

## LAND USE LAKES PLANNING AREA

### I. Profile of Lakes Planning Area

#### A. Location

The Lakes Planning Area includes those neighborhoods significantly influenced by Hicks Lake, Long Lake, Pattison Lake and Southwick Lake. It is delineated by Burlington Northern Railroad right-of-way on the north, Marvin Road on the east, Alanna Drive and Ruddell Road on the west, Yelm Highway and Cate Farm on the south.

The majority of the Lakes Planning Area is within the City of Lacey. 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 Lakes Planning Area is characterized as Lacey's most environmentally sensitive area, containing those immediate environs influenced by our major lakes. The primary function of the Lakes Planning Area is residential, with only a very small portion of developed land use allo-



View of Hicks Lake from Wanschers Park

cated to commercial uses. Commercial uses are limited to a small Neighborhood Commercial zone at the corner of Carpenter and Mullen, another at the corner of Ruddell and Yelm Highway, a number of light industrial commercial uses at the extreme northwestern tip of the planning area on the north side of Carpenter Road, and the Weyerhaeuser box plant adjacent to and north of Long Lake.

Overall, the planning area provides a good mix of residential housing, with some of the most expensive homes in Lacey located along the shorelines and some of the most affordable multi-family projects within the City that are located along Ruddell Road. There are a good number of single mobile homes and a couple of mobile home parks.

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

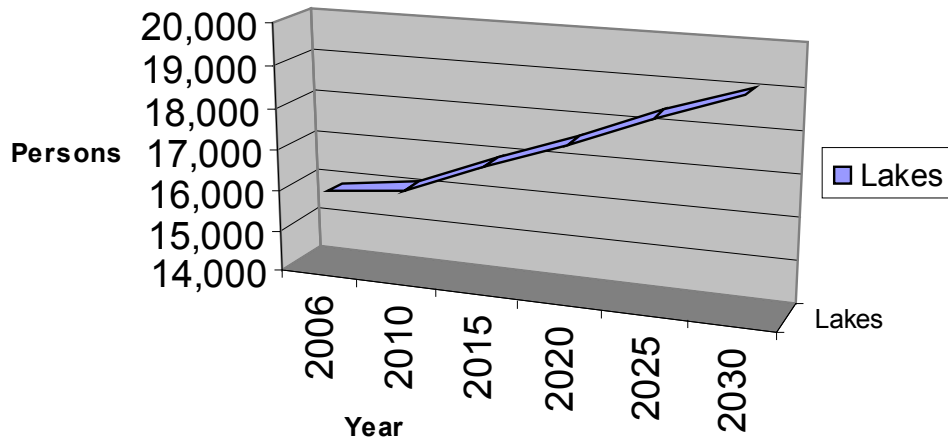
There are a number of identified homeowner's associations within the Lakes Planning Area. Associations include Carpenter Estates, Carpenter Hills, Eastwood Estates, Emerald Hills, Lakepointe, Lake Forest, Meadowlake, Pattison Park, Shadywood, Thornbury Meadows, Weatherwood and Wedgewood Manor. Additionally, there are lake management districts for Pattison Lake and Long Lake.

#### D. School District Facilities

There are five public elementary schools within this planning area, including Lakes Elementary off of Mullen Road, Woodland Elementary on Carpenter, Evergreen Forest Elementary on Marvin, Seven Oaks Elementary off Mayes Road and the majority of property of the Lacey Elementary School on Homann Drive. There are also two high schools in this planning area, Timberline High School on Mullen and the Puget Sound Alternative High School on 54th.

#### E. Transportation Analysis Zones

**Chart 27A**  
**Population Projection for the Lakes Planning Area 2007 to 2030**  
**Data Provided By Thurston Regional Planning**



The Lakes Planning Area includes a number of transportation analysis zones, including TAZ 27, 69, 70, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, and 90.

F. Census Delineation

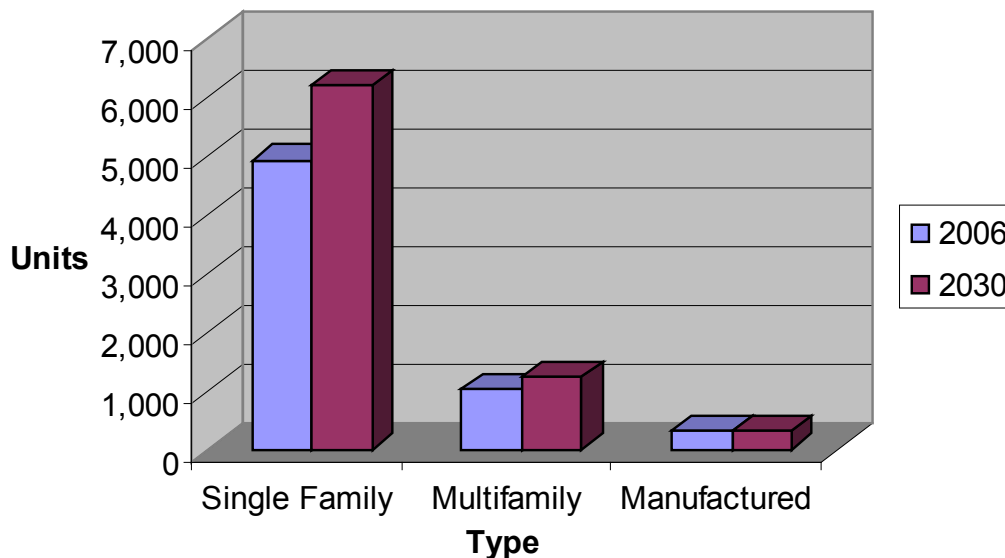
This planning area includes portions of four census tracts, including 114.1, 114.2, 116.1, and 116.2. It includes an extensive number of census

blocks.

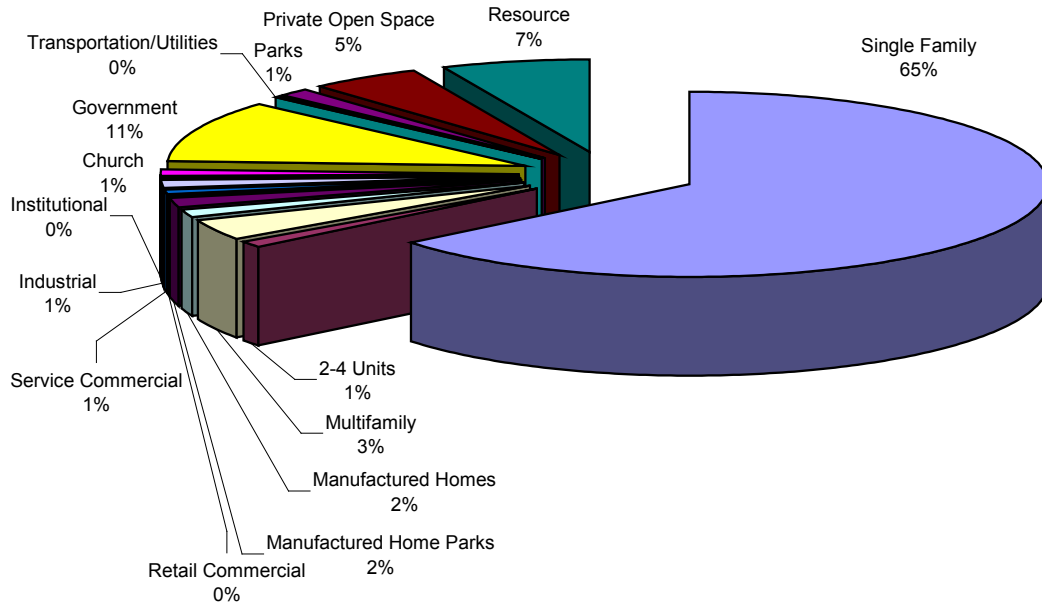
G. Acreage

The planning area includes approximately 3,137 3,496 acres. Of this amount, it is calculated that approximately 867 353 acres are vacant and available for development as of this writing 2007.

**Chart 27B**  
**2006 to 2030 Housing Forecast for the Lakes Planning Area**  
**Housing Units Shown By Type**  
**Data Provided By Thurston Regional Planning**



**Chart 28**  
**Existing Land Use in Lakes Planning Area**  
**Measured as Acres of Land Consumed**  
**Based Upon Assessor Data 2002**



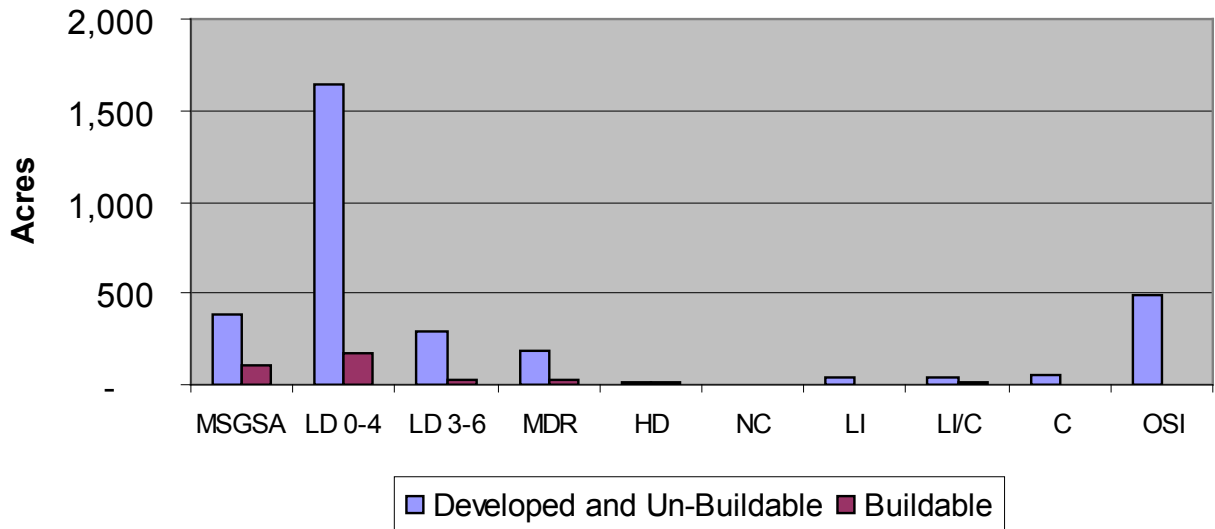
H. Population

The 2000 census put The population of this planning area is estimated to be approximately at ~~14,940~~ 15,910. Approximately ~~867~~ 353 acres of vacant land exists within the planning area for development as of ~~2001~~ 2007. Population

growth and allocation projections anticipate the population in the Lakes Planning Area by the year ~~2025~~ 2030 will be ~~18,500~~ 19,020 persons; Chart 27 displays population projections for this planning area. According to Regional projections under current trends scenario, there will be approximately 1,020 new single family units and

| <b>Table 8</b>   |                  |                  |              |
|--|------------------|------------------|--------------|
| <b>LAKES PLANNING AREA</b>                               |                  |                  |              |
| <b>NUMBER OF DEVELOPED AND UNDEVELOPED ACRES BY ZONE</b> |                  |                  |              |
| <b>Zoning Category</b>                                   | <b>Developed</b> | <b>Buildable</b> | <b>Total</b> |
| McAllister Geologically Sensitive Area                   | 390              | 109              | 499          |
| Low Density Residential 0-4                              | 1636             | 169              | 1805         |
| Low Density Residential 3-6                              | 292              | 31               | 323          |
| Moderate Density Residential                             | 183              | 22               | 205          |
| High Density Residential                                 | 18               | 7                | 25           |
| Neighborhood Commercial                                  | 5                | 5                | 10           |
| Light Industrial/Commercial                              | 37               | 1                | 38           |
| Light Industrial   | 43               | 9                | 52           |
| Cemetery   | 49               | 0                | 49           |
| Open Space Institutional                                 | 489              | 0                | 489          |

**Chart 29**  
**2007 Lakes Planning Area**  
**Developed and Buildable Land Resources**  
**Data Provided By Thurston Regional Planning**



almost 570 new multifamily units built between 2000 and the year 2025; See section on housing for discussion of housing forecasts and illustrations.

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

I. Land Use - Current

Map 10 displays existing land use for this planning area. This map is based upon assessor’s information for 2001. ~~Table 7~~ Chart 27B shows the number of single family dwellings, multifamily dwellings and manufactured homes available within the planning area as of ~~2000~~ 2006 and projection to 2030. See section on housing for a more detailed discussion and illustrations.

Chart 28 provides an allocation breakdown of developed properties by percentage in each general land use category.

Table 8 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 29.

The majority of land use in this planning area is residential, encompassing approximately 78 %.

J. Density Characteristics

The primary residential form in the Lakes Planning Area is single family detached units on large size lots as a result of the necessity to accommodate the septic tank drain field systems. Most of the lots in this planning area are therefore 1/4 of an acre or more. However, some of the newer subdivisions on sewer, primarily along Ruddell Road and 54th, have lot sizes of 5000 square feet. New subdivisions along Carpenter Road and Mullen, which have been required to extend sewer, also have lot sizes in the 5000 square feet range. Apartments along Ruddell Road are on sewer, and have a density over 12 units per net acre. Because of health concerns, subdivisions are now being required to hook up

to sewer and as a consequence are going to be able to achieve more urban style lots.

#### K. Parks/Open Space

This planning area has five public park sites under control of the City of Lacey, a number of private open space areas within subdivision developments, two public boat launch areas, and the County Fairgrounds.

Public park areas include Long Lake Park off of Carpenter, the Hicks Lake Park area off Hicks Lake Road, Thornbury Park off 54th Avenue, dedicated open space from Lake Hills along Southwick Lake and another small piece of property along Southwick Lake adjacent to Ruddell Road that was dedicated to the city when Mount Tahoma Estates was developed. The public boat launches are owned by the State and include a site adjacent to Hicks Lake Park and a site on Pattison Lake.

#### L. Resource Designations

There are no agricultural or mineral extraction sites designated within this planning area. However, according to assessor records a number of property owners have their property classified as open space timberland for tax purposes.

#### M. Environmentally Sensitive Area Designations

This planning area is centered around environmentally sensitive areas of Hicks, Long, Pattison and Southwick Lakes and their associated wetlands. There are extensive associated wetlands connecting these Hicks, Pattison and Long Lakes. These designated environmentally sensitive areas, within the city, have protection requirements as delineated in the City of Lacey Environmental Protection and Resource Conservation Plan and regulations.

In addition to the extensive wetlands, there are also designated habitat sites, primarily for bald eagle and wood ducks. There are also designated

geologically sensitive areas regarding slopes surrounding some of the lake sites. Portions of this planning area are within the McAllister Springs Geologically Sensitive Area and have specific requirements under County Ordinance 9707.

## II. Analysis

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

The Lakes Planning Area has an extensive number of single family residences and it is anticipated this would be the primary use that would continue to dominate in the future. While there is extensive property for development, the majority of undeveloped property lies adjacent to wetlands and will have limitations for development. There may be some opportunity for some high or medium density residential development along major arterials and along Hicks Lake Road adjacent to the City park site. In 1994, vacant property along Hicks Lake Road was designated for High Density Residential to accommodate some high-end condominium units that could capture a market wanting lake views. The City's intent is to encourage high-end multifamily development with lake views if it is possible to accommodate, considering road access, utilities and protection of environmental qualities. Discussion with the land owner entertained the idea that the Hicks Lake Road site might accommodate clustered high-end development on Hicks Lake Road, while retaining the waterfront area in buffer and common open space. Pursuant to environmental protection requirements, the buffer area could be dedicated to the city for protection and maintenance, essentially extending the adjacent park site along the waterfront and providing the condominium units with a premium location overlooking a groomed park area and waterfront.

Sewer is a high priority in this planning area because of the environmentally sensitive properties. Sewer is currently working its way through the planning area and will be in a position in the near future to serve most areas within the plan-

ning area. This will provide the opportunity for smaller lot sizes and clustered developments removed from environmentally sensitive areas.

The emphasis in this planning area should be to protect and enhance the environmentally sensitive areas and try to utilize environmental amenities. This could be accomplished through the provision of waterfront park areas and interconnecting trails and pedestrian systems, designed to afford the public the opportunity of enjoyment of environmental amenities. Opportunity exists for extensive interconnection of pedestrian trails and sidewalk systems along existing undeveloped environmentally sensitive areas if standards are in place at the time of development to require proper interconnections.

Currently, many of the properties adjacent to the extensive wetland resources in this area have not been developed because of the difficulty in developing environmentally sensitive properties.

The Environmental Protection and Resource Conservation Plan and regulations require proper buffering and dedication of environmentally sensitive properties to the City as development occurs on adjacent ownership. The opportunity exists to provide interconnecting habitat corridors with environmentally sensitive resources and to provide interpretive nature trails on the outer edge of such areas to provide the public the opportunity to enjoy these resources. Hicks and Southwick Lake provide the best opportunity for this, with an opportunity to provide a trail along the west side of Hicks Lake and along the entire perimeter of adjacent wetland areas south of Hicks Lake. Key dedications can also be obtained around Southwick Lake, which will provide an opportunity for a trail system along the south side of Southwick Lake as adjacent properties develop.

#### B. Land Use Balance

The planning area currently provides an appropriate balance of residential uses, considering

the environmental sensitivity of the area. This planning area includes a good stock of affordable apartment units along Ruddell Road, as well as a good stock of affordable single family houses. Additionally, this area has premium residential shoreline property.

The area is weak on provision of commercial services. However, this is appropriate given the environmental restrictions and land use patterns which currently exist. The planning area does have two small neighborhood commercial areas, one at the northeast corner of the Ruddell and Yelm Highway intersection, and one at the corner of Carpenter and Mullen Road intersection. These two neighborhood commercial sites can serve the southern portion of the planning area. Proximity to the Central Business District will provide services to the north end of the planning area.

Urban Center concepts, designated on property in the Seasons and Meadows Planning Areas and the Neighborhood Commercial designation around the intersection of Marvin and Mullen, could provide commercial services to properties in the east of the Lakes Planning Area. If any commercial expansion takes place, the best location would be at the corner of Carpenter and Mullen Road, which is central to the Lakes Planning Area. The one limitation of this site is its proximity to the Woodland Elementary School, which places limitations on the sale of beer and wine.

#### C. Proposed Land Use

Map 11 shows proposed land use conforming to recommendations of this plan.

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

A. Goal: Protection of environmental resources in this planning area is of paramount concern.

1. Policy: Require development to work around environmental amenities and create develop-

ments that take advantage of and promote environmental resources as an amenity.

2. Policy: All development designs shall be sensitive to how individual projects fit into the overall thrust of protecting environmentally sensitive areas.

3. Policy: In balancing competing goals and interests the City shall weigh in favor of strict application of environmental regulations and public access requirements in this planning area.

B. Goal: Interconnect all environmentally sensitive areas providing uninterrupted wildlife corridors and pedestrian interpretive trails.

1. Policy: Each development with wetlands and habitat sites shall be required to work towards providing interconnected environmentally sensitive areas with adjacent properties.

2. Policy: Habitat studies shall pay particular attention to interconnection of wildlife corridors and impact of development on adjacent environmentally sensitive areas.

3. Policy: Each development shall pay particular attention to providing public pedestrian opportunities around environmentally sensitive areas, providing an extensive interconnecting pedestrian trail system throughout the Lakes Planning Area.

4. Policy: Interpretive trails shall be designed to interconnect all residential areas, as well as environmentally sensitive areas.

C. Goal: Maintain existing medium and high density housing opportunities along major arterials with convenient access to transit where no impact to environmentally sensitive areas will occur.

1. Policy: Maintain areas for medium density development opportunities along Ruddell Road.