

LAND USE TANGLEWILDE/THOMPSON PLACE PLANNING AREA

I. Profile of Tanglewilde/Thompson Place Planning Area (Revised 3/5/02)

A. Location

The Tanglewilde/Thompson Place Planning Area is located just east of the Central Planning Area, bordered by I-5 on the north, Marvin Road on the east, Burlington Northern Railroad and Union Mill Road on the south and generally Carpenter Road on the west. It abuts the Hawks Prairie Planning Area on the north, the Meadows Planning Area on the east, the Lakes Planning Area on the south and the Central Planning Area on the west. Most of the Tanglewilde/Thompson Place Planning Area is located outside of the incorporated limits of the City of Lacey.

B. Character and Functional Relationship to City

The Tanglewilde/Thompson Place Planning Area is comprised principally of two older established neighborhoods dating from the late 50's and early 60's, the Tanglewilde Planned Unit Development and Thompson Place. These two developments built out at urban densities, with average lot sizes of approximately 10,000 square feet.

The planning area also includes a good portion of commercial property along Martin Way at the intersection of Martin and Marvin and I-5 and a small piece of the Central Business District belonging to St. Martin's.

The planning area's primary function is residential. However, strip commercial, the General Commercial intersection at Marvin and Martin and the highway commercial intersection at Marvin and I-5 make commercial activities a major emphasis.

C. Identified Neighborhood Groups and Homeowner's Associations

The main neighborhoods in the Tanglewilde/Thompson Place Planning Area, Tanglewilde and Thompson Place, do not have formalized homeowner's associations with collection of dues and specific maintenance requirements. However, both areas have well organized neighborhood groups.

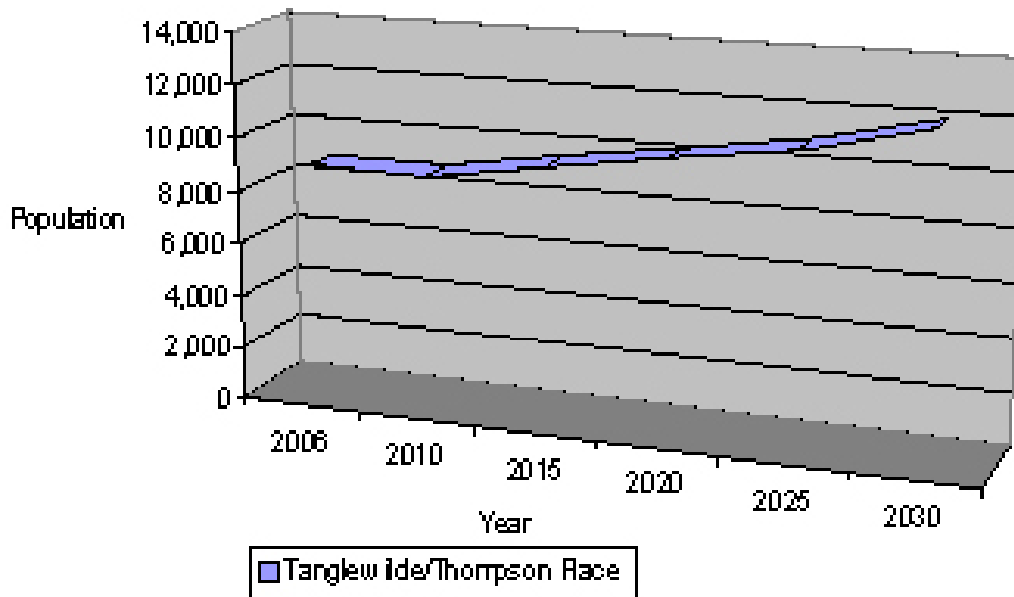
The Tanglewilde area has the Tanglewilde Recreation Center Inc., established to be responsible for maintenance of the park and pool. All single family homes within Tanglewilde can vote for officers on the Tanglewilde Recreation Center board. A Park District was also formed and Tanglewilde residents get to vote for Park Board members. Every two years, tax levies are voted on within the local park district to maintain the park and pool. This creates the necessity for extensive networking and community activity.

Thompson Place and adjacent Woodglen also have active neighborhood groups that have participated in recent land use projects. Thompson Place has a park, requiring a neighborhood organization to maintain it.

Two smaller but newer developments, The Park and Aldea Glen, have well-organized homeowner's associations. The Park requires mandatory collection of dues to maintain private facilities, including play equipment, a pool and parkway maintenance.

There are some 14 other subdivisions within this planning area. Three of these, including Bicentennial, Sherwood and McGimpsey Estates, are north of Steilacoom. Of those three, only McGimpsey Estates has a lot owner's association. The other subdivisions south of Steilacoom and Pacific have no identified contact persons and are not recognized as having formal homeowner's associations in a listing developed by the City.

Chart 39A
 Population Forecast for the Tanglewilde/Thompson Place
 Planning Area 2007 to 2030
 Data Provided By Thurston Regional Planning



D. School District Facilities

North Thurston Public Schools has three properties within this planning area. These include Lydia Hawk Elementary School within the Tanglewilde neighborhood, the Olympic View Elementary School within the Thompson Place neighborhood and Nisqually Middle School at the corner of Marvin and Steilacoom.

E. Transportation Analysis Zones

The Tanglewilde/Thompson Place Planning Area includes TAZ 31, 32, 38, 40, 41, 42, 44, 71, 72, and 73.

F. Census Delineation

This planning area includes three census tracts, all of tract 115 and portions of 116.10 and 112.

G. Acreage

This planning area includes approximately 1,935

acres of property. Approximately 479 acres are still available for development.

H. Population

The 2000 census put The population of this planning area is estimated at 8,280 8,920 persons. Approximately 479 acres of vacant land exist within the planning area for development as of 2000 2007. Population growth and allocation projections anticipate the populations in the Tanglewilde/Thompson Place area by the year 2025 2030 will be 10,130 12,040 persons. Chart 39A displays population projections for this planning area. Approximately 2,610 2,770 single family, 1,090 870 multifamily units and over 400 370 manufactured homes are expected by the year 2025 2030.

See section on housing for discussion of housing forecasts and illustrations.

Increasing density over existing zoning designations or actions encouraging higher density in

this planning area would extend vacant land resources and increase long term potential density and population.

I. Land Use - Current

Map 18 displays existing land use for this planning area. This map is based upon assessor’s information for 2002. Table 15 shows the number of single family dwellings, multifamily dwellings and manufactured homes available within the planning area as of 2000 2006. See Section on housing for a more detailed discussion and illustrations.

Chart 40 provides an allocation breakdown of developed properties by percentage in each gen-

Table 15	
Residential Units In	
Tanglewilde/Thompson Area 2006	
Single Family	2290
Multifamily	870
Manufactured Housing	370

eral land use category.

Table 16 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 41.

The majority of the land use in this planning area is residential, encompassing 69% of the developed land use. This planning area also has a good share of commercial, which includes approximately 9% of the developed land use.

J. Density Characteristics

The primary residential form in the Tanglewilde/Thompson Place Planning Area is single family residential on large urban lot sizes of approximately 1/4 acre sites. However, approximately 3% of the developed land area is also multi-family, with another 3% in duplex lots that pushes the density up slightly higher than this. The residential portions of this planning area have been constructed for utilization of septic tank

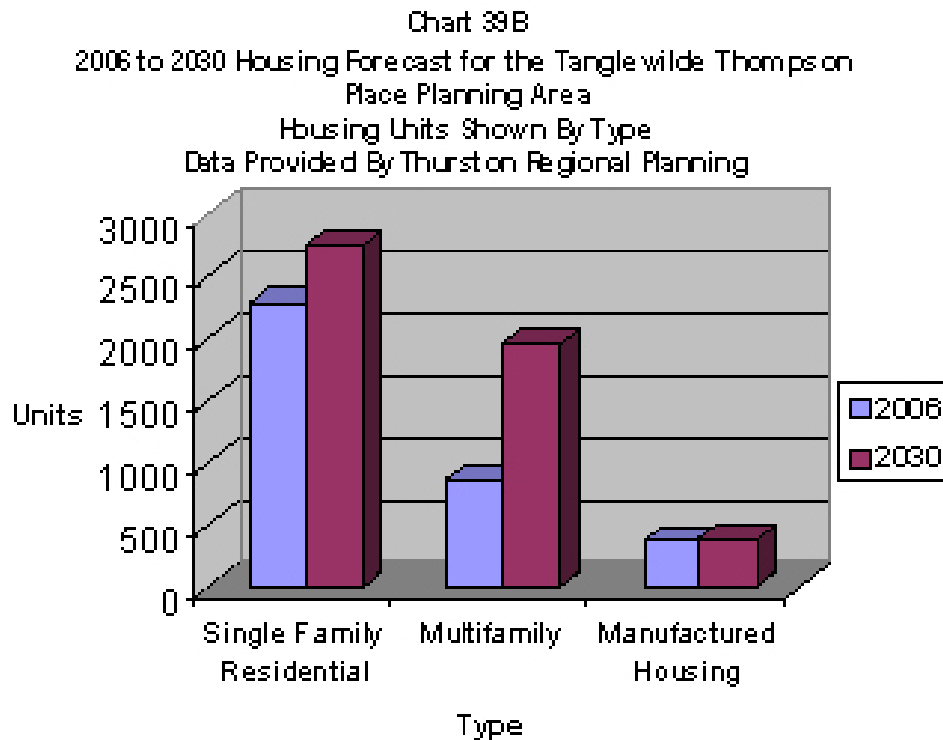
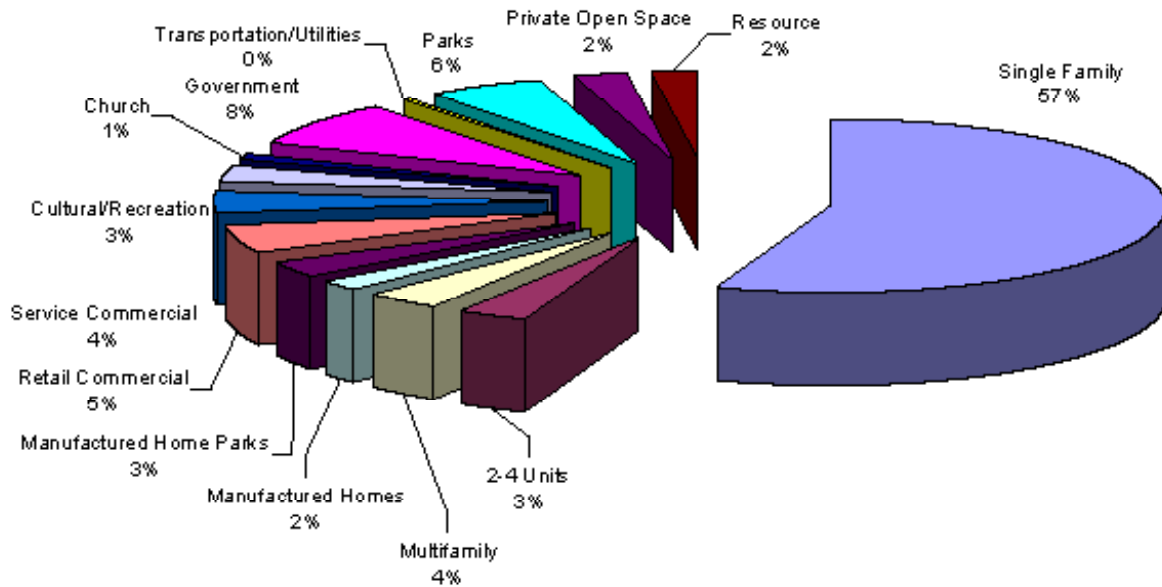


Chart 40
Existing Land Use In Tanglewilde/Thompson Place Planning Area
Measured As Acres Of Land Resources Consumed
Based Upon Assessor Data 2002



and drain fields, which has significantly limited the potential density.

K. Parks/Open Space

This planning area has three older private parks associated with the Tanglewilde/Thompson Place neighborhoods and some newer park areas recently acquired by the City of Lacey. The

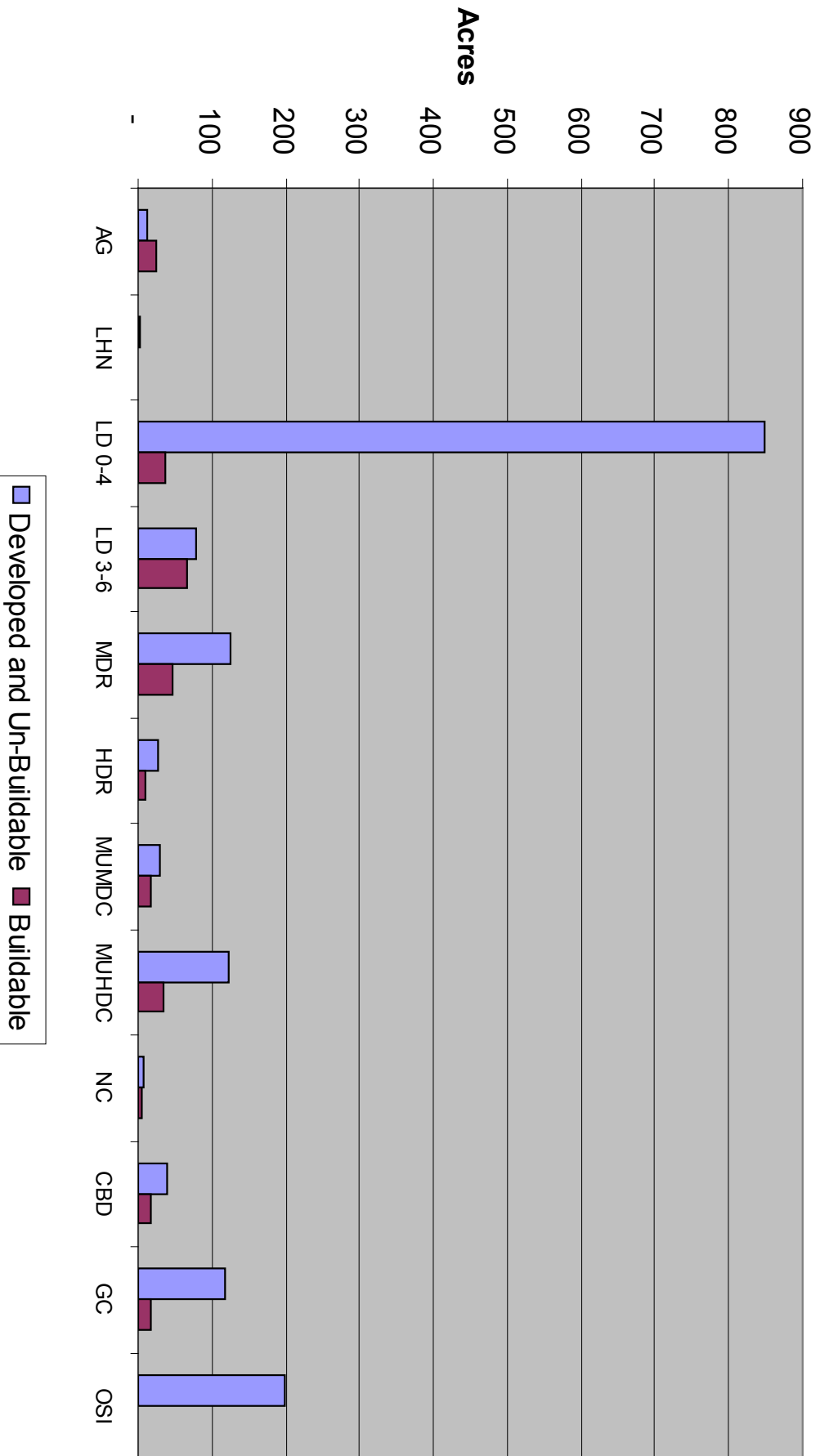
Tanglewilde neighborhood has a large 5.2 acre park with a community recreation center, including swimming pool, tennis courts, and outdoor basketball court.

L. Resource Designations

There is one site slightly less than 40 acres located along Marvin between Pacific Avenue and

TANGLEWLDE/THOMPSON PLACE PLANNING AREA			
NUMBER OF DEVELOPED AND UNDEVELOPED ACRES BY ZONE			
Zoning Category	Developed	Buildable	Total
Agriculture	11	26	37
Lacey Historic Neighborhood	4	0	4
Low Density Residential 0-4	848	36	884
Low Density Residential 3-6	79	67	146
Moderate Density Residential	124	47	171
High Density residential	28	11	39
Mixed Use Moderate Density Corridor	30	17	47
Mixed Use High Density Corridor	124	34	158
Neighborhood Commercial	7	4	11
Central Business District	38	18	56
General Commercial	119	17	136
Open Space Institutional	199	0	199

Chart 41
2007 Tanglewilde Thompson Place
Developed and Buildable Land Resources
Data Provided By Thurston Regional Planning



the railroad right-of-way that is actively farmed at the time of this writing.

M. Environmentally Sensitive Area Designations

This planning area includes portions of Lake Lois and the Woodland Creek corridor and associated wetlands that run from Lake Lois to the northern tip of Long Lake. These areas are designated environmentally sensitive and have specific protection requirements as delineated in the City of Lacey Environmental Protection and Resource Conservation Plan. There are also isolated areas of geological sensitivity considering slope. 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

This planning area includes primarily residential areas in the County that were urbanized in the 60's. The Tanglewilde neighborhood and Thompson Place neighborhood are extensively built out with single family residential units on 1/4 acre lot sizes, with little opportunity for additional development. The majority of vacant property in this area is along Marvin Road, with some property that is undeveloped and some that could be redeveloped along Pacific. These areas have been designated for a higher density to promote the Regional Transportation Plan's goal for densification of major arterials. Additionally, Martin Way has historically developed as a strip commercial area. Over the last decade this area was designated with a Mixed Use High Density Corridor designation with the intent to provide an opportunity for high density redevelopment designed under the "Evolution of a Corridor" concept developed by Thurston Regional Planning for high density mixed use.

In the 1980's the Hawks Prairie Center area was discussed as a good area for an urban center. However, this area was becoming extensively developed and it was doubtful that an urban center concept was realistic. Over the last decade this area has been promoted as an area ideal for regionally oriented commercial activities. Improvements to the I-5 interchange including the slip ramp have made this a good area for automobile oriented uses and regional access. With the improvements recently made to the I-5 interchange, and with significant pieces of underdeveloped land now under state ownership, this area has the potential to become more of a regional draw with significant regionally oriented commercial uses. Discussion has continued with the state over alternatives for selling or trading the state owned property in this area to enable commercial activities to develop. If this occurs, it promises to have a significant positive financial impact to the City with the potential for an increased retail tax base.

The best alternatives for increasing density and providing commercial services may be a High Density Mixed Use Corridor concept along Martin Way, and a Moderate Density Mixed Use concept along portions of Pacific. Some opportunity also exists for higher density options on undeveloped property along Marvin Road with existing moderate and high density designations.

If this is to be accomplished, sewer will be required. Sewer currently serves the Martin Way area, but does not serve Pacific or Marvin south of Martin Way. A new sewer line was recently extended along the Burlington Northern Railroad right-of-way at the south boundary of the planning area, and is now in a position to be extended to serve undeveloped properties along Marvin Road.

B. Land Use Balance

This planning area currently provides an appropriate balance of residential uses, including a good stock of affordable middle income single

family housing and multi-family housing. Tanglewilde/Thompson Place area is known as a neighborhood for young families.

The commercial strip development along Martin Way has been characterized as the classic unattractive strip development that jurisdictions usually discourage. Design of the Mixed Use High Density Corridor concept is expected to improve the situation over the long term. The strip development and the malls at the corner of Marvin and Martin account for approximately 14% of the developed land area. This commercial development serves not only the neighborhood, but also community-based and more recently regionally-based commercial services.

C. Proposed Land Use

Map 19 shows proposed land use conforming to recommendations of this plan.

III. **Goals and Policies**

A. Goal: Continue to promote the implementation of 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 Thurston Regional Planning as a guide for redevelopment of Martin Way in this area.
2. Policy : Recognize that viable auto-related uses exist along Martin Way that should be allowed to mix with other uses to maintain a healthy business environment.
3. Policy: Provide for a mixed use corridor west of Ranger/Hensley along Martin Way that would include the numerous existing auto-related businesses as permitted uses.
4. Policy: Provide for a mixed use corridor east of Ranger/Hensley along Martin Way to the

General Commercial area with limitations placed on new or expanded auto-related uses through a public hearing process.

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

6. Policy: Work on pedestrian connections to the corridor for surrounding residential neighborhoods.

7. Policy: Funding sources will include the City, County and property owners for developing and phasing road improvements to Martin Way.

B. Goal: Promote the Mixed Use Moderate Density zone along portions of Pacific Avenue with emphasis on office and professional services to support this planning area.

1. Policy: Designate portions of Pacific Avenue that are undeveloped or with opportunities for redevelopment for a Mixed Use Moderate Density zone.

2. Policy: The use and design theme developed for the Mixed Use Moderate Density zone in this planning area should emphasize opportunities to provide the commercial service needs for this planning area.

C. Goal: Develop vacant land along Marvin Road with the exception of agricultural resource areas for moderate and high density where sewer can be provided and environmentally sensitive lands can be protected.

1. Policy: Promote the provision of sewer to service Pacific Avenue in this area.

2. Policy: Ensure proper development considering the environmental sensitivity of Goose Lake by strict application of standards of the Environmental Protection and Resource Conservation

Plan and implementing legislation.

3. Policy: Retain designation of vacant property along Marvin Road for moderate and high density residential use.

4. Policy: Promote the provision of sewer along Marvin Road in this area.

D. Goal: Serve the Tanglewilde/Thompson Place neighborhoods with sewer.

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

2. Policy: Explore a range of options for provision of sewer, including alternatives of S.T.E.P. sewer.