

LAND USE & ENVIRONMENT COMMITTEE

MARCH 22, 2022

10:30 A.M. – 11:40 A.M.

REMOTE ONLY

To hear the full discussion of a specific topic, or the complete meeting, you may watch the video-stream available on the City of Lacey's YouTube Channel: <https://youtu.be/tMJT0HnvWCs>

COUNCIL PRESENT: COUNCILMEMBER COX (CHAIR), COUNCILMEMBER GREENSTEIN,
COUNCILMEMBER VAZQUEZ

STAFF PRESENT: SCOTT SPENCE, RICK WALK, GRANT BECK, SARAH SCHELLING, HANS
SHEPHERD, PERI EDMONDS

ACTION: APPROVE THE LAND USE & ENVIRONMENT COMMITTEE AGENDA

MOTION: MOTION MADE, SECONDED, AND CARRIED BY COUNCILMEMBERS GREENSTEIN
AND VAZQUEZ

ENERGY EFFICIENCY PROGRAM UPDATE

STAFF: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
HANS SHEPHERD, SENIOR PLANNER

ACTION: INFORMATION ONLY

Staff presented an update on the Energy Efficiency Program. Currently, there is a variety of energy efficiency/residential improvement programs already offered within the public, private, and non-profit sectors. Staff will conduct a gap analysis of these existing programs, identify areas of overlap, program gaps, and potential barriers for Lacey residents and homeowners. This analysis will allow staff to better allocate limited resources while avoiding potential redundancies within the Lacey Residential Energy Efficiency Pilot Program.

The gap analysis will result in a comprehensive inventory of available programs and a stronger understanding of existing challenges and barriers faced by Lacey residents and homeowners. Part of the initial gap analysis will include interviews with program and content experts, local stakeholders, and regional partners. The interviews have been divided into three general categories:

1. Landlords and Management Agencies
2. Tenants and Renter Groups

3. Aging Housing Stock (houses built before 1980)

PROMOTION STRATEGY – ADU PROGRAM

STAFF: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
HANS SHEPHERD, SENIOR PLANNER

ACTION: INFORMATION ONLY

Staff highlighted a promotion strategy for the Accessory Dwelling Unit (ADU) Program. The ADU Program is an implementation strategy to increase the number of affordable housing options within the City of Lacey. The program specifically seeks to increase the abundance, diversity, and flexibility in housing design through small-scale residential infill.

To promote the ADU program coming out of the COVID-19 pandemic, staff identified three parallel tracks to advance in the coming months. Once a formal design guide is developed and the ADU Suitability Map launched, staff will conduct an awareness campaign to reintroduce the program to the community.

DEVELOPMENT UPDATE

STAFF: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
GRANT BECK, PLANNING AND SERVICES DEVELOPMENT MANAGER
SARAH SCHELLING, SENIOR PLANNER

ACTION: INFORMATION ONLY

Staff provided an update on the development within the City of Lacey, including permit activity, the new permit tracking system, housing trends, and the following projects under construction or in review:

Projects Under Construction/Groundbreaking/Site Preparation:

- Woodbrook Townhomes (125-unit multi-family)
- The Landing (19,579 sq. ft new commercial on 5 pads)
- Bradley Park Subdivision (81 lot subdivision; future commercial use)
- Moderna Apartments (360-unit apartment complex)
- Coastal Farm & Range (25,000 sq. ft. tenant improvement)
- Serenity Apartments Homes (81-unit multi-family; live/work units)
- Griffin Multi Family (183-unit apartment complex)
- Olympia Behavioral Health (85 bed behavioral health hospital)
- Tec Equipment (truck dealership and service facility)
- Hogum Bay Mixed Use (mixed use development)
- NC Machinery (heavy equipment sales, rental, and service)

- Campus Reserve Townhomes (39 three story townhomes)
- Campus Springs Townhomes (28 three story townhomes)
- Willamette Apartments (216-unit apartment complex; future commercial use)
- MHK Mixed Use (two story mixed use)
- Martin Way Mixed Use (five story mixed use)

Projects Under Review/Hearings Scheduled:

- Intelco Loop Multi Family (216-unit apartment complex)
- Gateway at Hicks Lake (132-unit multi-family complex)
- Hicks Lake Apartments (178-unit multi-family complex)
- Off Campus Emergency Department (emergency medical office building)
- 6th Avenue Apartments (151-unit mixed use development)
- Brittan Plaza North (552-unit apartment complex)
- Meridian Campus Neighborhood Market (neighborhood market)
- Winston Apartments (188-unit apartment complex)
- Midtown In-fill Residential (360-unit and ground floor retail)
- 7th Roundabout (Pedestrian gateway to Saint Martin's University)
- Martin Village Residential (355-unit apartment complex)
- Olympia Orthopedics (medical building and office/retail pads)