

LAND USE HAWKS PRAIRIE PLANNING AREA

I. Profile of Hawks Prairie Planning Area

A. Location

The Hawks Prairie Planning Area includes the extreme northeast portion of the Lacey growth area. It includes the Beachcrest and Nisqually Crest developments, and runs along 46th Avenue and Stillwell Road. It is delineated on the east by Meridian Road and on the west generally by Carpenter Road and Marvin Road, and on the south by I-5. Approximately two thirds of this planning area is within the City limits at the time of this writing.

B. Character and Functional Relationship to City

The Hawks Prairie Planning Area is the planning area with the most potential for development. It has extensive vacant land resources and has historically served a wide range of uses, including single family residential development, commercial development, and industrial development. In 1992, the Meridian Campus planned community and adjacent Hawks Prairie Planned Community were approved in this area. Together they comprise 1,870 acres and represent a full range of land uses.

In the early 90's, a special Northeast Area Plan was completed by the City which included another significant portion of the area that was not included in the master plans. The chief emphasis of this plan and follow-up work throughout the last decade has been the Hawks Prairie Business District. This area includes almost 500 acres of property with convenient I-5 access and visibility. The City has worked diligently to promote and advance plans for this area to build out as a major commercial center.

Historically, this area has been planned as the City's industrial area, and there are scattered

industrial and commercial uses within the zone. Over the last several decades dominant industrial uses to this area included the Olympia Cheese Factory, Ameron Pipe manufacturing facility, Lakeside Industries gravel crushing operations, and the Waste and Recovery Center. The Ameron Pipe manufacturing company and the Olympia Cheese factory closed, but many new industrial activities have been established, including the Target distribution center, the Home Depot distribution center, Spring Air Mattress Company and Federal Express.

This planning area is also the site of Beachcrest and Nisqually Crest residential subdivisions at the extreme north, which range from moderate to high income. It includes the Hawk Acres development, which is predominantly mobile homes ranging from moderate to low income. There is also some limited multifamily and a small number of duplexes out by Tolmie Park Estates and in the White Fir subdivision.

Currently, this planning area's primary function could be characterized as mixed commercial and industrial uses, with a trend towards residential. In the future, the residential component will become more emphasized, with continued interest in commercial and light industrial uses.

C. Identified Neighborhood Groups and Homeowner's Associations

There are a couple of well-organized neighborhood groups in this area, including Nisqually Crest, Beachcrest and new developing associations in Classic Heights and Continental Crest. These groups all have homeowner's associations and maintenance responsibilities.

D. School District Facilities

The North Thurston Public Schools does not have any schools in this planning area. However, the new planned communities have four designated sites, three for elementary schools and one for a middle school. As the Hawks Prairie Planning Area builds out, these school sites

may be utilized.

E. Transportation Analysis Zones

The Hawks Prairie Planning Area includes TAZ 10, 12, 14, 15, and 16.

F. Census Delineation

This planning area includes portions of census tract 012220. It includes a number of census blocks.

G. Acreage

This planning area includes approximately 4,884 4,624 acres of property. Approximately 1,096 2,709 acres are currently developed, with 3,788 1,915 still available for development.

H. Population

The 2000 2006 population of this planning area is estimated at approximately 2,460 4,760 persons. Approximately 3,788 1,915 acres of vacant land exist within the planning area for development as of 2002 2007. Population growth

and allocation projections anticipate the population in the Hawks Prairie Planning Area by 2025 2030 will be 13,760 16,420 persons; Chart 21 displays population projections for this planning area. Approximately 4,290 single family, 1,050 multifamily units and 140 manufactured homes are expected to be within this planning area by the year 2025 2030; See section on housing for discussion of housing forecasts and additional illustrations.

Increasing density over existing zoning designations or actions encouraging higher density in this planning area could extend the vacant land resources and increase long term potential density and population.

I. Land Use - Current

Table 3 shows the number of single family dwellings, multifamily dwellings, and manufactured homes available within the planning area as of 2001 2006, based upon estimates by Thurston Regional Planning. Map 6 displays existing land use for this planning area. This map is based upon assessor's information for 2002. See Section on housing for more detailed discussion and illustrations. Chart 22 provides an allocation breakdown of

Chart 21A
Population Forecast for the Hawks Prairie Planning Area
Data Provided By Thurston Regional Planning

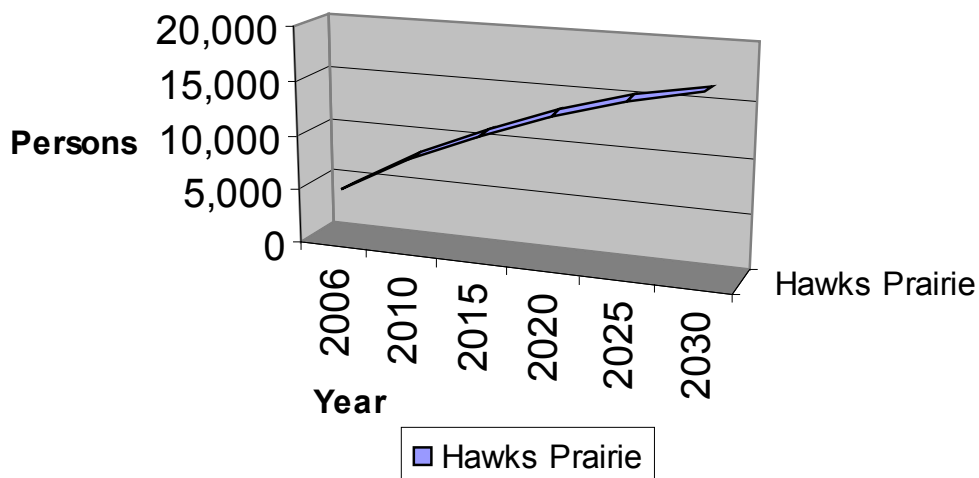


Table 3	
Residential Units In	
Hawks Prairie Planning Area 2006	
Single Family	1680
Multifamily	80
Manufactured Housing	150

developed properties by percentage in each general land use category. This information is based upon assessor information for 2002.

Table 4 provides an allocation breakdown of zoned properties by number of acres in each zoning classification, including both developed and undeveloped land. This information is graphically displayed in Chart 23 and is based upon information in Regional's Buildable Land Report 2002 2007.

J. Density Characteristics

Through the 70's and 80's the primary residential form in Hawks Prairie Planning Area was single family residential on large urban lot sizes of approximately 1/4 acre, with the exception of Beachcrest. Beachcrest is characterized by very small lots. All of the single family residential development at that time was on septic tank and drain field. In the 90's the City provided sewer to this area through a major Local Improvement District (LID). The more recent Classic Heights and Meridian Campus subdivisions are on the new Septic Tank Effluent Pump (STEP) sewer system and were able to develop with more urban sized lots, between 6,500 and 8,000 square feet.

K. Parks/Open Space

This planning area has two dedicated City parks, a 24 acre neighborhood site and a 5 acre neighborhood park site, both dedicated to the City as part of the Meridian Campus Planned Community. These parks and identified environmentally

Chart 22

Existing Land Use In Hawks Prairie Planning Area
 Measured As Acres Of Land Consumed
 Based Upon Assessor Data 2002

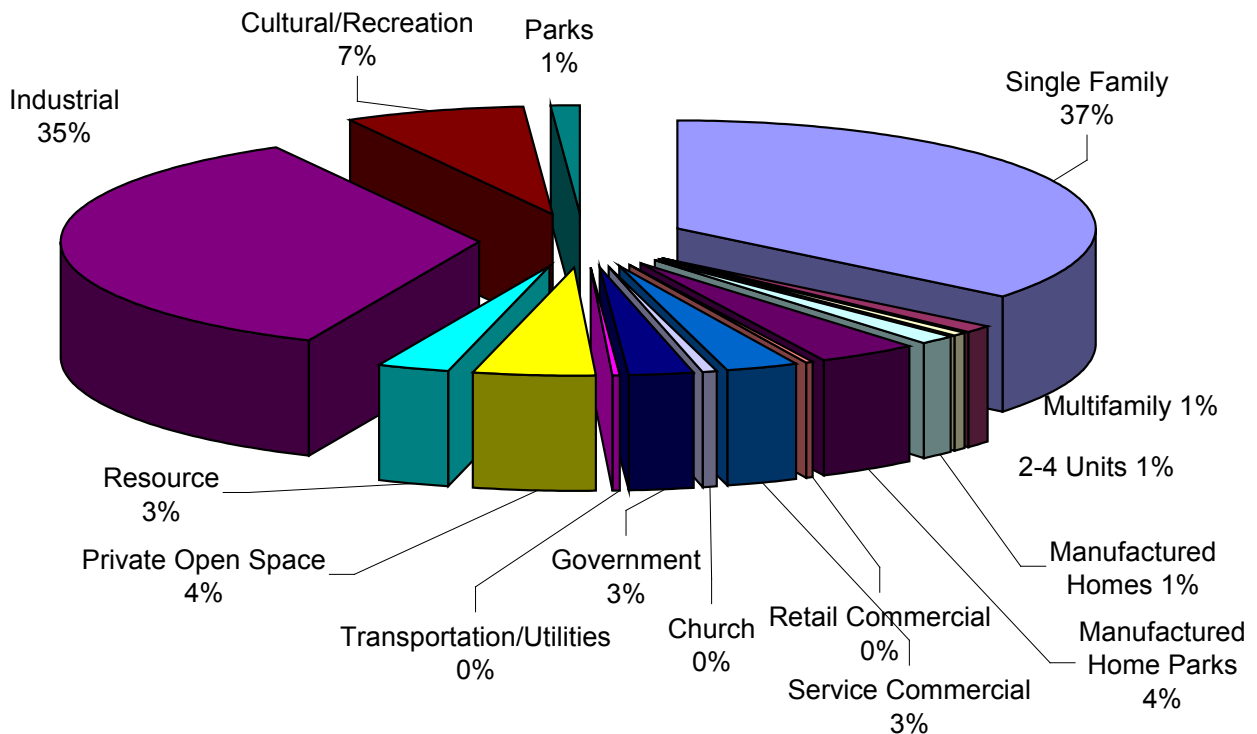


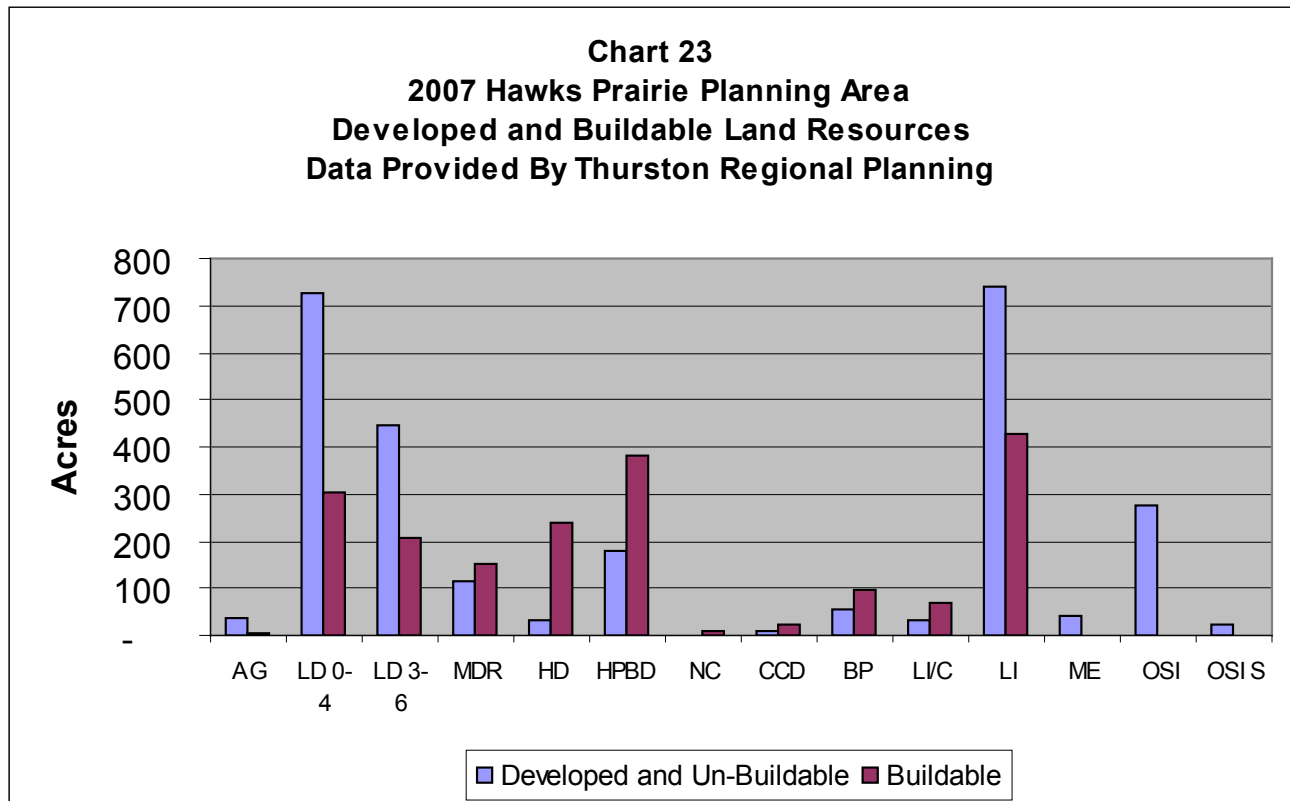
Table 4			
HAWKS PRAIRIE PLANNING AREA			
NUMBER OF DEVELOPED AND UNDEVELOPED ACRES BY ZONE			
Zoning Category	Developed	Buildable	Total
Agricultural	35	5	40
Low Density Residential 0-4	726	302	1028
Low Density Residential 3-6	446	206	652
Moderate Density Residential	115	152	267
High Density Residential	32	241	273
Hawks Prairie Business District	177	380	557
Neighborhood Commercial	1	8	9
Community Commercial District	9	22	31
Business Park	54	97	151
Light Industrial/Commercial	33	71	104
Light Industry	738	429	1167
Mineral Extraction	43	1	44
Open Space Institutional	276	0	276
Open Space Institutional/School	24	0	24

sensitive areas and wildlife corridors are planned to serve anticipated residents of the area.

At this time, The Meridian Campus Planned Community park sites have been dedicated, but not developed in 2007.

L. Resource Designations

There is one County gravel pit and several other gravel pit activities in this planning area along Carpenter Road. As these pits are mined out, they will be converted to other uses.



The County solid waste recovery and transfer facility exists in this planning area. This use provides a much needed service for the County. This 140 acre site has been utilized since the mid 1940's. Refuse fill areas have reached capacity and are closed. Remaining solid waste activities on site include waste collection/transfer, composting, recycling, household hazardous waste collection, etc., and are anticipated to continue indefinitely.

M. Environmentally Sensitive Area Designations

This planning area has a number of environmentally sensitive areas, primarily wetlands, which are generally small and spot the planning area. Additionally, out at Beachcrest there are some environmentally sensitive area bluffs along Puget Sound waterfront. These areas are designated as environmentally sensitive and have specific protection requirements as delineated in the City of Lacey Environmental Protection and Resource Conservation Plan.

II. Analysis

A. Primary Land Use Characteristics and Existing/Potential Functions

This planning area has more potential than the other planning areas for development because of available vacant land resources and availability of utilities, including sewer and water. Throughout the 90's, one of the biggest problems associated with development in this area, as identified in the Northeast Area Plan, was the limitation of the intersection at Marvin and I-5. The issues with the I-5 intersection resulted in a concurrency moratorium on development in this area and crippled the City's effort for utilization of this area's land resources for a couple years. Recently improvements to the I-5 intersection were completed after years of planning by City staff and a major LID involving all of the property owners in this area. Now that this limitation has been overcome, this planning area

shows tremendous potential for development of a full range of activities, including residential, commercial, and light industrial activities. There has also been a need identified for an Interstate access at Carpenter Road and I-5.

Lacey's Northeast Area Plan articulates a vision for the Hawks Prairie Planning Area that includes accommodation of mixed uses within the Hawks Prairie zone with a business and a retail commercial component. Because of the extensive vacant land resources and prime location, many alternatives for innovative development are available.

The Founders Group property, a 480 acre industrial property proposed for development of a horse racetrack in the 80's and early 90's, is in the middle of the planning area and a major portion has recently been developed with the Target Distribution Center. The Hawks Prairie Planned Community property, a 720-acre property just north of the 480 acre site, is under development.

B. Land Use Balance

This planning area currently provides a reasonable balance of residential uses, including a small stock of affordable single family housing in Hawk Acres and White Firs, and middle to higher income housing in Nisqually Crest, Beachcrest and in Meridian Campus Planned Community.

Of all the area in the City, this area also is the most promising for development of industrial uses and commercial uses, with two new regional distribution centers, new industrial parks developing with various uses and significant undeveloped property in the Hawks Prairie Business District.

C. Proposed Land Use

Map 7 shows proposed land use conforming to recommendations of this plan.

III. Goals and Policies

In 1991-92, extensive consideration of a portion of the Hawks Prairie area, referred to as the Northeast Area, took place. In 1992 a separate land use plan with goals and policies was adopted for the Northeast Area, including commercial, industrial, residential, utility and transportation issues. This plan covered the majority of the Hawks Prairie Planning Area with the exception of the northernmost segment, and included portions of the Tanglewilde/Thompson Place and Meadows Planning Areas. In the late 90's refinement of this plan was continued and significant effort was undertaken to provide a binding vision for the area designated in the Hawks Prairie Business District zone.

A. Goal: Have Hawks Prairie Planning Area develop consistent with the vision provided in Lacey's Northeast Area Plan and the design checklist developed in the late 90's.

1. Policy: The goals and policies adopted in Lacey's Northeast Area Plan are considered applicable to the entire Hawks Prairie Planning Area and are hereby referenced and adopted in this document.

B. Goal: Recognize the Hawks Prairie Planned Community approved in this planning area.

1. Policy: Allow implementation of uses as designated in the Hawks Prairie Master Plan.

2. Policy: Properties located in the Hawks Prairie Master Planned Community in the expanded growth management boundary are limited to the density approved in the Hawks Prairie Master Plan and may not be increased.

3. Policy: Any significant change to the planned communities will require an amendment to the master plan.

4. Policy: Planned Community land use and service policies shall guide Master Plan review

and review of development proposals within the Hawks Prairie Planned Community. In addition, the following policies will apply to the Hawks Prairie Planned Community.

a. Residential Uses.

(1) The Master Plan shall indicate general structure types and numbers of units for each residential area in the planned community. The Master Plan shall be designed to accommodate a maximum of 2,424 dwelling units.

(2) Where the Planned Community borders on rural residential zoning districts, residential densities, structure types and vegetation types shall be compatible with the adjoining rural designations.

b. Commercial Uses.

Neighborhood commercial uses will be provided to serve the needs of residents and employees of the Planned Community development.

c. Open Space/Recreation.

A minimum of 20 percent of the site shall be dedicated for open space as required in the planned community approval.

(1) A 50-foot minimum buffer of existing vegetation or park site shall be retained along Marvin Road where the Planned Community borders on residential zoning districts. The buffers shall be measured from the edge of the property line. Public access to the shoreline will be provided. Details of access will be provided in the Master Plan, including consideration of security for adjoining residents.

d. Boundaries

The specific boundaries of density and use districts and types of permitted uses may be amended at the time of Master Plan approval.