VII. PROPOSED LAND USE KEY CONCEPTS, MAPS AND DESCRIPTION OF PROPOSED DESIGNATIONS
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A. Key Concepts Visualized in Land Use Maps

Based upon the analysis and goals of this land use element and other elements of the comprehensive plan, key concepts have been used in preparing the land use maps. The most significant of these include using various techniques to increase density in the urban growth area, providing a mix of land uses in each planning area, including a full range of residential uses and provision of commercial services, recognizing and protecting environmentally sensitive areas, interconnection of multi-modal corridors and urban trails with key elements of the neighborhoods and community and a desire to increase the commercial and industrial base.

Several main techniques have been used to increase densities. These include concentration of high densities along major arterial corridors consistent with the Regional Transportation Plan, implementing a Mixed Use High Density Corridor along Martin Way and Mixed Use Moderate Density Corridors along Sleater Kinney and Pacific Avenue, designating strategically located large undeveloped parcels for development under an urban center concept and implementing the concept of requirements to achieve minimum densities in certain zones.

To promote a mix of uses consistent with the housing element and the Regional Transportation Plan, each planning area was analyzed for its mix of uses and residential and commercial opportunities. Each planning area was provided with a rich mix of residential zones to provide opportunity for a full range of housing types. Each planning area was also reviewed for the strategic siting of neighborhood commercial areas to promote the opportunity for each neighborhood to be within walking distance of key commercial services.

To insure proper consideration of environmentally critical areas, particularly wetlands, known sensitive areas and anticipated buffers have been designated open space institutional. These sites can now be more easily identified and integrated into the planning process. Maps show graphically, with the open space institutional classification, the inter-relationships of lakes, wetlands and wildlife corridors with other key public sites in our neighborhoods, such as parks and schools and how these key public sites can be interconnected by trails and pedestrian corridors.

The maps also emphasize the neighborhood and pedestrian emphasis of the plan by showing multi-modal corridors and pedestrian links with key components of each neighborhood, including environmentally sensitive properties, parks, schools, and commercial areas.

A desire to evolve from our heritage as a residential suburban community to a healthier funded jurisdiction with a thriving commercial and industrial base is shown with substantial commercial and industrial resources shown in the Central, Hawks Prairie, and Tanglewilde/Thompson Place Planning Areas. In addition, strategically placed neighborhood commercial sites are sprinkled throughout the growth area, including Urban Centers where a mixed use concept is encouraged.

B. Meeting Needs of Various Land Uses

Charts 10 and 11, based upon the Buildable Land Report, show land resources in each land use category. The proposed land use accommodates anticipated needs for residential, commercial, industrial and open space institutional property.

C. Proposed Land Use Maps

The proposed land use maps show the intended long term use of the property throughout the urban growth area. The maps, together with goals and policies of the plan, provide long-term guidance in development and amendment of zoning
maps which provide regulations for land use over the short term. The maps include described land use designations for the specific use of individual properties, overlays to provide general design guidance for development of large parcels or groups of parcels, and pedestrian corridor plans providing guidance for linking components of each planning area and planning areas with one another.

Urban Center designations, which are general overlays, are intended to guide development by setting certain performance expectations rather than specifically dictating where certain uses of an Urban Center are to go. As such, a school symbol and neighborhood commercial symbol are shown in the Urban Center area, indicating that such sites are normally expected parts of the urban center concept without placing an exact location requirement for such use. The need and exact location of Urban Center components is considered in the design of the Urban Center at the application stage based upon the characteristics and needs of the site and surrounding neighborhoods.

The pedestrian linkage system shown is also a general guide showing the intent of the plan to link elements of each neighborhood and each neighborhood area, but not necessarily providing the exact location. Linkage is mandatory in keeping with the intent of the plan and all projects must comply with this intent. However, once each individual parcel and site has been analyzed, flexibility must be allowed in actual siting of pedestrian corridors to provide the opportunity to accomplish the best pedestrian design possible, considering functionality and neighborhood character.

Designated key pedestrian intersections are intended to provide guidance for location of pedestrian and other multi-modal transportation improvements, which may include such things as street furniture, exceptional landscaping treatment, transit waiting area and information signs, bike racks, public drinking fountains, street

Merchant pads and other such amenities to improve and enhance pedestrian and multi-modal transportation opportunities. They are located to maximize pedestrian linkage opportunities with key components of the neighborhood, such as residential and commercial areas, neighborhood recreation areas, environmentally sensitive resources such as wetlands and other key neighborhood elements.

More exacting standards for Urban Centers and pedestrian linkage will be provided in the zoning code based upon goals, policies, and map designations of the Comprehensive Land Use Plan.

D. Proposed Map Designations

1. **LD 0-4 - Low Density Residential**

   This is an urban residential classification with the lowest urban density intended for areas located adjacent to existing single family subdivisions with larger lots (7000 square foot or greater) and those areas with wetlands or other known environmental sensitivities. The designation is intended primarily for single family use at a density range of up to 4 units per acre.

2. **LD 3-6 - Low Density Residential**

   This is an urban residential classification to be applied to areas intended primarily for single family residential use at a range of between 3 and 6 units per acre. Limited mixed residential uses can be permitted under rigorous design review to ensure compatibility with surrounding uses and enhancement of residential function, quality and character of a neighborhood.

3. **MDR 6-12 - Moderate Density Residential**

   This is an urban residential classification to be applied to areas intended for mixed residential uses at a range of between 6 and 12 units per acre. It can be applied to areas having necessary urban services and utilities and mass transit options available to support moderate intensity
residential use. Because of the significant mix and moderate intensity of residential uses, design review is a key element to all uses locating in this designation. Design review must promote proper building design, site design, layout, and functional relationships in a neighborhood context. All projects must be made to contribute to the overall function, quality and character of the neighborhood and planning area in which they locate.

4. **HDR 6-20 - High Density Residential**

This is an urban residential classification to be applied to areas intended to accommodate the highest intensity of residential use at a range of between 6 and 20 units per acre. It can be applied in areas having a full range of urban services, utilities and mass transit options capable of servicing the needs of intensive residential use. Because of the significant concentration of population and intensity of use, design review is a key element of all projects locating in this designation. Design review must promote proper building design, site design, layout and functional relationship in a neighborhood context. Of particular importance in this zone is the interconnection of intensive residential uses to multi-modal transportation opportunities and commercial support services. Emphasis is needed in pedestrian and mass transit facilities and opportunities. All projects must be made to contribute to the overall function, quality and character of the neighborhood and planning area in which they locate.

5. **Mixed Use Moderate Density Corridor**

This designation is intended to accommodate a wide range and mix of medical, office and professional services, along with moderate density residential uses. It can be applied to arterial corridors that have significant undeveloped property or property that can be redeveloped and that is designated as Moderate Density Corridor in the Regional Transportation Plan. Emphasis shall be placed upon design and integration of a mix of uses to develop an attractive corridor that serves and accommodates both community based clientele and associated traffic and local neighborhood traffic and neighborhood pedestrians. Design themes or emphasis on specific uses shall be crafted to best fit within, and take advantage of, needs and opportunities available in and adjacent to the surrounding planning area. Emphasis is placed upon site and building design, pedestrian orientation, transit amenities and landscaping.

6. **Mixed Use High Density Corridor**

This designation is intended for the Martin Way strip commercial area where Lacey envisions the strip evolving into a Mixed Commercial High Density residential corridor described in the Regional study “Evolution of a Corridor; From Auto-oriented Arterial to High Density Residential Corridor”.

It is intended to allow the area to evolve into a beautiful place to live, work, walk and travel. Housing will fit the needs of a variety of households. Frequent transit will link it to key City centers. Public improvements are focused in areas along the corridors that have the greatest possibility for redevelopment. Emphasis is placed upon site and building design, pedestrian and transit amenities and landscaping. Emphasis is also placed upon the intended commercial orientation of the corridor.

7. **Hawks Prairie Business District**

This designation implements goals of the Northeast Area Plan with opportunity for mixed use development in a planned approach, promoting retail commercial and business commercial uses.

8. **UC - Urban Center**

This is an overlay designation intended to be applied to large parcels, or groups of parcels, requiring integrated planning of mixed residential use with limited commercial support services. The Urban Center concept follows the scheme
of development referred to as “neo-traditional” development. The intent is to create an old-fashioned sense of place with pedestrian-oriented, tree-lined streets, an easily-remembered grid, main street styled Urban Centers made for strolling and shopping and a full range of housing types.

9. **CBD - Central Business District and Woodland District**

This designation covers the financial and business hub of the Lacey community. It is a designation to attract regional retail shopping facilities and major office complexes, along with specialty retail businesses, support services, urban residential, hotel and institutional uses. It is designed for intensive use while promoting a pedestrian-friendly and aesthetically attractive commercial environment. St. Martin’s College and Abbey are also located in a CBD zone. It is the intent to facilitate the maintenance and growth of the school, not to expect to use their land base for major retail use.

10. **GC - General Commercial District**

This is a commercial designation with regional emphasis designed to provide for a full range of commercial uses and particularly those uses dependent more heavily on vehicle access rather than pedestrian access. This designation serves commercial uses that do not require location in more specialized commercial districts, or that would be inappropriate in such other districts.

11. **OC - Office Commercial District**

This is a commercial designation intended to provide for development of concentrated office complexes, creating an attractive setting adjacent to other businesses and commercial areas. The zone may also serve as a transition or buffer between living areas and other types of land use.

12. **CCD - Community Commercial District**

This is a commercial designation designed to provide for convenience type businesses and commercial services to serve the needs of residents from the surrounding neighborhoods and accommodate the vehicular trips regularly using the adjacent arterial(s) on a daily basis. This district should not include uses that will, in and of themselves, draw customers from a broad area of the region. Therefore, it is not the intent of this district to serve the needs of a significant portion of the city or the region. One would typically not see destination uses such as regional malls, super-centers or warehouse clubs locating in a Community Commercial District. This district should be located on the periphery of residential neighborhoods, buffered by uses other than residential and be located on one or more arterial streets.

13. **NC - Neighborhood Commercial District**

This is a commercial designation designed to provide commercial facilities for the immediate surrounding neighborhoods, catering to the day-to-day needs of surrounding residents for a limited range of commercial goods and services. The designation will therefore be designed to serve an area less than the size of one planning area and will be pedestrian-oriented and complementary of the surrounding neighborhood character and needs. This designation is located within residential areas, usually at key intersections, as a focal point of an Urban Center in a town square concept, or strategically located for easy pedestrian access for surrounding residential areas. Uses and design are strictly controlled to conform to the intent of the designated neighborhood function.

Within the McAllister Springs Geologically Sensitive Area, Neighborhood Commercial uses shall be limited to small-scale grocery stores. This may include grocery, drug, hardware, dry goods stores, bakery, retail, fresh fruit and vegetable outdoor stands, feed stores (except the sale of chemicals for farm practices), public facilities except handling of hazardous materials and radio/TV towers. Other neighborhood commercial
uses may be allowed if not specifically prohibited in the County’s McAllister Springs GSA Zone and if the City and County find they represent a low risk to ground water contamination.

14. **LI/C - Light Industrial/Commercial District**

This designation is designed to provide for a mix of light industrial uses and compatible commercial uses. The designation should be removed or extensively buffered from residential areas and have good arterial access.

15. **LI - Light Industrial District**

This is an industrial designation designed to provide for light industrial activities, protected from other uses that may interfere with the purpose and efficient functioning of said area. It also provides for uses that need to be isolated from residential areas because of identified nuisance characteristics or issues. This includes adult entertainment activities and secure transitional facilities. In order to adequately isolate this district from residential properties, periphery uses shall use techniques like transition area buffers and increased setbacks.

16. **BP - Business Park District**

This designation is designed to provide an environment exclusively for and conducive to the development and protection of a broad range of business park activities, including modern administrative facilities, research institutions and specialized manufacturing organizations. Comprehensive planning is required for each Business Park district to accomplish an integrated campus-type setting.

17. **I - Industrial District**

This designation provides the opportunity for a full range of industrial activities inappropriate for other designations and protected from other uses. This designation requires arterial access, adequate services to provide industrial requirements and buffering between adjacent non-industrial uses.

18. **PID - Planned Industrial Park Developments**

This is an overlay zone requiring comprehensive integrated planning of large industrial sites. It is designed to promote more flexibility and result in the preservation and creation of superior environmental amenities over those generally found in conventional industrial districts.

19. **PC - Planned Community**

This designation provides for large-scale projects that incorporate a full range of land uses, including major employment centers with supporting housing, commercial services and other facilities and services for employees and residents of the project.

20. **ME - Mineral Extraction District**

This is a resource designation designed to provide for mineral extraction activities of local significance over the short term. This designation implements mineral resource policies of the Environmental Protection and Resource Conservation Element of the Comprehensive Plan.

21. **OSI - Open Space Institutional District**

This designation provides for the social needs of the community relating to public services, open space and institutions, whether publicly or privately sponsored. It designates land devoted to existing or future use for cultural, educational and similar activities and is used to designate parks, open space and other natural and physical assets to the community.

22. **L - Limited Zone**

This is an overlay zone designed to provide the opportunity for application of performance standards and conditions to a particular zoning designation. This can allow rezone of certain
properties for specified uses, with necessary performance standards to achieve compatibility of development with surrounding properties.

23. **AG - Agricultural District**

This is a resource designation to be applied to those areas where active farming is taking place in the growth area and where landowners request it to maintain their farming activity over the short term. Residential use is permitted at a density of 1 unit per 5 acres. This designation implements Lacey’s right-to-farm policy within the Environmental Protection and Resource Conservation Element of the Comprehensive Plan.

24. **ESA - Environmentally Sensitive Areas**

This designation shows known environmentally sensitive areas as identified in the Environmental Protection and Resource Conservation Plan and implementing legislation.

25. **TDRP - Transfer of Development Rights Preservation Zone**

Reserved

26. **TDRR - Transfer of Development Rights Receiving Zone**

Reserved

27. **McAllister Springs Geologically Sensitive Area**

This is an interim designation designed to protect the known McAllister Springs recharge area. Interim densities are limited to 1 unit per 5 acres on septic tank and drain field and higher densities of 3-6 units per acre will be required once sewer becomes available. All standards of the McAllister Springs Geologically Sensitive Area Designation (Ordinance 9707) shall apply in this designation and in all other designations within the McAllister Springs GSA.