

## LAND USE MEADOWS PLANNING AREA

### I. Profile of Meadows Planning Area

#### A. Location

Meadows Planning Area is delineated by I-5 on the north, the Nisqually Bluffs representing the growth boundary on the east, the Burlington Northern Railroad right-of-way on the south, and Marvin Road on the west.

With the exception of a portion of the commercial and mixed use area in the northwest corner of the planning area, all of the Meadows Planning Area is unincorporated.

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

The Meadows Planning Area is characterized primarily as a residential area, with suburban development on septic tank and drain field and lot sizes of 10,000 square feet or larger. Additionally, there is a section of commercial at the intersection of I-5 and Marvin Road, spotted commercial uses along Martin Way and a couple of commercial uses along Pacific Avenue.

The planning area provides a mix of residential housing, with a considerable amount of mobile homes mobile home parks, single family residential structures, and some duplex and multi-family development in Tanglewilde East in the northern part of this planning area. Considering the residential balance, more emphasis could be placed on multifamily and duplex opportunities in this planning area.

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

There are a number of identified neighborhood groups within the Meadows Planning Area. Identified neighborhood groups include Tanglewilde East, Hawks Ridge, Meridian Acres, Ridgeview, Hawks Glen, the Meadows, Evergreen Terrace, The Ridge and Madrona Park. Several of the

larger developments in this area, such as Meadows, Meridian Acres, Hawks Ridge, Madrona Park and Ridgeview have identified homeowner's associations and organizational structure, including collection of dues and maintenance of common areas.

#### D. School District Facilities

There are two schools within this planning area including Meadows Elementary in the Meadows subdivision and River Ridge High School off Martin Way.

#### E. Transportation Analysis Zones

The Meadows Planning Area includes a number of transportation analysis zones, including TAZ 33, 34, 35, 36, 74 and a portion of 76.

#### F. Census Delineation

This planning area is in one census tract, Tract 0123. It includes an extensive number of census blocks.

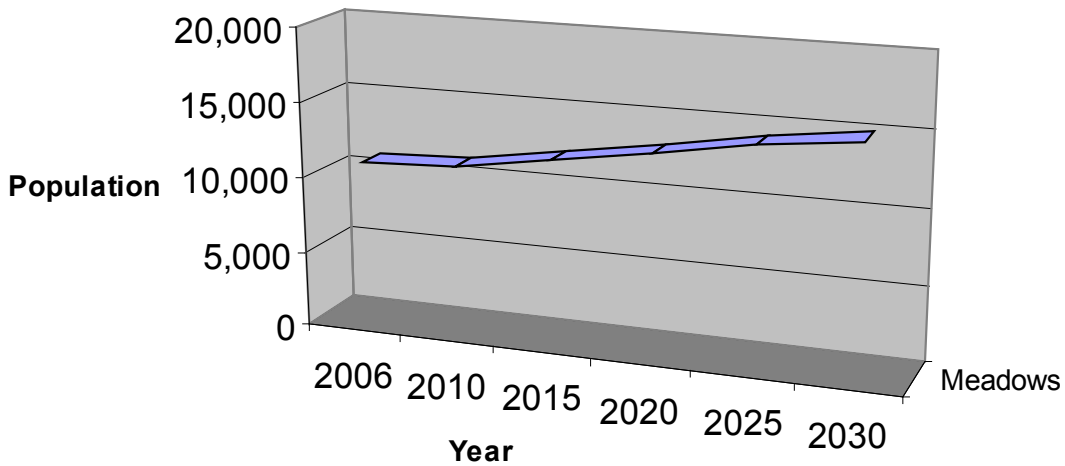
#### G. Acreage

This planning area includes approximately ~~2,191~~ 2,256 acres. According to the Regional Vacant Lands Study, approximately ~~877~~ 465 are available for development as of ~~this writing~~ 2007.

#### H. Population

The ~~2000 census put the~~ 2006 population of this planning area is ~~estimated~~ at 8,630 10,870. Approximately ~~877~~ 465 acres of vacant buildable land exists within the planning area for development as of ~~2002~~ 2007. Population growth and allocation projections anticipate the population in the Meadows Planning Area by the year ~~2025~~ 2030 will be 15,060 persons; Chart 30A displays population projections for this planning area. According to Regional projections, ~~under a current trends scenario~~ there will be approximately ~~3,180~~ 4,000 single family units, ~~1,170~~

**Chart 30A**  
**Population Projection for the Meadows Planning Area 2007 to 2030**  
**Data Provided By Thurston Regional Planning**



1,580 multi-family units and 630 mobile 510 manufactured home units by the year 2025 2030; See section on Housing for 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 12 displays existing land use for this planning area. This map is based upon assessor information for 2002. ~~Table 9~~ Chart 30B shows the number of single family dwellings, multifamily dwellings and manufactured homes available within the planning area as of ~~2000~~ 2006 and projection for 2030. See section on housing for

<b>Table 9</b>	
<b>Residential Units In Meadows Planning Area</b>	
Single Family	2810
Multifamily	860
Manufactured Housing	490

a more detailed discussion and illustrations. Chart 31 provides an allocation breakdown of developed properties by percentage in each general land use category.

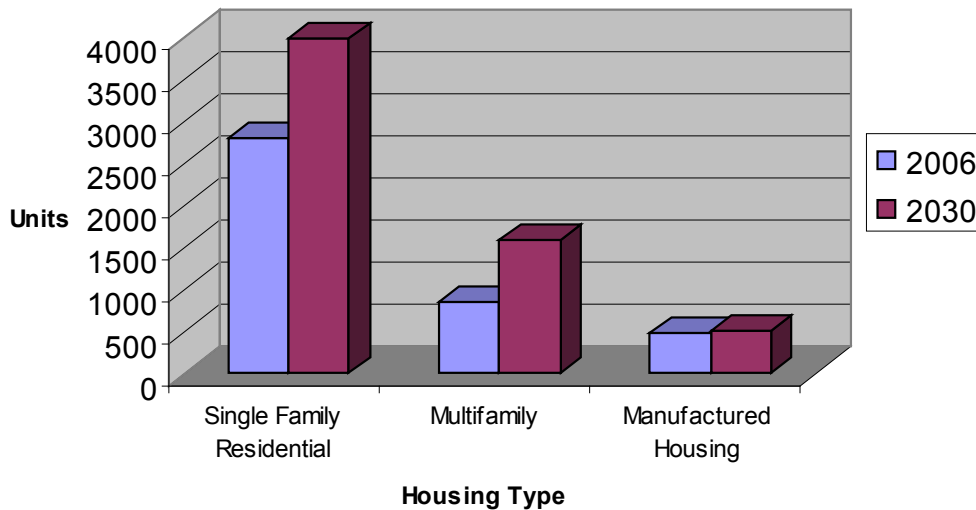
The majority of land use in this planning area is residential, encompassing approximately 87% of the developed land use. Commercial land use accounts for 6%.

Table 10 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 32.

J. Density Characteristics

The primary form of development in the Meadows Planning Area is single family residential units on large size lots because of the necessity to accommodate septic tank drain field systems. Most of the lots in this planning area are therefore 1/4 acre or more in size, resulting in a density of developed acres of less than 4 units per net acre. Recently, sewer has been extended into the planning area from the south as a result

**Chart 30B**  
**2006 to 2030 Housing Forecast for the Meadows Planning Area**  
**Housing Units Shown By Type**  
**Data Provided By Thurston Regional Planning**

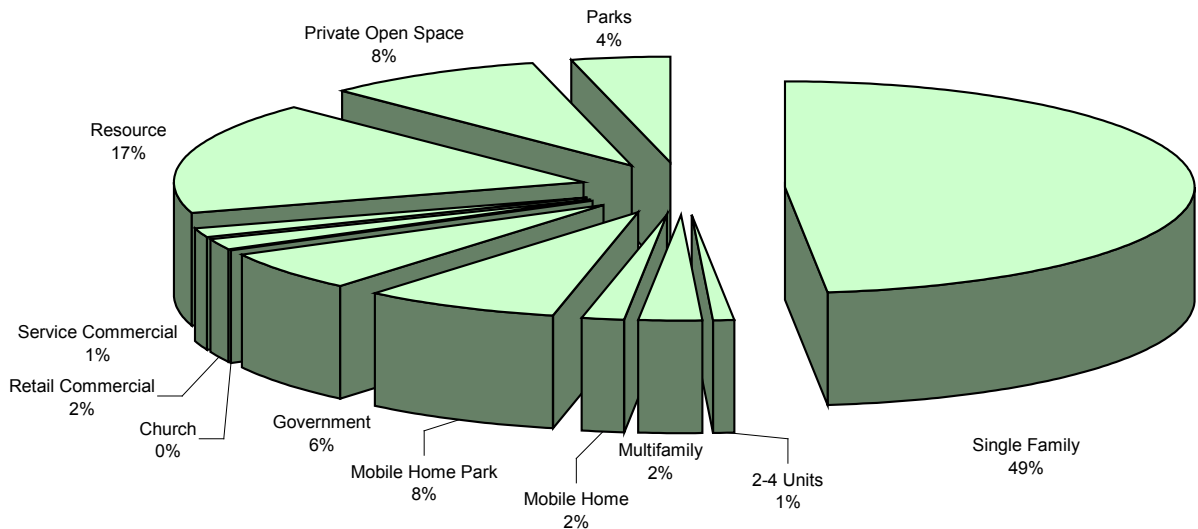


of development of projects in the Seasons Planning area and the Madrona Subdivision. Sewer has also been extended into the area from the north as a result of development of River Ridge High School.

with market conditions, accounts for the absence of significant multifamily areas. There are at least two large multi-family areas within this planning area. One is located in Tanglewilde East, where a large open space area serves as a community drain field area.

The absence of sewer until the last decade, along

**Chart 31**  
**Existing Land Use in Meadows Planning Area**  
**Measured As Acres Of Land Resources Consumed**  
**Based On Assessor Data 2002**



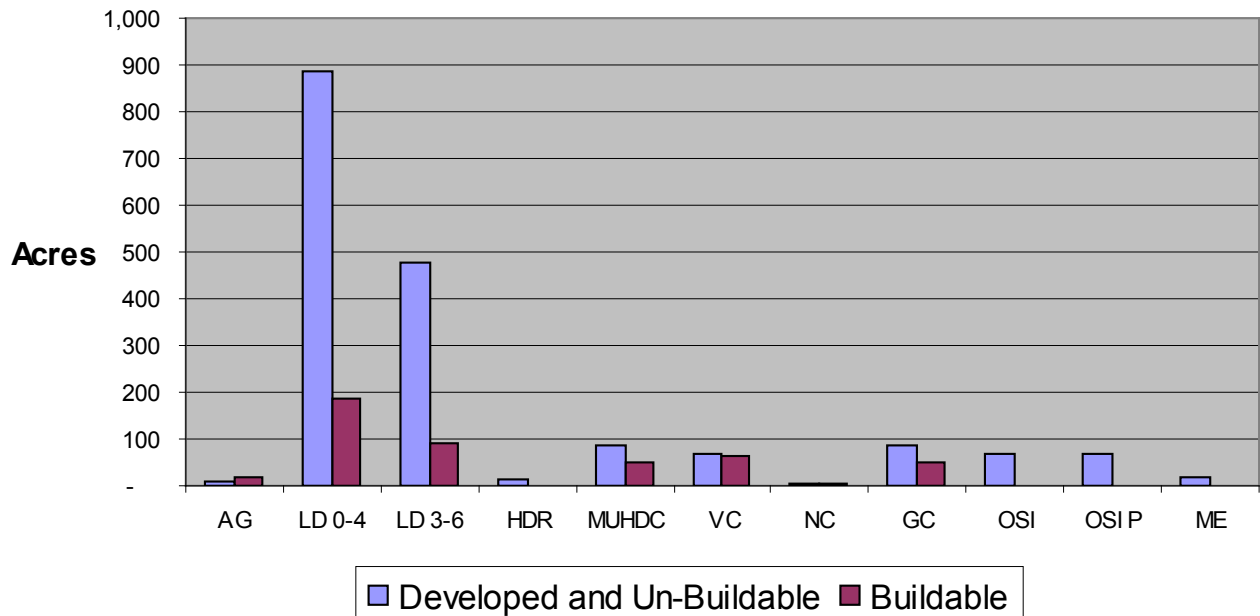
<b>Table 10</b>			
<b>MEADOWS PLANNING AREA</b>			
<b>NUMBER OF DEVELOPED AND UNDEVELOPED ACRES BY ZONE</b>			
<b>Zoning Category</b>	<b>Developed</b>	<b>Buildable</b>	<b>Total</b>
Agricultural	10	20	30
Low Density Residential 0-4	887	188	1075
Low Density Residential 3-6	477	91	568
High Density Residential	15	0	15
Mixed Use High Density Corridor	86	49	135
Village Center	69	63	132
Neighborhood Commercial	5	5	10
General Commercial	87	50	137
Open Space Institutional	68	0	68
Open Space Institutional/Park	67	0	67
Mineral Extraction	18	0	18

K. Parks/Open Space

Recently in a joint venture with the County the City acquired a major regional park site by buying part of the mushroom farm property at the Southeast corner of Marvin Road and Steila-coom. This site is planned to be developed into a major regional park with baseball, softball and

soccer fields. Additionally, there are numerous open space areas in common ownership in subdivisions. Most notably, there is a large area in Tanglewilde East, significant open space and green belts throughout the Meadows, a large park site in Madrona Park and a large open space area in Evergreen Terrace.

**Chart 32**  
**2007 Meadows Planning Area**  
**Developed and Buildable Land Resources**  
**Data Provided By Thurston Regional Planning**



## L. Resource Designations

This planning area contains resource designations and a mushroom farm that is designated for residential use in anticipation of re-development in the future. The mushroom farm is located at the northeast corner of Marvin and Steilacoom Road. This farming activity has been in operation for a number of years, predating subdivision development around it. In recent years as residential development has occurred, the mushroom farm has been the target of complaints based on the significant odors generated as a result of composting at the site. The site is considered of local agricultural significance, but not state-wide significance. Two properties shown under the ownership of Smith, one along Marvin and one on Steilacoom, have also been actively farmed for years. In 1994 owners requested an agricultural designation so they could continue the agricultural activity. In addition to the agricultural properties, the County also has a gravel pit on Steilacoom Road. This pit is considered of long term significant use.

## M. Environmentally Sensitive Area Designations

This planning area has some significant wetland areas, most notably in the southern area along the Burlington Northern Railroad right-of-way and just east of Hawksridge. There is also a stream and ravine drawing out of the southeast corner of the Meadows subdivision. Additionally, this area has some geologically sensitive areas regarding slopes along Nisqually Bluffs at the easternmost end of the planning area.

## II. Analysis

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

The Meadows Planning Area is predominantly single family residential, but recently the commercial area in the Northwestern portion has been expanded and has taken on a regional

emphasis.

There are also extensive undeveloped resources designated Mixed Use High Density Corridor along Martin Way. This designation has provided the opportunity for existing commercial properties to redevelop and new commercial activities to develop under this mixed use concept. This designation is a continuation of the High Density Mixed Use Corridor from the Tanglewilde Planning Area. During review of the Mixed Use High Density concept in 1996 and 1997 the entire corridor was broken into three areas with slightly different emphasis to accommodate existing commercial uses. That portion in the Meadows planning area was the least developed and determined to be the best for development of only those uses most consistent with the intent of the zone. For this reason it is the most restrictive considering automobile orientation, allowing only those uses not dependant upon automobiles.

Sewer has been a high priority in this planning area currently on septic tank, because of significant urbanization and to serve potential infill development on vacant lands along arterials. Sewer is now in a position to be extended into most of the undeveloped portions of this planning area.

### B. Land Use Balance

This planning area currently provides a balance of residential uses that would be expected considering the absence of sewer over the last decade. As sewer now becomes available to the planning area, moderate to high density options, including multifamily development and 2-4 unit development, can be encouraged, particularly along the major arterials of Steilacoom, Marvin, Pacific and Martin Way.

Currently, single family homes in this area provide a full range of housing opportunities, including condominiums in the Meadows selling for around \$85,000 to properties with views along Nisqually Bluff in Ridgeview selling at

\$250,000 and more.

The area also has significant potential for the provision of commercial services considering the Martin Way corridor and the intersection of Marvin and I-5. The existing Neighborhood Commercial area along Pacific where a couple of commercial uses currently exist provides the opportunity for local commercial services to the southern portion of this planning area.

### C. Proposed Land Use

Map 13 shows proposed land use conforming to recommendations of this plan.

## III. **Goals and Policies**

A. Goal: Continue to pursue the evolution of the existing Martin Way strip commercial area into an attractive high density mixed use corridor.

1. Policy: Use the “Evolution of a Corridor” study (from auto-oriented arterial to high density residential corridor) developed by Regional as a guide for redevelopment of Martin Way in this area.

2. Policy: In development of the mixed use corridor, pay particular attention to ensuring compatibility with adjacent low density residential areas and the new school.

3. Policy: Work on pedestrian connections to the corridor for surrounding residential neighborhoods and the new high school.

B. Goal: Accomplish coordinated multi-modal transportation planning in this area.

1. Policy: Utilize extensive tracts of vacant land to accomplish early street planning, with particular emphasis on necessary interconnections for multi-modal transportation and pedestrians.

2. Policy: Provide coordinated interconnection

of new residential and commercial development emphasizing pedestrian opportunities.

3. Policy: Require interconnections of streets, pedestrian trails and greenbelts with adjacent projects and properties. Pay particular attention to interconnection of the Urban Center site and interconnections to wetland, habitat corridors, park sites and school sites.

4. Policy: Require access easements through private streets and apartment complexes to ensure an interconnection between adjacent properties and local collectors and arterials.

5. Policy: Require exceptional pedestrian linkage between residential and commercial areas.

C. Goal: Encourage development of the Urban Center at the corner of Marvin and Pacific as a main focus for new development.

1. Policy: Promote a range of mixed residential uses, the planned school site, and limited neighborhood commercial use in the Urban Centers designed to serve this planning area.

2. Policy: Require proper integration of the Urban Center with surrounding developed and undeveloped properties. Integration should emphasize pedestrian connections, streetscape, trails, open space, the planned school site and logical transitions and blending of land uses of different intensities.

D. Goal: Encourage development of a range of residential types, with emphasis on providing additional medium and high density opportunities in this area.

1. Policy: Continue to support the designation of areas along Pacific and Steilacoom for medium and high density, with transitions to existing low density residential development.

2. Policy: Encourage a full range of moderate and high density residential uses, including single family zero lot line developments, townhouse

units, mixed residential use planned residential developments and multifamily apartments and condominiums.

3. Policy: Pay careful attention to creating effective transitions between new developments of higher density and existing low density development.

E. Goal: Provide convenient access to neighborhood commercial zones throughout the planning area with emphasis on pedestrian opportunities.

1. Policy: Pay particular attention to design of the Urban Center to create convenient neighborhood commercial activities within walking distance of surrounding neighborhood areas.

2. Policy: Pay particular attention to integration of neighborhood commercial sites to ensure the site is compatible with, complements and serves local neighborhood uses.

3. Policy: Neighborhood Commercial zones should be designed and sited to serve neighborhood needs as opposed to serving a larger community base or capturing the motoring public.

F. Goal: Serve area's urbanized neighborhoods with sewer.

1. Policy: Recognizing the importance of providing this urbanized area with sewer, encourage provision of sewer to built-out residential neighborhoods in this area.

G. Goal: Protect resource uses in this planning area.

1. Policy: Continue to support the designation of the small farm and the Ostrom Mushroom property as agricultural, and allow existing agricultural activities to continue.

2. Policy: Designate the County gravel pit for mineral extraction use and allow the existing use to continue.