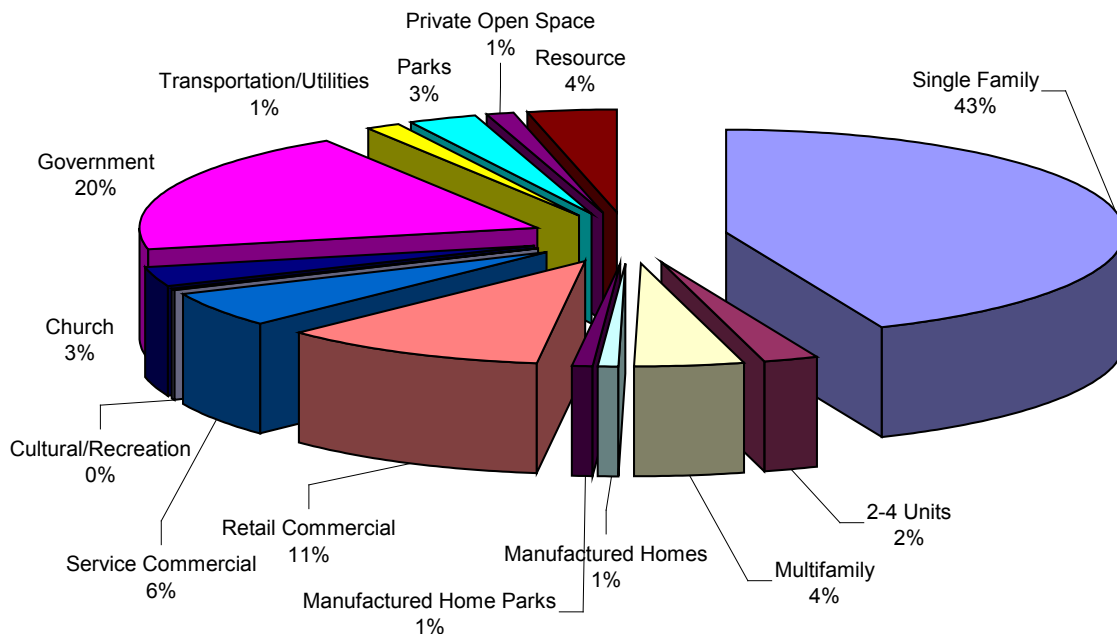


Table 2			
CENTRAL LACEY PLANNING AREA			
NUMBER OF DEVELOPED AND UNDEVELOPED ACRES BY ZONE			
Zoning Category	Developed	Buildable	Total
Lacey Historic Neighborhood	70	25	95
Low Density Residential	607	12	619
Moderate Density Residential	254	39	293
High Density Residential	154	8	162
Open Space Institutional	318	0	318
Office Commercial	3	0	3
Neighborhood Commercial	2	1	3
Central Business District	890	79	969
Light Industrial/Commercial	5	0	5

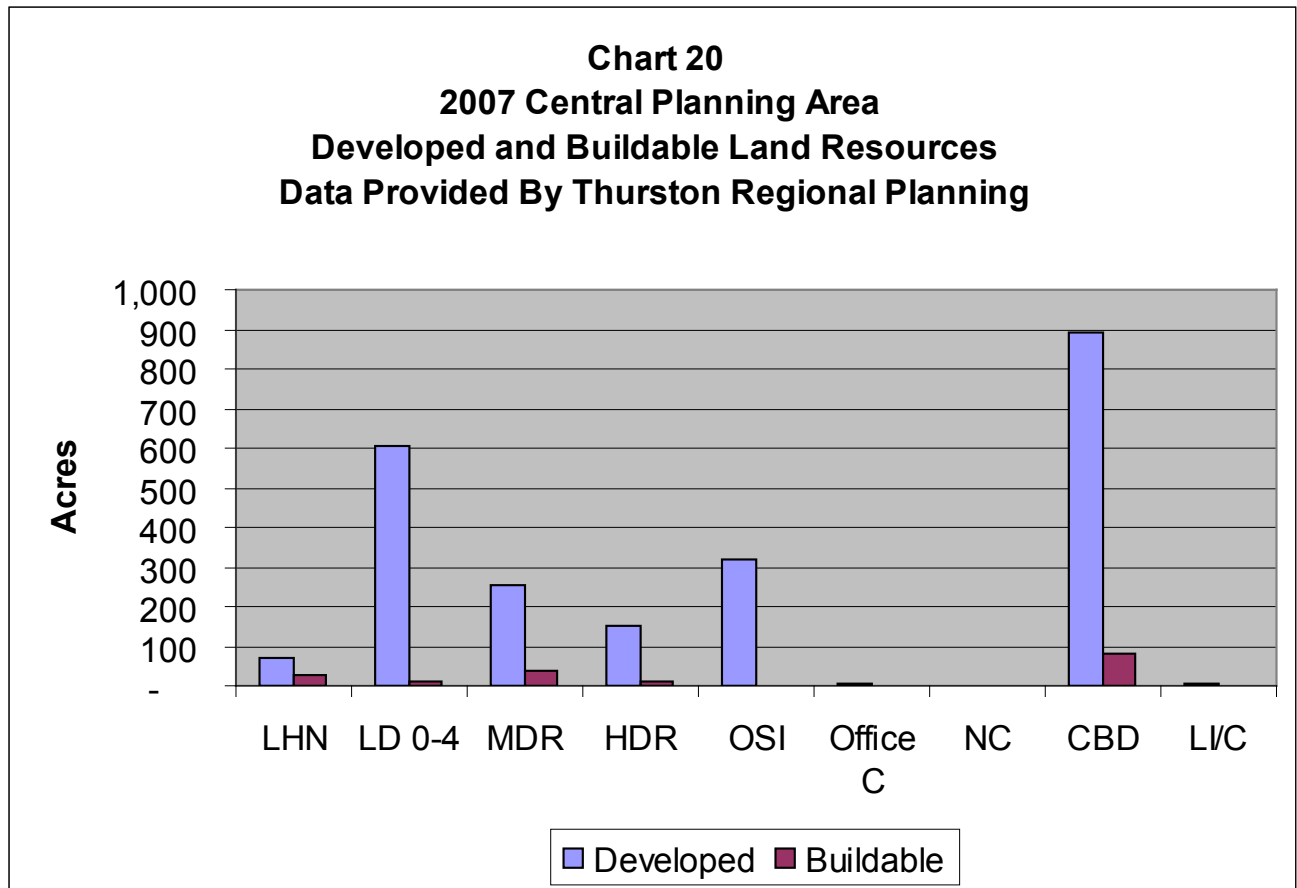
undeveloped land. This information is graphically displayed in Chart 20.

Commercial land use includes approximately 47% 39% of the developed land area. This area is located in what is known as the Central Business District. However, this planning area also has a good stock of housing, which includes 46%

of the developed land area.

J. Density Characteristics

The planning area's density has somewhat stabilized and is not expected to change significantly over the next 20-year period. The housing stock consists primarily of older houses being



constructed in the late 40's, 50's, and 60's, with some newer houses developed in the 70's and 80's. Very few starts have been developed in this planning area over the last two decades. There is also a fair amount of multifamily housing in the form of duplexes, quadraplexes and apartment complexes.

The overall density of the area is probably to be considered standard for an older suburban community, with typical lot sizes ranging from 5,000 square feet to 10,000 square feet, for an overall density including open space of between 4 and 8 units per net acre. Areas along Ruddell Road that have developed with apartment complexes are between 8 and 14 units per net acre.

The oldest residential area in Lacey, known as Lacey Villas, has a significantly different character with large lot sizes, primarily one acre and larger.

#### K. Parks/Open Space

The Central Planning Area has two large parks, a small central downtown park, several pocket parks and a number of privately-owned open space areas associated with individual subdivisions. The largest park is Wonderwood Park, which is over 40 acres in size. There is also Homann Park, a little over 5 acres in size, and a pocket park between 13th and 15th Avenue. These three parks serve the residential section of the Central Planning Area. There are also two pocket parks in the Central Business District, the Fred Meyer or Market Square site, and Huntamer Park, a small downtown central park on two lots along Woodland Square Loop in Woodland Square.

#### L. Resource Designations

There are no agricultural or mineral extraction sites designated of long term commercial significance within this planning area. However, there is currently an active mineral extraction site near depletion, which would be expected to convert

to some other use in the near future. This site is located along Carpenter Road in the extreme northeast portion of the planning area, adjacent to the Thompson Place subdivision. There is also a small farm in the Lacey Villas area just East of Saint Martin's College.

#### M. Environmentally Sensitive Area Designations

This planning area includes Chambers Lake and Lake Lois, as well as a good portion of the Woodland Creek Corridor and associated wetlands. These are designated as environmentally sensitive and have specific protection requirements as delineated in the City of Lacey Environmental Protection and Resource Conservation Plan. Most of the planning area, as with most of the City of Lacey, is also designated as a sensitive area for aquifer protection. For specific location of designated environmentally sensitive areas, please refer to the Environmental Protection and Resource Conservation Plan, Chapter 2. Note needs to be made of the property adjacent to and east of Woodland Creek and west of Carpenter Road between I-5 and Martin Way. This property has areas of environmental sensitivity because of Woodland Creek, its associated wetlands, and steep slopes. It is questionable whether portions of these properties are developable because of these environmental limitations. Because of noted sensitivities, the majority of the properties have been designated Open Space Institutional, based upon our most recent environmental inventories. The east corners of the property have been designated CBD-6, anticipating the opportunity for some limited development. At such time as more definitive data becomes available for the site, the CBD-6 designation may be enlarged or reduced dependent upon the extent of environmental sensitivity and the capability for development.

## II. Analysis

### A. Primary Land Use Characteristics and Existing/Potential Functions

This planning area is the oldest area of Lacey and could be described as stabilized. If significant change occurs over the coming two decades, it would be expected to be the St. Martin's property, which is where most of the undeveloped property in the Central Planning Area exists. Use of the St. Martin's property is most likely to be for the expansion of the college and maintenance of the Abbey. Some redevelopment might also be expected with some of the older housing stock in the residential neighborhoods. The Council has also discussed expansion of the Central Business District by redevelopment of the area between Lacey Blvd. and 14th Avenue for commercial use. However, the City has policies in the housing element that would encourage maintenance of the single family affordable housing stock in this area.

There would be some opportunity for infill and particularly accessory apartment style developments in this planning area.

The central focus of this planning area has been, and will continue to be, the Central Business District and the provision of older houses in stabilized neighborhoods.

Additionally, Panorama City is the City's largest housing resource for special needs populations, in this case the elderly. It is anticipated that Panorama City will continue to be a viable retirement community and will continue to expand in this planning area.

#### B. Land Use Balance

This planning area currently provides an appropriate balance of residential uses, including a good stock of affordable single family housing and multifamily housing. A good number of mobile homes in mobile home subdivisions and parks are also identified within this planning area.

The Central Business District obviously provides a unique function for this planning area with

39% of the developed land area devoted for commercial uses and almost the entire balance of vacant land identified for commercial development. While this is disproportionate to other planning areas, it is reasonable and necessary considering its function as a job and retail center.

#### C. Proposed Land Use

Map 5 shows proposed land use conforming to recommendations of this plan.

### III. **Goals and Policies**

A. Goal: Provide for a healthy and vigorous Central Business District as a destination commercial center and central urban hub for the City.

1. Policy: Use downtown plan as guide to planning the Central Business District and Woodland District areas.

2. Policy: Review and update standards of the Central Business District Plan on a regular basis to maintain a competitive place in regional retail economy while maintaining quality downtown environment.

3. Policy: Implement concepts in the Economic Development Element pertaining to health of the Central Business District.

4. Policy: Continue to strive for proper transition of the Central Business District with surrounding residential zones with closer pedestrian ties to residential areas.

5. Policy: Consider the Central Planning Area as a focus for the location of cultural activities.

B. Goal: Maintain quality and function of existing residential areas in the Central Planning Area.

1. Policy: Acknowledge historical character and value of Lacey Villas as a unique housing resource. Continue to require special develop-

ment standards for Lacey Villas that recognize and preserve historical values and neighborhood character while allowing reasonable infill and development.

2. Policy: Acknowledge character and value of older residential neighborhoods adjacent to the Central Business District as an affordable housing resource.

C. Goal: Provide opportunities for infill in the Central Planning Area.

1. Policy: Maintain the liberal policy on accessory residential units while maintaining quality and character of neighborhood through performance standards and design review.

2. Policy: Provide opportunities for duplexes, triplexes and quadraplexes to locate in low density zones as infill mechanisms, which enhance neighborhood character by requiring exceptional and rigorous design requirements.

3. Policy: Provide opportunities for single family cluster housing on smaller lot sizes than underlying zone with exceptional and rigorous design requirements to maintain quality and character of neighborhood areas.

D. Goal: Provide exceptional network of pedestrian corridors that interconnect the Central Business District with surrounding residential neighborhoods.

1. Policy: Particular emphasis on interconnection of pedestrian corridors and development of pedestrian opportunities throughout the Central Business District and outlying residential areas should be encouraged.

2. Policy: Work towards interconnection of parks, pedestrian-oriented centers, and residential pedestrian systems.

3. Policy: Continue to work with St. Martin's College to promote the campus and its substan-

tial open space to function as a major pedestrian linkage and "central" park for the community as the campus expands.

4. Policy: Expand pedestrian system to provide interpretive nature opportunities along Woodland Creek and Lake Lois.