

LAND USE PLEASANT GLADE PLANNING AREA

I. Profile of Pleasant Glade Planning Area

A. Location

Pleasant Glade Planning Area includes generally that property north of Interstate 5, west of Carpenter and Draham Road, east of Sleater Kinney Road and Chehalis Western trail, and south of the urban growth boundary just north of Pleasant Glade Road.

The majority of the Pleasant Glade Planning Area is unincorporated. Approximately 1/3 is within the City of Lacey.

B. Character and Functional Relationship to City

This planning area has historically been almost exclusively residential, with the exception of approximately 102 acres designated as Central Business District in the southeast corner of the planning area, adjacent to and east of College Street and adjacent to and north of Interstate 5. Of the 102 acres zoned Central Business District, only 76 acres are considered built out, leaving an additional 25 acres for development. In 1994 the City designated Sleater Kinney Road in this area as Mixed Use Moderate Density Corridor with the intent of providing some opportunity for local commercial services and retail functions. The proximity of Lilly Road and the Hospital also promised the potential to expand medical service activities under this designation.

To date no one has taken advantage of the commercial opportunities of this zone. Commercial services located along Martin Way and in the Central Business District are the closest commercial services for residents of this planning area.

The planning area provides a good mix of resi-

dential housing, with a number of single family houses, duplexes, several apartment buildings, manufactured home parks and scattered manufactured homes throughout the planning area.

C. Identified Neighborhood Groups and Homeowner's Associations

There are a number of identified neighborhood groups within this planning area including Westminster Estates, Midway and Woodland Creek. Westminster Estates has a homeowner's association and common property. Midway is composed of a significant number of rentals with duplexes and apartment buildings and there is no identified homeowner's association. There is no identified homeowner's association for the Woodland Creek development. However, the Woodland Creek subdivision has been fairly active in neighborhood issues.

D. School District Facilities

The North Thurston Public Schools has North Thurston High School, Chinook Middle School and Pleasant Glade Elementary School in this planning area. The high school and middle school are between College and Sleater Kinney, just south of Sixth Avenue. Pleasant Glade Elementary School is on Abernethy.

E. Transportation Analysis Zones

The Pleasant Glade area includes portions of Transportation Analysis Zones 18, 19, 20, 21, 22, and 105.

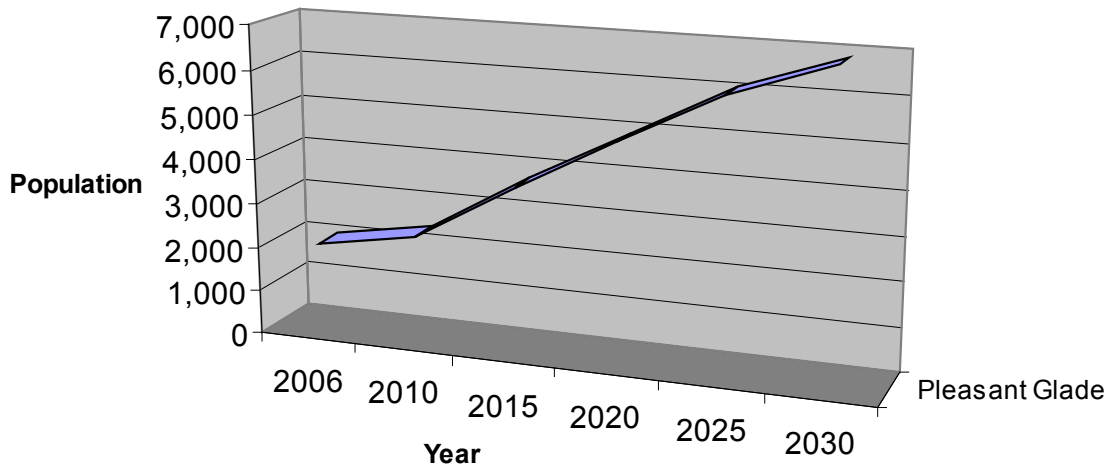
F. Census Delineations

This planning area includes portions of two census tracts, 012220 and 012210. It includes portions of 15 different census blocks.

G. Acreage

This planning area includes approximately ~~1,283~~ 1,373 acres. Of this amount, it is calculated that

Chart 33A
Population Projection for the Pleasant Glade Planning Area 2007 to 2030
Data Provided By Thurston Regional Planning



approximately 842 527 acres are vacant and available for development as of this writing; See land use map attached.

H. Population

The 2000 census put the population of this planning area is estimated at approximately 1990 2,030 in 2006. Approximately 842 527 acres of vacant land exist within the planning area for development as of 2002 2007. Population growth and allocation projections anticipate the population of the Pleasant Glade Planning Area by the year 2025 2030 will be 5,320 6,870 persons; Chart 33 displays population projections for this planning area. According to Regional projections under a current trends scenario by 2025 2030 there will be approximately 1,580 2,220 single family units, 530 630 multi-family units and 190 210 manufactured homes. 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 14 displays existing land use for this planning area. This map is based upon estimates by Thurston Regional Planning for 2001. Table 11 shows the number of single family dwellings, multifamily dwellings and mobile homes/manufactured housing available within the planning area as of 2001 2006 and projection for 2030.

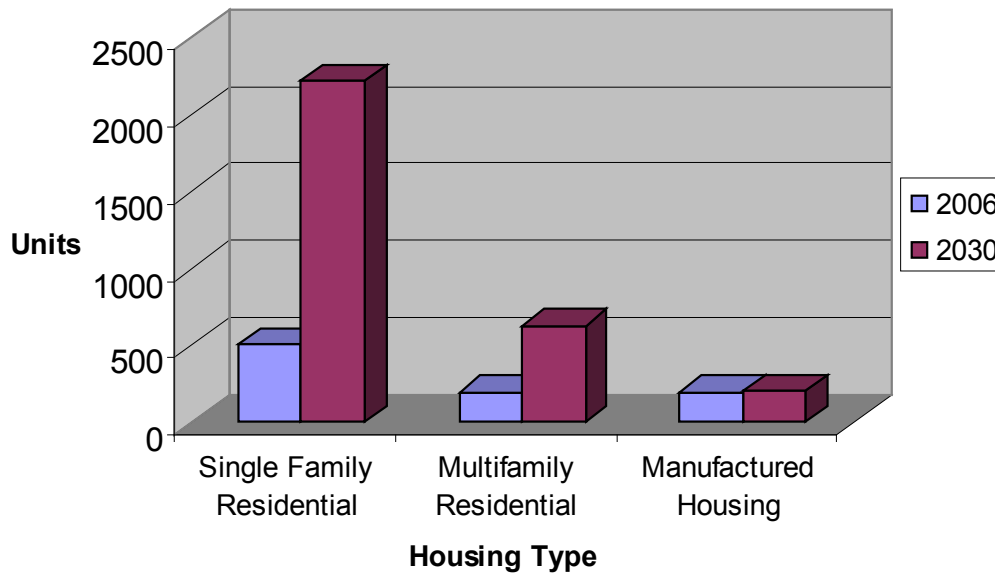
See section on Housing for more detailed discussion and illustrations.

Chart 34 provides an allocation breakdown of developed properties by percentage in each general land use category.

Table 12 provides an allocation breakdown of zoned properties by number of acres in each zoning classification, including both developed and

Table 11	
Residential Units In	
Pleasant Glade Planning Area 2006	
Single Family	510
Multifamily	200
Manufactured Housing	200

Chart 33B
2006 to 2030 Housing Forecast for the Pleasant Glade Planning Area
Housing Units Shown By Type
Data Provided By Thurston Regional Planning



undeveloped land. This information is graphically displayed in Chart 35. The majority of land in this planning area is residential, encompassing approximately 66% 77% of the developed land use. There is also an extensive amount of wetlands within the area, as

well as the Woodland Creek Corridor and associated wetlands. Review of the zoning data indicates an extensive amount of undeveloped vacant land remains in the low density residential category, and some of the commercial property contained within the Central Business District is

Chart 34
Existing Land Use In Pleasant Glade Planning Area
Measured As Acres Of Land Consumed
Based Upon Assessor Data 2002

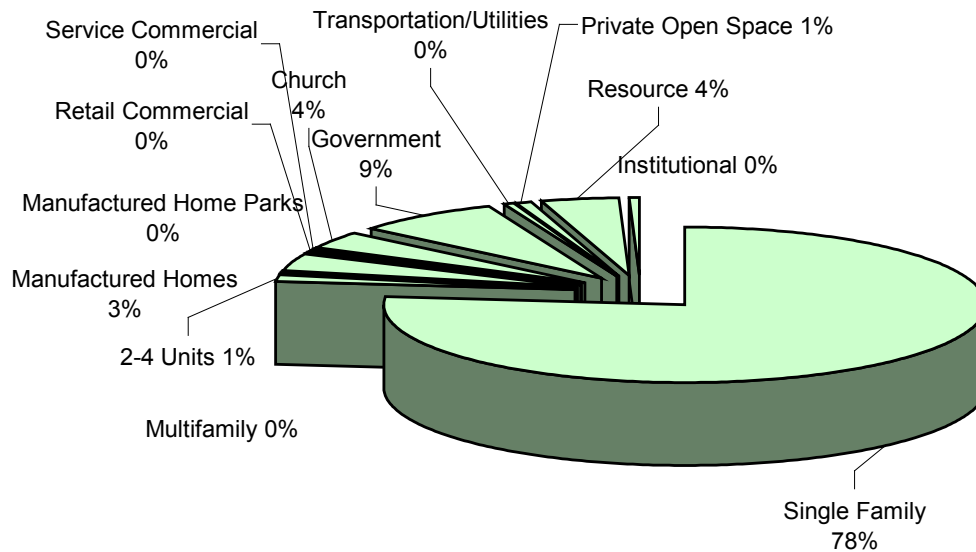


Table 12			
PLEASANT GLADE PLANNING AREA			
NUMBER OF DEVELOPED AND UNDEVELOPED ACRES BY ZONE			
Zoning Category	Developed	Buildable	Total
Low Density Residential 0-4	400	265	665
Low Density Residential 3-6	125	85	210
Moderate Density Residential	117	121	238
High Density residential	10	4	14
Mixed Moderate Density Corridor	13	27	40
Central Business District	76	25	101
Open Space Institutional	105	0	105

also available for development.

J. Density Characteristics

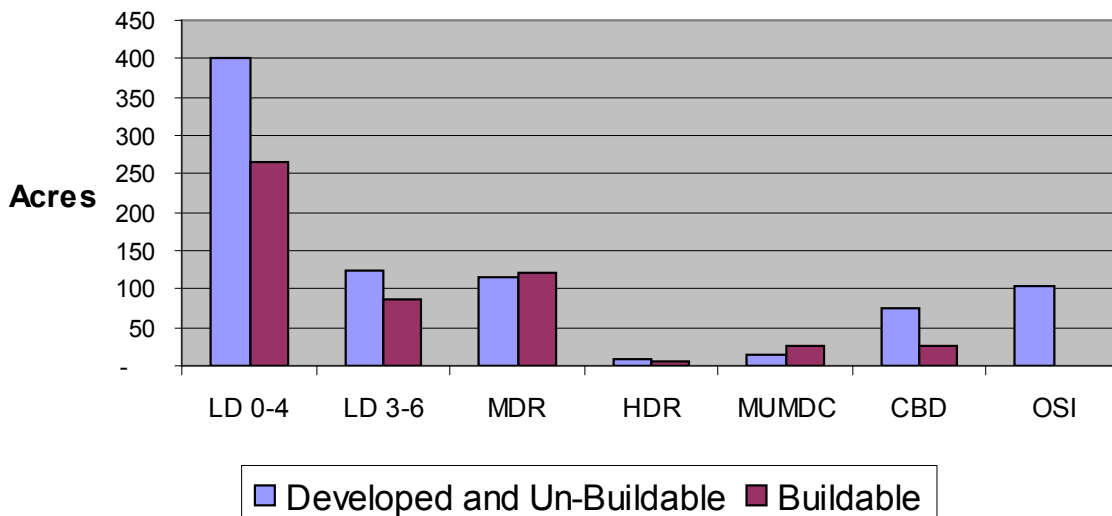
The primary land use form in the Pleasant Glade Planning Area is single family residential units on urban-sized lots, with septic tank/drain field systems. Midway’s typical lot is around 8,300 square feet, and duplex lots range around 12,000 square feet, or 1/4 acre. Westminster and Wood-

land Creek lots are generally over 1/4 acre. Lot sizes in the area have been limited because of the unavailability of sewer. Currently, all of the subdivisions in the area are unsewered. New subdivisions in the area are being required to extend sewer service to the property.

K. Parks/Open Space

This planning area has one park owned by the

Chart 35
2007 Pleasant Glade Planning Area
Developed and Buildable Land Resources
Data Provided By Thurston Regional Planning



City, Pleasant Glade Park . It is a neighborhood park of 31.85 acres and was acquired in 2002. -

L. Resource Designations

There are no agricultural or mineral extraction sites designated in this planning area. However, several land owners have property designated in open space tax designations for tax purposes.

M. Environmentally Sensitive Area Designations

This planning area has significant wetland areas and contains the Woodland Creek corridor, which also has associated wetlands. These areas have protection requirements as delineated in the City of Lacey's Environmental Protection and Resource Conservation Plan and implementing legislation. Protection of wetlands in the area will have an impact on how and where development may take place in this planning area.

Significant areas of geological sensitivity regarding steep slopes are also found in this area. For specific location of designated environmentally sensitive areas, please refer to the Environmental Protection and Resource Conservation Plan, Chapter 2.

II. Analysis

A. Primary Land Use Characteristics and Existing Potential Functions

Pleasant Glade Planning Area is primarily residential and it is anticipated that this would be the primary use that would continue to dominate in the future. While there is extensive property for development, a significant amount of vacant property lies adjacent to wetlands and will have limitations for development. This could provide the opportunity to market upper-end housing utilizing wetland resources as an amenity for the development. This would be particularly true of the Woodland Creek corridor area. Large single

family lots with large buffers and open spaces or clustered lots with large buffers could be developed around sensitive areas to protect them, while at the same time using them to market the developments.

As discussed in the housing section for the Pleasant Glade Planning Area, the arterials of Sleater Kinney and 15th Avenue could provide the opportunity for some moderate density residential development, as long as it did not impact wetland resources in the area.

A mixed use concept, as visualized and implemented in 1994, was adopted along Sleater Kinney with the thought of providing commercial services to the planning area. Another contemplated use for the mixed use zone is an emphasize on medical activities and support services given its proximity to hospital facilities and Olympia's Lilly Road medical services designation. Vacant land resources along Sleater Kinney make development of a mixed use concept relatively easy.

Because of the significant number of single family residences within the area on septic tank and drain field and the significant amount of environmentally sensitive area, sewer is a high priority for this planning area. Throughout Westminster Estates, failure of septic tanks and drain fields has occurred. Sewer will provide the opportunity for undeveloped parcels to develop with smaller urban-sized lots and eventually provide the opportunity for hook-up of existing development in the area.

Emphasis in this planning area should be to protect and enhance environmentally sensitive areas and try to utilize environmental amenities. This can be accomplished through the provision of wildlife and pedestrian corridors and interconnecting trails designed to afford the public the opportunity to enjoy environmental amenities. The Environmental Protection and Resource Conservation Plan and implementing legislation 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 in environmentally sensitive areas and to provide interpretive nature trails on the outer edge of such areas to provide the public the opportunity to enjoy these resources.

B. Land Use Balance

This planning area currently provides an appropriate balance of residential uses, considering the environmental sensitivity of the area and the absence of sewer. The planning area includes a good stock of affordable single family residential structures, duplex structures, and apartment units for moderate to low-income households, as well as more expensive housing, primarily along the Woodland Creek corridor.

While the area contains a section of the Central Business District which is primarily undeveloped, the area is weak on neighborhood supporting commercial services. A mixed use concept along a portion of Sleater Kinney providing the flexibility for local professional services along with medical services would strengthen the area's commercial base and provide professional service opportunities in this planning area.

C. Proposed Land Use

Map 15 shows proposed land use conforming to recommendations of this plan.

III. Goals and Policies

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

1. Policy: Require development to work around environmental amenities and create developments that take advantage of and promote environmental resources as an amenity.

2. Policy: All development designs shall be cognizant of 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 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 Pleasant Glade Planning Area.

4. Policy: Interpretive trails shall be designed to interconnect all residential areas as well as environmentally sensitive areas with links to the Central Business District.

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

1. Policy: Maintain existing areas for moderate density development opportunities along arterials of Sleater Kinney and 15th Avenue.

D. Goal: Maintain the existing Mixed Use Moderate Density zone along a portion of Sleater Kinney, with an emphasis on medical use and supporting services.

1. Policy: Maintain the designation of a portion of Sleater Kinney for Mixed Use Moderate Density.

2. Policy: The design and use theme developed for the mixed use moderate density uses in this planning area should emphasize medical opportunities resulting from the close proximity of hospital facilities and the adjacent Olympia medical services designation.