

ORDINANCE 1152

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ENACTING 2000 ANNUAL MODIFICATIONS TO THE CITY'S COMPREHENSIVE PLAN, MODIFYING THE COMPREHENSIVE LAND USE MAP AND ZONING MAP, REZONING CERTAIN LANDS WITHIN THE CITY, ADOPTING A REVISED VERSION OF THE ENVIRONMENTAL PROTECTION AND RESOURCE CONSERVATION PLAN, THE DOWNTOWN ELEMENT OF THE COMPREHENSIVE PLAN AND THE WOODLAND DISTRICT GUIDELINES, AMENDING SECTION 16.03.015 AND 16.09.020 OF THE LACEY MUNICIPAL CODE AND ADOPTING A SUMMARY FOR PUBLICATION.

WHEREAS, the City's Planning Commission has conducted its Calendar Year 2000 annual review of the City's Comprehensive Plan and Comprehensive Plan and Zoning Maps, and has conducted public hearings in the process of such review; and

WHEREAS, such review has resulted in a recommendation for modification of the zoning of property lying westerly of River Ridge High School from Village Center to General Commercial; and

WHEREAS, the Planning Commission has further recommended that those properties lying south of Pacific Avenue and north of the Burlington Northern right-of-way from Golf Club Road on the east to the city limit line on the west be rezoned; and

WHEREAS, the Planning Commission considered an application to rezone 42.4 acres of property located within the Meridian Campus from high density residential to business park, and has recommended such zoning modification; and

WHEREAS, the Planning Commission has reviewed, after public hearing, an update to the City's Environmental Protection and Resource Conservation Plan consisting of modifications to the Fish and Wildlife Habitat Conservation Section of such Plan; and

WHEREAS, after the completion of the Downtown 2000 Planning process involving substantial citizen participation and after public hearing, the Planning Commission has recommended the modification of the Downtown Element of the Comprehensive Plan and further adoption of City of Lacey Woodland District Guidelines as part of said Plan; and

WHEREAS, adoption of such recommendations by the City Council would be in the best interests of the citizens of the City of Lacey, NOW, THEREFORE,

BE IT ORDAINED by the City Council of the City of Lacey, Washington at follows:

Section 1. That certain Comprehensive Land Map for the Lacey Growth Area adopted as part of the Lacey Comprehensive Land Use Plan, and the Zoning Map for the Lacey Urban Growth Area, last revised after review in 1999 and adopted by Ordinance No. 1123 of the City of Lacey are further revised to reflect a rezone of that certain parcel of property located in the west one-half of Section 12 Township 18, Range 1 West WM, lying west of River Ridge High School and consisting of Thurston County Tax Parcel Nos. 11812330000 and 11812320500 from a land use designation of Village Center Zone to General Commercial District. Further, such maps are revised to reflect a change in zoning for those properties lying south of Pacific Avenue and north of the Burlington Northern right-of-way between Golf Club Road on the east and the City Limit line on the west from Central Business District 4 to Woodland District. Additionally, such maps are revised to reflect a change in zoning for that certain property located within the Meridian Campus in a portion of Section 1 of Township 18, Range 1 west WM, consisting of 42.4 acres and designated on Exhibit A attached hereto as "Proposed Rezone Site" from high density residential to business park. The land parcels affected by these revisions are shown on the map attached hereto. After said modifications are made, said maps shall be identified as "Revised 2000" and identified by the approving signatures of the Mayor and City Clerk.

Section 2. That certain document entitled Environmental Protection and Resource Conservation Plan adopted by Resolution 695 of the City of Lacey for inclusion in the City's Comprehensive Plan is hereby modified and adopted to include those amendments set forth in the Fish and Wildlife Habitat Conservation Area Section of such Plan shown on Exhibit B attached hereto and made a part hereof as though fully set forth.

Section 3. The Comprehensive Downtown Element is hereby amended in the manner set forth on Exhibit C attached hereto and made a part hereof as though fully set forth. Said Element is further supplemented by the adoption of "City of Lacey Woodland District Guidelines" as shown on Exhibit D, attached hereto and made a part hereof as though fully set forth.

Section 4. Section 16.03.015 of the Lacey Municipal Code is hereby amended to read as follows:

**16.03.015 Lacey Comprehensive Land Use Plan.** That certain series of documents identified as City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area, Housing Element for the City of Lacey and the Lacey Urban Growth Area, Environmental Protection and Resource Conservation Plan for the City of Lacey, City of Lacey 1998 Transportation Plan, Capital Facilities Element for the City of Lacey and the Lacey Urban Growth Area, Utilities Element for the City of Lacey and the Lacey Urban Growth Area, City of Lacey Comprehensive Plan for Outdoor Recreation, Water Comprehensive Plan for City of Lacey, City of Lacey Wastewater Comprehensive Plan, 1998, and Economic Development Element for the City of Lacey together with the Comprehensive Plan Downtown Element as supplemented by the City of Lacey Woodland District Guidelines and the Northeast Area Plan constitutes the Lacey Comprehensive Plan and all regulatory and zoning ordinances of the city shall be construed to be consistent with said plan as adopted or hereafter amended

Section 5. Section 16.09.020 of the Lacey Municipal Code is hereby amended to read as follows:

**16.09.020 Zoning map.**

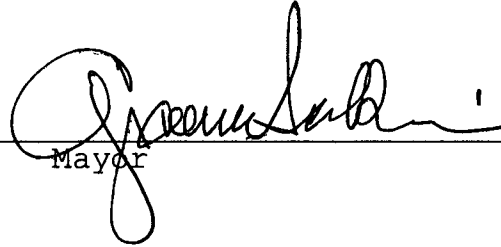
- A The districts are bounded as shown on a map entitled Zoning Map for the Lacey Urban Growth Area, revised 2000, identified by the approving signatures of the mayor and city clerk, and adopted by reference and declared to be a part of this title and shall be located on file in the office of the city clerk
- B The zoning map shows zoning for the entire Lacey Urban Growth Area This area includes both incorporated and unincorporated land The City of Lacey in adopting this zoning map adopts that portion inside the city as its city zoning The zoning for the area outside the city in unincorporated county is adopted as extraterritorial zoning for the purpose of future annexation.  
The County, in adopting this map, adopts that portion that is unincorporated as its zoning for the Lacey Urban Growth Area
- C. If changes are made on the zoning map, such changes shall be entered on the zoning map after such changes are approved by the Lacey city council if inside the City of Lacey or after approved through a joint planning process by both the Lacey city council and the Board of County Commissioners if the change is outside the City of Lacey. No amendment shall become effective until such change has been entered upon the zoning map.

Section 6. The Summary of this Ordinance which is attached hereto is approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON,  
this 25th day of January, 2001.

CITY COUNCIL

By \_\_\_\_\_  
Mayor



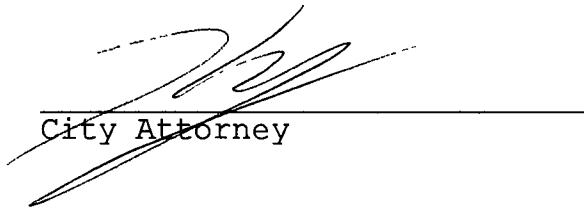
Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk



\_\_\_\_\_  
City Attorney



Published: January 29, 2001

Monday

SUMMARY FOR PUBLICATION

ORDINANCE 1152

CITY OF LACEY

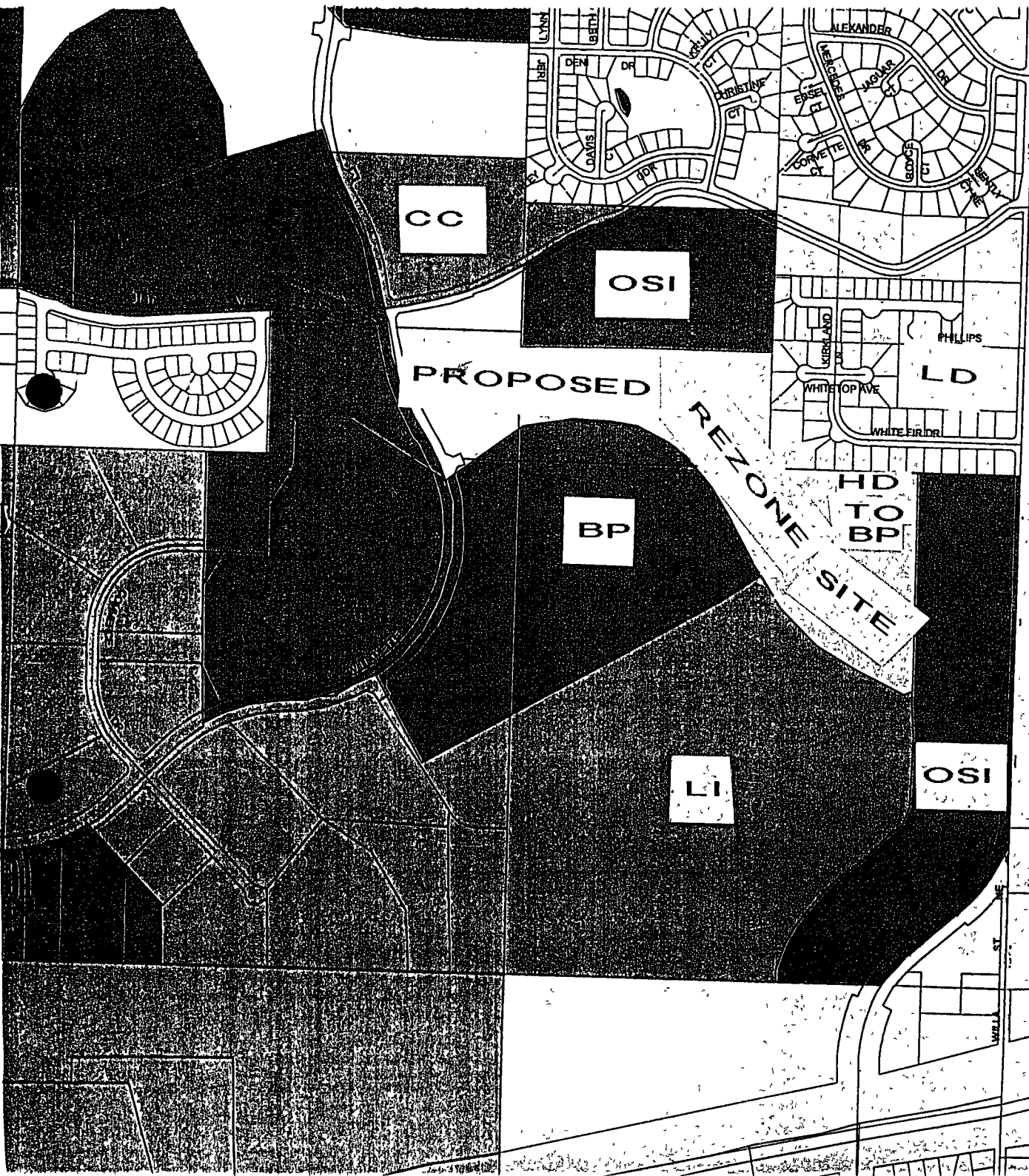
The City Council of the City of Lacey, Washington, passed on January 25, 2001, Ordinance No. 1152, entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ENACTING 2000 ANNUAL MODIFICATIONS TO THE CITY'S COMPREHENSIVE PLAN, MODIFYING THE COMPREHENSIVE LAND USE MAP AND ZONING MAP, REZONING CERTAIN LANDS WITHIN THE CITY, ADOPTING A REVISED VERSION OF THE ENVIRONMENTAL PROTECTION AND RESOURCE CONSERVATION PLAN, THE DOWNTOWN ELEMENT OF THE COMPREHENSIVE PLAN AND THE WOODLAND DISTRICT GUIDELINES, AMENDING SECTION 16.03.015 AND 16.09.020 OF THE LACEY MUNICIPAL CODE AND ADOPTING A SUMMARY FOR PUBLICATION."

The main points of the Ordinance are described as follows:

1. The Ordinance modifies the zoning for that certain land located south of Martin Way and west of River Ridge High School from Village Center Zone to General Commercial Zoning District.
2. The Ordinance changes the zoning designation for those properties lying south of Pacific Avenue and north of the Burlington Northern right-of-way between Golf Club Road on the east and the City Limit line on the west from Central Business District 4 to Woodland District.
3. The Ordinance changes the zoning designation for 42.4 acres of property within Meridian Campus from high density residential to business park.
4. The Ordinance modifies the Fish and Wildlife Habitat Conservation area section of the City's Environmental Protection and Resource Conservation Plan.
5. The Downtown Element of the Comprehensive Plan is modified by adoption of the Ordinance and supplemented by the adoption of the City of Lacey Woodland District Guidelines.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: January 29, \_\_\_\_\_, 2001.  
Monday



**MAP DESIGNATIONS**

**BP BUSINESS PARK**

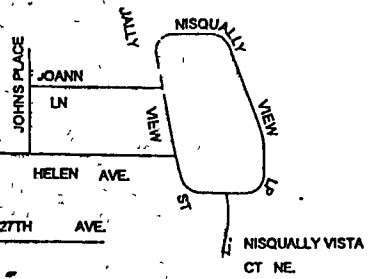
**CC COMMERCIAL**

**LD LOW DENSITY**

**LI LIGHT INDUSTRIAL**

**OSI OPEN SPACE**

**HD HIGH DENSITY**



**PROPOSED REZONE SITE**

**HD TO BP**

Ordinance 1152

EXHIBIT A

### III. FISH AND WILDLIFE HABITAT CONSERVATION AREAS

#### A. Primary Issues

1. Preservation of Fish and Wildlife Habitat:

The preservation of fish and wildlife habitat is critical to the protection of suitable environments for animal species and in providing a natural beauty and healthy quality of life for Lacey and its citizens.

2. State Priority Habitat Program:

The ~~State~~ Washington Department of Fish and Wildlife has established a priority habitats and species program. Priority habitats and priority species that need to be protected are being identified statewide ~~that need to be protected~~.

3. Growth Management Act Requirements:

The Growth Management Act recognizes the importance of protecting habitat areas and Washington's wildlife. The Growth Management Act requires cities to identify and protect fish and wildlife habitat conservation areas.

#### B. Definitions Applicable to Fish and Wildlife Habitat Conservation

1. Fish and wildlife habitat conservation areas:

~~The Department~~ Office of Community Development guidelines define fish and wildlife habitat conservation areas as "land management for maintaining species in suitable habitats within their natural geographic distribution so that isolated sub-populations are not created." It is anticipated that cooperative and coordinated land use planning is required among counties and cities in the region to adequately protect important habitat areas.

2. Priority habitats:

~~Priority habitats are defined as "a seasonal range or habitat element with which a given species has a primary association and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term. These might include areas of high relative density or species richness, breeding habitat, winter range, and movement corridors. These might also include habitats that are of limited availability or high vulnerability to~~



alteration.” The Washington Department of Fish and Wildlife defines a priority habitat as:

PRIORITY HABITAT: A habitat type with unique or significant value to many species. An area identified and mapped as priority habitat has one or more of the following attributes:

- comparatively high fish and wildlife density
- comparatively high fish and wildlife species diversity
- important fish and wildlife breeding habitat
- important fish and wildlife seasonal ranges
- important fish and wildlife movement corridors
- limited availability
- high vulnerability to habitat alteration
- unique or dependent species

A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (e.g., oak woodlands, eelgrass meadows). A priority habitat may also be described by a successional stage (e.g., old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (e.g., consolidated marine/estuarine shorelines, talus slopes, caves, snags) of key value to fish and wildlife.

3. Priority species:

Priority species are those species that are of concern due to their population status and their sensitivity to habitat manipulation. The Washington Department of Fish and Wildlife defines a priority species as “fish and wildlife species requiring protective measures and/or management guidelines to ensure their perpetuation.” Priority species include those which are state listed endangered, threatened, and sensitive species, as well as other species of concern, such as monitor species and game and non-game species.

C. Analysis/Methodology

1. Fish and wildlife habitat conservation areas:

The Department Office of Community Development has listed a number of elements that need to be considered in designating fish and wildlife habitat conservation areas. These include:

- a. Areas with which endangered, threatened, and sensitive species have a primary association;
  - b. Habitats and species of local importance;
  - c. Commercial and recreation shellfish areas;
  - d. Kelp and eelgrass beds, herring and smelt spawning areas;
  - e. Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish and wildlife habitat;
  - f. Waters of the state;
  - g. Lakes, ponds, streams and rivers planted with game fish by governmental or tribal entities; or
  - h. State natural area preserves and natural resource conservation areas.
2. Endangered, threatened and sensitive species and habitats and species of local importance; the Priority Habitat And Species Program:
- a. Priority Habitat And Species Program:

The State Washington Department of Fish and Wildlife has established a Priority Habitat and Priority Species Program. The Washington Department of Fish and Wildlife's PHS program defines "priority species" as wildlife species of concern due to their population status and their sensitivity to habitat alteration. WDFW biologists see these species as the most vulnerable to population declines and possible extirpation in the face of land clearing, road construction, residential and commercial development, and other land use changes.

The PHS species list was derived from computer-based wildlife information that has been compiled from across the state over the last ~~20~~ 30 years, as well as from the collective professional opinions of more than 300 ~~WDW~~ Washington Department of Fish and Wildlife wildlife biologists, agents, and program managers.

The Department has mapped known areas within the state that contain habitats and species that are of particular importance. In designating areas within the City of Lacey that are endangered, threatened, sensitive or of local importance, the Washington Department of Fish and Wildlife information is the best available. In this program, specific species are listed and a set of management recommendations are provided for each. The Washington Department of Fish and Wildlife recommendations for given wildlife species will be developed in one of two ways:

- i) **Species Recommendations:** Specific management guidelines/recommendations will be developed for the particular species. Species receiving individual plans will have special recommendations.
- ii) **Priority Habitat:** Specific management guidelines/recommendations will not be developed for a particular species, but instead the Washington Department of Fish and Wildlife will develop guidelines designed to protect the habitat type in which the species is found, thereby affording protection to this and other species in that habitat type.

b. Criteria:

Three criteria were used when considering the inclusion of a species on the PHS list. ~~The criteria, ranked in importance, are:~~ The criteria are as listed below:

Criterion 1: State Listed and Candidate Species:

State listed species are those native fish and wildlife species legally designated as Endangered (WAC 232-12-014), Threatened (WAC 232-12-011) or Sensitive (WAC 232-12-011). State Candidate species are those fish and wildlife species that will be reviewed by the department (POL-M-6001) for possible listing as Endangered, Threatened, or Sensitive according to the process and criteria defined in WAC 232-12-297.

Criterion 2: Vulnerable Aggregations:

Vulnerable aggregations include those species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to aggregate. Examples include heron rookeries, seabird

concentrations, marine mammal haulouts, shellfish beds, and fish spawning and rearing areas.

Criterion 3: Species of Recreational, Commercial, and/or Tribal Importance that are Vulnerable:

Native and non-native fish and wildlife species of recreational or commercial importance, and recognized species used for tribal ceremonial and subsistence purposes, that are vulnerable to habitat loss or degradation.

~~i) Species determined to be in danger of failing, declining, or vulnerable due to factors such as limited numbers, disease, predation, exploitation or habitat loss or change. These are both state listed and state candidate species for endangered, threatened, and sensitive classification that occur in forested or urbanizing areas.~~

~~ii) For species in forest environments: Uncommon species, including monitor species, occurring in forest environments and that may be affected by habitat loss or change;~~

~~Or...~~

~~For species in urbanizing areas: Uncommon species, including monitor species, that are vulnerable to urbanizing influences.~~

~~iii) For species in forest environments: Species in forest environments for which the maintenance of a stable population and surplus for recreation may be affected by habitat loss or change;~~

~~Or...~~

~~For species in urbanizing areas: Species with a high public profile that are vulnerable to urbanizing influences.~~

c. Relationship to other lists:

The PHS list of species is one of several wildlife "lists" or categories developed and maintained by WDFW. The Department has statutory authority to list wildlife species as "endangered", "threatened", or "sensitive:"

i) Endangered species are wildlife species native to the state of Washington that are seriously threatened with extinction throughout all or a significant portion of their

range within the state. Endangered species are legally designated in WAC 232-12-014.

- ii) Threatened species are wildlife species native to the state of Washington that are likely to become an endangered species within the foreseeable future throughout a significant portion of their range within the state without cooperative management or removal of threats. Threatened species are legally designated in WAC 232-12-011.
- iii) Sensitive species are wildlife species native to the state of Washington that are vulnerable or declining and are likely to become endangered or threatened in a significant portion of their range within the state without cooperative management or removal of threats. Sensitive species are legally designated in WAC 232-12-011.

WDFW has prepared a list of "candidate" species that will be reviewed for possible listing as endangered, threatened, or sensitive species. ~~Candidate species are designated in Wildlife policy 4802.~~

~~Beyond these four categories, WDW has recognized an additional category of wildlife referred to as "monitor" species. Monitor species, designated in Wildlife Policy 4803, are wildlife species native to Washington that are of special interest because of special aspects of their natural history (e.g., were formerly endangered/threatened, require habitat of limited availability, are indicators of environment quality, etc.).~~

Two additional categories of wildlife that have been designated through statutory authority by WDFW are "game" and "nongame." Game species are wildlife species that may be hunted, fished, and/or trapped as authorized by the Wildlife Commission. Nongame species are, for the most part, wildlife species not included in any of the above categories: these include protected (may not be hunted or fished) and non-protected (unclassified) wildlife.

The current list of PHS species is a subset of endangered, threatened, sensitive, candidate, monitor, game, and nongame species. ~~When all phases of the PHS program~~

have been completed, the PHS will contain all of the endangered, threatened, and sensitive species in the state, as well as most of the candidate and many of the monitor species. Some additional game and nongame species may also be added to the PHS list.

d. PHS and SOC list summary:

Of the approximately 640 vertebrate and innumerable invertebrate species found in Washington State, there are currently 99 vertebrate and 11 invertebrate species on the PHS list. This includes 106 individual species and 4 groups of species (cavity-nesting ducks, seabird concentrations, shorebird concentrations, and waterfowl concentrations). The taxonomic and classification breakdowns of the PHS species list are:

Fish	11	Endangered	10
Amphibians	5	Threatened	4
Reptiles	5	Sensitive	0
Birds	55	Candidate	35
Mammals	23	Monitor	30
<u>Invertebrates</u>	<u>11</u>	<u>Game/Nongame</u>	<u>31</u>
Total	110	Total	110

The Washington Department of Fish and Wildlife (WDFW) publishes a Priority Habitats and Species (PHS) list and a Species of Concern (SOC) list.

The PHS List is a catalog of habitats and species considered to be priorities for conservation and management. *Priority species* require protective measures for their perpetuation due to their population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance. *Priority species* include State Endangered, Threatened, Sensitive, and Candidate species. *Priority habitats* are those habitat types or elements with unique or significant value to a diverse assemblage of species.

There are 18 habitat types, 140 vertebrate species, 28 invertebrate species, and 14 species groups currently on the PHS List. These constitute about 16% of Washington's approximately 1000 vertebrate species and a fraction of the state's invertebrate fauna.

The SOC List, published by the Wildlife Management Program, includes only native Washington Fish and Wildlife species that are listed as Endangered, Threatened, or Sensitive, or as Candidates for these designations. Endangered, Threatened, and Sensitive species are legally established in Washington Administrative Codes. Candidate species are established by WDFW policy. There are currently 26 Endangered, 11 Threatened, 6 Sensitive, and 103 Candidate species on the SOC List.

It is important to note that many PHS species are very local in distribution, so that only a portion of these species will be found in any given county. For example, Beller's ground beetles only occur in a few sites in King County, Columbian white-tailed deer only occur in isolated locations in Wahkiakum County, and the golden hairstreak butterfly in Washington is limited to a single grove of trees in southern Skamania County. The number of PHS species likely to be found in the City of Lacey is only a small fraction of the total PHS species.

e. Getting beyond endangered and threatened:

Restricting planning activities to only endangered and threatened species would inadequately address wildlife issues by omitting important categories of Washington wildlife. It would also appear contrary to the principles and best practices of the art and science of land use planning. Endangered and threatened species represent mistakes that have already happened, poor judgments that have already been made, or lack of adequate consideration in land use changes that have already occurred. A single focus on just these two categories of wildlife is a reactive mode of planning that only addresses ways to mend past neglect and mismanagement. The true spirit of land use planning anticipates potential conflicts and responds to these in a proactive manner before they become real problems. Therefore, effective planning for wildlife must include consideration of those species that are currently being pushed in the direction of endangered or threatened status. This can be done by including PHS species that are now classified as sensitive, candidate, ~~monitor~~, or game/nongame as priority species.

f. Proposed "classification" categories:

In adopting categories of wildlife that reflect differing population levels and responses to habitat change, WDFW recognizes that wildlife species have varying needs for protection. The minimum guidelines prepared by DGD CTED suggest that local governments develop additional levels of classification within their "priority habitat areas." WDFW offers the classification scheme outline below as a more sophisticated way for local jurisdictions to delineate and prioritize wildlife categories according to their need for protection:

- Category 1: PHS Endangered  
PHS Threatened  
PHS Sensitive
- Category 2: PHS Candidate and PHS Game/Nongame
- ~~Category 3: PHS Monitor~~
- ~~Category 4: PHS Game/Nongame~~
- Category 5 3: All other wildlife

The ranking of categories as shown above is consistent with the rarity and vulnerability of species in these categories throughout the state.

g. Applying protection strategies to classification categories:

Regulatory protection measures can be applied in the following manner:

Category 1: (PHS endangered, threatened, sensitive): habitat management plan that would include a permanent protected area, to be approved by WDFW.

Category 2: (PHS candidate and PHS game/non-game): habitat management plan approved by WDFW.

~~Category 3: (PHS monitor): habitat management plan with WDW consultation.~~

~~Category 4: (PHS game/nongame): enhanced SEPA checklist (developed by local jurisdiction) with review by WDW.~~



Category 5 3: (all other wildlife): SEPA checklist, with review at WDFW's option.

Befitting the spirit of the GMA, suggested protection strategies require a long-term cooperative relationship with WDFW.

Known areas in the City of Lacey and Lacey's urban growth area that are designated for priority habitat or species are shown in Map 4.

The Washington State Department of Fish and Wildlife has provided local jurisdictions with a list of those species that are in the priority habitats and species program. Some ~~54~~ 143 species are listed as occurring in the Region 6 area which includes Clallam, Grays Harbor, Jefferson, Kitsap, Mason, Pacific, and Thurston Counties. Table 8A lists those species, along with the criteria for being placed in the priority habitats program, and status of the species ~~and whether such species have specific species recommendations~~. Table 8B 9 lists management practices and Table 8C 10 how management practices apply to designated species.

The Washington Department of Fish and Wildlife has also provided information regarding priority habitat types. Table 9 11 lists those habitat types that are found in the City of Lacey or Lacey's urban growth area.

Table 8A

**PRIORITY SPECIES**

**AMPHIBIANS, REPTILES, BIRDS, MAMMALS, & INVERTEBRATES**

Found in Region 6: Clallam, Grays Harbor, Jefferson, Kitsap, Mason, Pacific, Pierce and Thurston Counties. Composed from information in the Washington Department of Fish and Wildlife 1994 July 1999 Publication "Management Recommendations for Washington Priority Habitats and Species List."

SPECIES (& CODE)	CRITERIA (1)	STATUS (2)	MAP CRITERIA (3)	MAPPING GUIDELINES	SPECIES RECOMM.
<b>FISH</b>					
Bull Trout (Salvelinus confluentis)	3	Game	IO, B	Documented occurrences	Y
Dolly Varden (Salvelinus malma)	3	Game	IO, B	Documented occurrences	Y
Kokanee (Oncorhynchus nerka)	3	Game	IO, B	Documented occurrences	Y
Mountain Whitefish (Prosopium williamsoni)	3	Game	IO	Documented occurrences	Y
Olympic Mudminnow (Novumbra hubbsi)	1	SC	IO	Documented occurrences	Y
Rainbow/Steelhead Trout (Oncorhynchus mykiss)	3	Game	IO, B	Documented occurrences	Y
Searun/Coastal Cutthroat (Oncorhynchus clarki)	3	Game	IO, B	Documented occurrences	Y
<b>AMPHIBIANS</b>					
Dunn's Salamander (Plethodon dunni)	1	SC	IO	Documented occurrences	Y
Van Dyke's Salamander (Plethodon vandykei)	1	SC	IO	Documented occurrences	Y

SPECIES ( & CODE)	CRITERIA (1)	STATUS (2)	MAP CRITERIA (3)	MAPPING GUIDELINES	SPECIES RECOMM.
Spotted Frog ( <i>Rana pretiosa</i> )	1	SC	IO	Documented occurrences	Y
<b>REPTILES</b>					
Western Pond Turtle ( <i>Clemmys marmorata</i> )	1	ST	IO	Documented occurrences	Y
<b>BIRDS</b>					
Common Loon ( <i>Gavia immer</i> )	1	SC	B	Documented breeding sites	Y
Great Blue Heron (ARHE) ( <i>Ardea herodias</i> )	2	SM	B	Breeding areas, concentrations in feeding areas	Y
Harlequin Duck ( <i>Histrionicus histrionicus</i> )	3	Game	B, IO	Documented occurrences	Y
Cavity-nesting ducks (CANED) includes Wood Duck, Bufflehead, Common & Hooded Mergansers, Barrow's Goldeneye	3	Game	B	Documented breeding sites	Y
Marbled Murrelet ( <i>Brachyramphus marmoratus</i> )	1	SC	B	Documented breeding areas	Y
Golden Eagle ( <i>Aquila chrysaetos</i> )	1	SC	B	Documented breeding areas	Y
Bald Eagle ( <i>haliaeetus leucocoephalus</i> )	1	ST	B, RSC, CR, T	Breeding sites, communal roosts, wintering areas, regularly used perch trees	Y
Northern Goshawk ( <i>Accipiter gentilis</i> )	1	SC	B	Documented breeding sites	Y
Osprey ( <i>Pandion haliaetus</i> )	2	SM	B	Documented breeding sites	Y
Peregrine Falcon (FAPE) ( <i>Falco</i>	1	SE	B, RI	Breeding sites, wintering sites	Y

SPECIES (& CODE)	CRITERIA (1)	STATUS (2)	MAP CRITERIA (3)	MAPPING GUIDELINES	SPECIES RECOMM.
peregrinus)					
Band-tailed Pigeon (COFA) (Columbia fasciata)	3	Game	B, RSC	Breeding sites, mineral springs	Y
Spotted Owl (Strix occidentalis)	1	SE	IO	Documented occurrences	Y
Vaux's Swift (Chaetura vauxi)	1	SC	B, CR	Breeding sites, communal roosts	Y
Dusty Canada Goose (Branta canadensis occidentalis)	2, 3	Game			Y
Green-backed Heron (Butorides striatus)	2	SM			Wetlands, riparian
Merlin (Falco columbarius)	2	SM			Y
Mountain Quail (Oreortyx pictus)	3	Game			Y
Red-tailed Hawk (Buteo jamaicensis)	3	Nongame			Y
Seabird Concentration Areas (excluding gulls)	3	Game and Nongame			Y
Shorebird Concentration Areas	3	Game and Nongame			Y
Snowy Owl (Nyctea scandiaca)	2	SM			Urban open space
Snowy plover (Charadrius alexandrinus)	1	SE			Y
Steaked Horned Lark (Eremophila alpestris strigata)	2	SM			Urban open space
Trumpeter Swan (Cygnus	1, 3	Game			Y

SPECIES (& CODE)	CRITERIA (1)	STATUS (2)	MAP CRITERIA (3)	MAPPING GUIDELINES	SPECIES RECOMM
buccinator)					
Waterfowl concentrations	3	Game and Nongame			Y
Pileated Woodpecker (Dryocopus pileatus)	1	SC	B	Breeding sites, feeding territory	Y
Purple Martin (progne subis)	1	SC	B	Breeding sites; note wetland feeding areas	Y
Western Bluebird (sialia mexicana)	1	SC	B	Breeding sites; note grass feeding areas	Y
<b>MAMMALS</b>					
Western Gray Squirrel (SCGR) (Sciurus griseus)	1	SC	IO	Breeding and foraging areas, oak-conifer woodlands	Y
Fisher (Martes pennanti)	1	SC	IO	Documented occurrences	Y
Mountain Goat (Oreamnos americanos)	3	Game	RSC, B	Documented occurrences, year-round concentrations	Y
Beaver (Castor canadensis)	3	Game			Wetlands
Harbor Seal (Phoca vitulina)	2, 3	SM			Y
Western Pocket Gopher (Thomomys mazama – only subspecies couchi, glacialis, louiei, tumuli, and melanops; or Shelton, Roy Prarie, Cathlamet, Tenino and Olympic pocket gophers, respectively)	1	SC			Y
Columbian Black-tailed Deer	3	Game	RLC, M	Documented occurrences RSC	Y

SPECIES (& CODE)	CRITERIA (1)	STATUS (2)	MAP CRITERIA (3)	MAPPING GUIDELINES	SPECIES RECOMM
( <i>Odocoileus hemionus columbianus</i> )					
Elk ( <i>Cervus canadensis</i> )	3	Game	RLC, M RLC, B	Documented occurrences	Y
<b>INVERTEBRATE</b>					
Mardon Skipper ( <i>Polites mardon</i> )	1	SC			Y
Puget Blue ( <i>Plebejus icarioides erymus</i> )	1	SC			Y
Valley Silverspot ( <i>Speyeria zerene bremnerii</i> )	1	SC			Y
Oregon Silverspot Fritillary ( <i>Speyeria zerene hippolyta</i> )	1	ST	IO	Documented occurrences	Y

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(1) Criteria codes:

~~1 = Species determined to be in danger of failing, declining, or vulnerable due to factors such as limited numbers, disease, predation, exploitation or habitat loss or change. These are both state listed and state candidate species for endangered, threatened, and sensitive classification that occur in forest environments.~~

~~2 = Uncommon species, including Monitor species, occurring in forest environments and that may be affected by habitat loss or change.~~

~~3 = Species in forest environments for which the maintenance of a stable population and surplus for recreation may be affected by habitat loss or change.~~

(2) Status codes:

- ~~SE State Endangered~~
- ~~ST State Threatened~~
- ~~SS State Sensitive~~
- ~~FT Federally Threatened~~
- ~~SC State Candidate (for Endangered, Threatened, or Sensitive)~~

- SM — State Monitor
- Game — game species, subject to hunting/fishing regulations
- Nongame — wildlife species that is not hunted or fished

(3) Map Criteria:

- B — Breeding
- RI — Regular Individual Occurrence
- RLC — Regular Large Concentrations
- RSC — Regular Small Concentrations
- CR — Communal or Colonial Roosts
- HO — Haul Out Sites
- IO — Individual Occurrence
- M — Migration (migratory stopovers)

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Crossed Out Table To Be Replaced By Following Table.

COMMON NAME <i>Scientific Name</i>	SPECIES CRITERIA	WASHINGTON STATUS * Priority Area
<b>INVERTEBRATES</b>		
<b>MOLLUSCS</b>		
Gastropods (Gastropoda)		
Newcomb's littorine snail <i>Algamorda subrotundata</i>	1, 2	State Listed or Candidate Species * Any occurrence
Pinto (Northern) abalone <i>Haliotis kamtschatkana</i>	1, 2, 3	State Listed or Candidate Species * Any occurrence
Bivalves (Bivalva)		
Goeduck clam <i>Panopea abrupta</i>	2, 3	Shellfish * Regular and regular large concentrations
Hardshell clams Butter clam <i>Saxidomus giganteus</i> Littleneck clam <i>Protothaca staminea</i> Japanese littleneck clam <i>Tapes philippinarum</i>	2, 3	Shellfish * Regular and regular large concentrations
Olympia oyster <i>Ostrea lurida</i>	1, 2, 3	State Listed or Candidate Species Shellfish * Any occurrence, regular and regular large concentrations
Pacific oyster	2, 3	Shellfish

COMMON NAME <i>Scientific Name</i>	SPECIES CRITERIA	WASHINGTON STATUS * Priority Area
<i>Crassostrea gigas</i>		* Regular and regular large concentrations
Razor clam <i>Siliqua patula</i>	2, 3	Shellfish * Regular and regular large concentrations
<b>ARTHROPODS</b>		
<b>Crustaceans (Crustacea)</b>		
Dungeness crab <i>Cancer magister</i>	2, 3	Shellfish * Breeding areas, regular and regular large concentrations
Pandalid shrimp (Pandalidae) <i>Pandalus</i> spp.	2, 3	Shellfish * Regular and regular large concentrations
<b>Butterflies (Lepidoptera)</b>		
Johnson's hairstreak <i>Mitoura johnsoni</i>	1	State Listed or Candidate Species * Any occurrence
Mardon skipper <i>Polites mardon</i>	1	State Listed or Candidate Species * Any occurrence
Makah copper <i>Lycaena mariposa charlottensis</i>	1	State Listed or Candidate Species * Any occurrence
Oregon silverspot <i>Speyeria zerene hippolyta</i>	1	State Listed or Candidate Species * Any occurrence
Valley silverspot <i>Speyeria zerene bremnerii</i>	1	State Listed or Candidate Species * Any occurrence
Whulge checkerspot <i>Euphydryas editha taylori</i>	1	State Listed or Candidate Species * Any occurrence
<b>ECHINODERMS</b>		
Red urchin <i>Strongylocentrotus franciscanus</i>	3	Shellfish * Regular and regular large concentrations
<b>VERTEBRATES</b>		
<b>FISH</b>		
<b>Lamprey (Petromyzontidae)</b>		
River Lamprey <i>Lampetra ayresi</i>	1	State Listed or Candidate Species * Any occurrence
<b>Sturgeon (Acipenseridae)</b>		
Green sturgeon <i>Acipenser medirostris</i>	2, 3	Food fish * Any occurrence
White sturgeon <i>Acipenser transmontanus</i>	2, 3	Food fish * Any occurrence
<b>Herring (Clupeidae)</b>		



COMMON NAME <i>Scientific Name</i>	SPECIES CRITERIA	WASHINGTON STATUS * Priority Area
Pacific herring <i>Clupea pallasii</i>	1, 2, 3	State Listed or Candidate Species Food Fish * Breeding areas, regular large concentrations
<b>Mudminnows (Umbridae)</b>		
Olympic mudminnow <i>Novumbra hubbsii</i>	1	State Listed or Candidate Species * Any occurrence
<b>Catfishes (Ictaluridae)</b>		
Channel catfish <i>Ictalurus punctatus</i>	3	Game * Any occurrence
<b>Smelt (Osmeridae)</b>		
Eulachon <i>Thaleichthys pacificus</i>	1, 2, 3	State Listed or Candidate Species Food fish * Regular concentrations
Longfin smelt <i>Spirinchus thaleichthys</i>	2, 3	Food fish * Breeding areas, regular large concentrations
Surfsmelt <i>Hypomesus pretiosus</i>	2, 3	Food fish * Breeding areas, regular large concentrations
<b>Trout, Salmon, &amp; Whitefishes (Salmonidae)</b>		
Bull Trout/Dolly Varden <i>Salvelinus confluentis/S. malma</i>	1, 2, 3	State Listed or Candidate Species Game * Any occurrence
Chinook salmon <i>Oncorhynchus tshawytscha</i>	1, 2, 3	State Listed or Candidate Species Food fish * Any occurrence
Chum salmon <i>Oncorhynchus keta</i>	1, 2, 3	State Listed or Candidate Species Food fish * Any occurrence
Coastal resident/Searun cutthroat <i>Oncorhynchus clarki clarki</i>	3	Game * Any occurrence
Coho salmon <i>Oncorhynchus kisutch</i>	2, 3	Food fish * Any occurrence
Kokanee <i>Oncorhynchus nerka</i>	3	Game * Any occurrence
Pink Salmon <i>Oncorhynchus gorbuscha</i>	2, 3	Food fish * Any occurrence
Pygmy whitefish <i>Prosopium coulteri</i>	1, 2	State Listed or Candidate Species * Any occurrence
Rainbow trout/Steelhead	1, 3	State Listed or Candidate Species

COMMON NAME <i>Scientific Name</i>	SPECIES CRITERIA	WASHINGTON STATUS * Priority Area
<i>Oncorhynchus mykiss</i>		Game * Any occurrence
Sockeye salmon <i>Oncorhynchus nerka</i>	1, 2, 3	State Listed or Candidate Species Food fish * Any occurrence
Westslope cutthroat <i>Oncorhynchus clarki lewisi</i>	3	Game * Any occurrence
Cods (Gadidae)		
Pacific cod <i>Gadus macrocephalus</i>	1, 2, 3	State Listed or Candidate Species Food fish * Breeding areas, regular and regular large concentrations
Pacific hake <i>Merluccius productus</i>	1, 2, 3	State Listed or Candidate Species Food fish * Breeding areas, regular and regular large concentrations
Walleye pollock <i>Theragra chalcogramma</i>	1, 2, 3	State Listed or Candidate Species Food fish * Breeding areas, regular and regular large concentrations
Rockfish (Scorpaenidea)		
Black rockfish <i>Sebastes melanops</i>	1, 2, 3	State Listed or Candidate Species Food fish * Regular and regular large concentrations
Bocaccio rockfish <i>Sebastes paucispinis</i>	1, 2, 3	State Listed or Candidate Species Food fish * Regular and regular large concentrations
Brown rockfish <i>Sebastes auriculatus</i>	1, 2, 3	State Listed or Candidate Species Food fish * Regular and regular large concentrations
Canary rockfish <i>Sebastes pinniger</i>	1, 2, 3	State Listed or Candidate Species Food fish * Regular and regular large concentrations
China rockfish <i>Sebastes nebulosus</i>	1, 2, 3	State Listed or Candidate Species Food fish * Any occurrence
Copper rockfish <i>Sebastes caurinus</i>	1, 2, 3	State Listed or Candidate Species Food fish

COMMON NAME <i>Scientific Name</i>	SPECIES CRITERIA	WASHINGTON STATUS * Priority Area
		* Regular and regular large concentrations
Greenstriped rockfish <i>Sebastes elongatus</i>	1, 2, 3	State Listed or Candidate Species Food fish * Regular and regular large concentrations
Quillback rockfish <i>Sebastes maliger</i>	1, 2, 3	State Listed or Candidate Species Food fish * Regular and regular large concentrations
Redstripe rockfish <i>Sebastes proriger</i>	1, 2, 3	State Listed or Candidate Species Food fish * Regular and regular large concentrations
Tiger rockfish <i>Sebastes nigrocinctus</i>	1, 2, 3	State Listed or Candidate Species Food fish * Any occurrence
Widow rockfish <i>Sebastes entomelas</i>	1, 2, 3	State Listed or Candidate Species Food fish * Regular and regular large concentrations
Yelloweye rockfish <i>Sebastes ruberrimus</i>	1, 2, 3	State Listed or Candidate Species Food fish * Any occurrence
Yellowtail rockfish <i>Sebastes flavidus</i>	1, 2, 3	State Listed or Candidate Species Food fish * Regular and regular large concentrations
Greenlings (Hexagrammidae)		
Lingcod <i>Ophiodon elongatus</i>	2, 3	Food fish * Any occurrence
Sunfishes (Centrarchidae)		
Largemouth bass <i>Micropterus salmoides</i>	3	Game * Any occurrence
Smallmouth bass <i>Micropterus dolomieu</i>	3	Game * Any occurrence
Sand Lances (Ammodytidae)		
Pacific sand lance <i>Ammodytes hexapterus</i>	2, 3	Food fish * Breeding areas, regular large concentrations
Right-eye flounders (Pleuronectidae)		
English sole	3	Food fish

COMMON NAME <i>Scientific Name</i>	SPECIES CRITERIA	WASHINGTON STATUS * Priority Area
<i>Parophrys vetulus</i>		* Breeding site
Rock sole <i>Lepidopsetta bilineata</i>	3	Food fish * Breeding areas, regular large concentrations
<b>AMPHIBIANS</b>		
Salamanders (Caudata)		
Cascades torrent salamander <i>Rhyacotriton cascadae</i>	1	State Listed or Candidate Species * Any occurrence
Columbia torrent salamander <i>Rhyacotriton kezeri</i>	1	State Listed or Candidate Species * Any occurrence
Dunn's salamander <i>Plethodon dunni</i>	1	State Listed or Candidate Species * Any occurrence
Van Dyke's salamander <i>Plethodon vandykei</i>	1	State Listed or Candidate Species * Any occurrence
Frogs and Toads (Anura)		
Oregon spotted frog <i>Rana pretiosa</i>	1	State Listed or Candidate Species * Any occurrence
Western toad <i>Bufo boreas</i>	1	State Listed or Candidate Species * Any occurrence
<b>REPTILES</b>		
Turtles (Tsetudines)		
Western pond turtle <i>Clemmys marmorata</i>	1	State Listed or Candidate Species * Any occurrence
Snakes (Serpentes)		
Sharptail snake <i>Contia tenuis</i>	1	State Listed or Candidate Species * Any occurrence
<b>BIRDS</b>		
Marine birds		
Brandt's cormorant <i>Phalacrocorax penicillatus</i>	1, 2	State Listed or Candidate Species * Breeding areas, regular and regular large concentrations
Brown pelican <i>Pelecanus occidentalis</i>	1, 2	State Listed or Candidate Species * Regular concentrations in foraging and resting areas
Cassin's auklet <i>Ptychoramphus aleuticus</i>	1, 2	State Listed or Candidate Species * Breeding areas
Common loon <i>Gavia immer</i>	1, 2	State Listed or Candidate Species * Breeding sites, regular and regular large concentrations
Common murre <i>Uria aalge</i>	1, 2	State Listed or Candidate Species * Breeding areas, regular and

COMMON NAME <i>Scientific Name</i>	SPECIES CRITERIA	WASHINGTON STATUS * Priority Area
		regular large concentrations
Marbled murrelet <i>Brachyramphus marmoratus</i>	1, 2	State Listed or Candidate Species * Any occurrence in suitable habitat during breeding season, regular and regular large concentrations
Short-tailed albatross <i>Phoebastria albatrus</i>	1	State Listed or Candidate Species * Any occurrence
Tufted puffin <i>Fratercula cirrhata</i>	1, 2, 3	State Listed or Candidate Species * Regular concentrations, breeding areas
Western Washington nonbreeding concentrations of: Loons (Gaviidae) Grebes (Podicipedidae) Cormorants (Phalacrocoracidae) Fulmar, Shearwaters (Procellariidae) Storm-petrels (Hydrobatidae) Alcids (Alcidae)	2	* Regular large concentrations
Western Washington breeding concentrations of: Cormorants (Phalacrocoracidae) Storm-petrels (Hydrobatidae) Terns (Laridae) Alcids (Alcidae)	2	* Breeding areas
Herons (Ardeidae)		
Black-crowned night heron <i>Nycticorax nycticorax</i>	2	* Breeding areas
Great blue heron <i>Ardea herodias</i>	2	* Breeding areas
Waterfowl (Anseriformes)		
Aleutian Canada goose <i>Branta canadensis leucopareia</i>	1	State Listed or Candidate Species * Regular concentrations
Brant <i>Branta bernicla</i>	2, 3	Game * Regular large concentrations in foraging and resting areas, migratory stopovers
Cavity-nesting ducks Wood duck <i>Aix sponsa</i> Barrow's goldeneye	3	Game * Breeding areas

COMMON NAME <i>Scientific Name</i>	SPECIES CRITERIA	WASHINGTON STATUS * Priority Area
<i>Bucephala islandica</i> Common goldeneye <i>Bucephala clangula</i> Bufflehead <i>Bucephala albeola</i> Hooded merganser <i>Lophodytes cucullatus</i>		
Western Washington nonbreeding concentrations of: Barrow's goldeneye <i>(Bucephala islandica)</i> Common goldeneye <i>(Bucephala clangula)</i> Bufflehead <i>(Bucephala albeola)</i>	2, 3	Game * Regular large concentrations
Harlequin duck <i>Histrionicus histrionicus</i>	2, 3	Game * Breeding areas, regular and regular large concentrations in saltwater
Swans Trumpeter swan <i>Cygnus buccinator</i> Tundra swan <i>Cygnus columbianus</i>	2, 3	Game * Regular and regular large concentrations
Waterfowl concentrations (Anatidae excluding Canada geese in urban areas)	2, 3	Game * Significant breeding areas and regular large concentrations in winter
<b>Hawks, Falcons, Eagles (Falconiformes)</b>		
Bald eagle <i>Haliaeetus leucocephalus</i>	1	State Listed or Candidate Species * Breeding areas, communal roosts, regular and regular large concentrations, regularly-used perch trees in breeding areas
Golden eagle <i>Aquila chrysaetos</i>	1	State Listed or Candidate Species * Breeding and foraging areas
Merlin <i>Falco columbarius</i>	1	State Listed or Candidate Species * Breeding sites
Northern goshawk <i>Accipiter gentilis</i>	1	State Listed or Candidate Species * Breeding areas, including alternate nest sites, post-fledgling

COMMON NAME <i>Scientific Name</i>	SPECIES CRITERIA	WASHINGTON STATUS * Priority Area
		foraging areas
Peregrine falcon <i>Falco peregrinus</i>	1	State Listed or Candidate Species * Breeding areas, regular occurrences, hack sites
Upland Game Birds (Galliformes)		
Blue grouse <i>Dendragapus obscurus</i>	3	Game * Breeding areas, regular concentrations
Mountain quail <i>Oreortyx pictus</i>	3	Game * Any occurrence
Wild turkey <i>Meleagris gallopavo</i>	3	Game * Regular and regular large concentrations and roosts in WDFW's Primary Management Zones for wild turkeys
Cranes (Gruiformes)		
Sandhill crane <i>Grus canadensis</i>	1	State Listed or Candidate Species * Breeding areas, regular large concentrations, migration staging areas
Shorebirds (Charadriiformes)		
Snowy plover <i>Charadrius alexandrinus</i>	1	State Listed or Candidate Species * Breeding areas
Western Washington nonbreeding concentrations of: Charadriidae (plovers, etc.) Scolopacidae (sandpipers, etc.) Phalaropodidae (phalaropes)	2	* Regular large concentrations
Pigeons (Columbiformes)		
Band-tailed pigeon <i>Columba fasciata</i>	3	Game * Breeding areas, regular concentrations, occupied mineral springs
Owls (Strigiformes)		
Spotted owl <i>Strix occidentalis</i>	1	State Listed or Candidate Species * Any occurrence
Swifts (Apodiformes)		
Vaux's swift <i>Chaetura vauxi</i>	1	State Listed or Candidate Species * Breeding areas, communal roosts
Woodpeckers (Piciformes)		
Pileated woodpecker	1	State Listed or Candidate Species

COMMON NAME <i>Scientific Name</i>	SPECIES CRITERIA	WASHINGTON STATUS * Priority Area
<i>Dryocopus pileatus</i>		* Breeding areas
Perching Birds (Passeriformes)		
Oregon vesper sparrow <i>Pooecetes gramineus affinis</i>	1	State Listed or Candidate Species * Any occurrence
Purple martin <i>Progne subis</i>	1	State Listed or Candidate Species * Breeding areas, including used artificial nest features, feeding areas
Slender-billed, white-breasted nuthatch <i>Sitta carolinensis aculeata</i>		State Listed or Candidate Species * Any occurrence
Streaked, horned lark <i>Eremophila alpestris strigata</i>		State Listed or Candidate Species * Any occurrence
<b>MAMMALS</b>		
Bats (Chiroptera)		
Roosting concentrations of: Big brown bat <i>Eptesicus fuscus</i> Myotis bats ( <i>Myotis</i> spp.) Pallid bat <i>Antrozous pallidus</i>	2	* Regular large concentrations in naturally occurring breeding areas and other communal roosts
Townsend's big-eared bat <i>Corynorhinus townsendii</i>	1, 2	State Listed or Candidate Species * Any occurrence
Rodents (Rodentia)		
Western gray squirrel <i>Sciurus griseus</i>	1	State Listed or Candidate Species * Any occurrence
Western pocket gopher <i>Thomomys mazama</i>	1	State Listed or Candidate Species * Any occurrence
Terrestrial Carnivores (Carnivora)		
Fisher <i>Martes pennanti</i>	1	State Listed or Candidate Species * Any occurrence
Marten <i>Martes americana</i>	3	Game * Regular occurrences
Mink <i>Mustela vison</i>	3	Game * Regular occurrences
Wolverine <i>Gulo gulo</i>	1	State Listed or Candidate Species * Any occurrence
Marine Mammals (Cetacea and Carnivora)		
Dall's porpoise <i>Phocoenoides dalli</i>	2	* Regular concentrations in foraging areas and migration



COMMON NAME <i>Scientific Name</i>	SPECIES CRITERIA	WASHINGTON STATUS * Priority Area
		routes
Gray whale <i>Eschrichtius robustus</i>	1, 2	State Listed or Candidate Species * Any occurrence, migration routes
Harbor seal <i>Phoca vitulina</i>	2	* Haulout areas
Killer whale <i>Orcinus orca</i>	2	* Regular concentrations in feeding areas and migration routes
Pacific harbor porpoise <i>Phocoena phocoena</i>	1, 2	State Listed or Candidate Species * Regular concentrations in foraging areas and migration routes
Sea lion, California <i>Zalophus californianus</i>	2	* Haulout areas
Sea lion, Steller (Northern) <i>Eumetopias jubatus</i>	1, 2	State Listed or Candidate Species * Haulout areas
Sea otter <i>Enhydra lutris</i>	1, 2	State Listed or Candidate Species * Regular concentrations
<b>Big Game Ungulates (Artiodactyla)</b>		
Columbian black-tailed deer <i>Odocoileus hemionus columbianus</i>	3	Game * Breeding areas, regular and regular large concentrations
Mountain goat <i>Oreamnos americanus</i>	3	Game * Breeding areas, regular concentrations
Rocky Mountain elk <i>Cervus elaphus nelsoni</i>	3	Game * Calving areas, migration corridors, regular and regular large concentrations in winter
Roosevelt elk <i>Cervus elaphus roosevelti</i>	3	Game * Calving areas, migration corridors, regular and regular large concentrations in winter, regular large concentrations in foraging areas along coastal waters

**SPECIES CRITERIA** - Refer to criteria discussed in section C2b.

**WASHINGTON STATUS:** Identifies State Listed or Candidate species (Species of Concern) and species classified as game, food fish, or shellfish.

## Table 8B 9

### **PRIMARY PHS MANAGEMENT PRACTICES**

The following wildlife management practices were published in the Washington Department of Fish and Wildlife publication "Management Recommendations for Washington Priority Habitats and Species" in 1991. Many new publications with recommendations for specific species are now available and are continually being developed and updated and should be consulted to ensure consideration of the most current strategies for protecting listed species. The following numbered practices are not ranked.

1. **Permanent protected area:** an area around the nest site (or roost site for eagles) of the PHS species. No permanent land use change should be allowed within the protected area. This is the primary management practice for six PHS species, and is often used in conjunction with the secondary management practices of limiting human disturbance.
2. **Conditioned area:** establish a buffer around the habitat or important habitat component of the PHS species, within which land use changes are restricted or conditioned. This is the primary management practice for five PHS species, and for those species it is often used in conjunction with the secondary management practice of limiting chemical applications.
3. **Natural habitat:** maintain a natural habitat providing a suitable combination of food, water, and shelter relatively free of human disturbance. This is the primary management practice that is most often applied to large, wide-ranging animals outside typical urbanizing areas, and therefore it has limited use by city/county planners for PHS species.
4. **Selective logging:** limit clearcuts and/or include special harvest considerations. This is the primary management practice for nine PHS species, all of which are not typically associated with urban or urbanizing areas; therefore, this technique is of greater use to forest planners than to city/county planners. It is often used in conjunction with the secondary management practice of limiting human disturbance and timing restrictions.
5. **Maintain a particular successional stage** (e.g., old growth forest or grass meadow), **plan community** (e.g., oak forest), or **plan species** (e.g., golden chinquapin for golden hairstreak butterfly). This is the primary management practice for seven PHS species.
6. **Create and/or maintain snags.** Cavity-nesting birds have this as their primary management practice, including seven PHS species/groups. This technique is often used in conjunction with special timber harvest

considerations and the restriction of chemicals (especially aerial insecticides).

7. Maintain the structural integrity of wetlands. Three PHS species have this as their primary management technique.
8. Maintain the structural integrity of riparian areas. Twelve PHS species have this as their primary management practice, attesting to the importance of riparian areas to wildlife. Other important management practices for riparian areas are the retention of conditioned areas (buffers), limiting in-stream structures, and restricting adjacent roads.

### **SECONDARY PHS MANAGEMENT PRACTICES**

9. Limit human disturbance and/or apply timing restrictions to accommodate seasonal variations in species' sensitivities to disturbance; indicated for 19 PHS species.
10. Retain downed logs/stumps, which are critical for foraging, basking, or den sites; indicated for 6 PHS species.
11. Allow natural regeneration of logged/burned areas so that a shrub seral stage can develop; indicated for 1 PHS species.
12. Maintain water flow and water quality; control stormwater runoff, indicated for 7 PHS species.
13. Limit in-stream structures, such as bridges, piers, boat ramps, or culverts which impede the animal's natural movements; indicated for 7 PHS species, all of which are fish.
14. Limit the amount of roadway and/or restrict their placement; indicated for 18 PHS species, primarily wide-ranging forest species or species utilizing riparian areas.
15. Limit chemical applications, including insecticides, herbicides, rodenticides, and piscicides, which may kill an animal directly through toxic exposure or indirectly by eliminating its food resource; indicated for 25 PHS species.
16. Limit non-native and/or introduced animals which may act as competitors or predators; indicated for 8 PHS species.
17. Limit scientific collecting; indicated for 2 PHS species, both of which are salamanders.

18. Limit cattle and sheep access and grazing, as these animals compete for browse and/or trample wildlife habitat; indicated for 10 PHS species.
19. Limit wire fences to allow free movement of animals; indicated for 2 PHS species.
20. Modify powerlines to prevent electrocution; indicated for 1 PHS species.
21. Provide artificial nest sites or nest boxes; indicated for 5 PHS species.

Table 8G 10

**WILDLIFE MANAGEMENT PRACTICES FOR SELECTED PHS SPECIES**

The following general management practices were published by the Washington Department of Fish and Wildlife in "Management Recommendations for Washington Priority Habitats and Species" in 1991. Many new publications with recommendations for specific species are now available and are continually being developed and updated and should be consulted to ensure consideration of the most current strategies for protecting listed species.

Species are grouped according to their primary management practice (boldface and underlined); important supplemental practices are underlined. Numbers correspond to numbered management practices in Table 8B.

<b><u>SPECIES</u></b>	<b><u>MANAGEMENT PRACTICES</u></b>
<b><u>Protected Area</u></b>	
Bald eagle nest	<u>1</u> , 2, 4, 9, 15
Bald eagle roost	<u>1</u> , 2, 9
Common loon	<u>1</u> , 9, 21
Great blue heron	<u>1</u> , 2, 7, 9
Marbled murrelet	<u>1</u> , 2, 5, 9
Osprey	<u>1</u> , 2, 4, 6, 9, 14, 15
Townsend's bat	<u>1</u> , 2, 15
<b><u>Conditioned Areas</u></b>	
Band-tailed pigeon	<u>2</u> , 5, 15
Beller's ground beetle	<u>2</u> , 12, 15, 16
Hatch's click beetle	<u>2</u> , 12, 15, 16
Larch Mt. Salamander	<u>2</u> , 4, 9, 17
Long-horned leaf beetle	<u>2</u> , 12, 15, 16
<b><u>Wildlife Range</u></b>	
Bighorn sheep	<u>3</u> , 5, 9, 15, 16
Black-tailed deer	<u>3</u> , 5, 14
Col. White-tailed deer	<u>3</u> , 4, 8, 18
Golden eagle	<u>1</u> , 2, <u>3</u> , 4, 9, 15, 20
Mountain caribou	<u>3</u> , 4, 5, 14
Pygmy shrew	<u>3</u> , 15

SPECIES	MANAGEMENT PRACTICES
<u>Selective Logging</u>	
Blue grouse	4, 5, 16, 18
Elk	4, 5, 9, 18
Lynx	4, 9, 18
Merriam's turkey	4, 5
Moose	4, 5, 9, 18
Mountain goat	4, 5, 9, 14
Rocky Mt. Mule deer	4, 6, 15
White-headed woodpecker	4, 5, 9, 14
White-tailed deer	
<u>Seral stage: plant community</u>	
Fisher	4, 5, 6, 10
Marten	2, 4, 5, 6, 10, 14
Vaux's swift	5, 6
Golden hairstreak butterfly	2, 4, 5, 15
Oregon silverspot butterfly	4, 5, 15
Pocket gopher	2, 5, 15
Western gray squirrel	2, 5, 14, 18, 21
<u>Snags/(pilings)</u>	
Black-backed woodpecker	2, 5, 6, 15
Cavity-nesting ducks	4, 6, 7, 21
Flammulated owl	4, 5, 6, 15
Lewis' woodpecker	4, 5, 6, 11, 15
Pileated woodpecker	4, 6, 10, 15
Purple martin	6, 15, 21
Western bluebird	5, 6, 21
<u>Maintain Wetlands</u>	
Sandhill crane	2, 5, 7, 9, 12, 14, 18, 19
Spotted frog	7, 8, 9, 12, 15, 16
Western pond turtle	2, 7, 10, 14, 15, 16, 18, 19
<u>Maintain riparian areas</u>	
Cutthroat	2, 8, 13, 14, 15
Dolly Varden	2, 8, 13, 14
Dunn's salamander	2, 4, 8, 10
Harlequin	2, 3, 8, 9, 12, 14
Kokanee	2, 8, 13, 14
Mountain sucker	2, 8, 13, 14
Mountain whitefish	2, 8, 13, 14
Olympic mudminnow	4, 7, 8, 12, 15, 16, 18
Pygmy whitefish	2, 8, 13, 14
Trout/steelhead	2, 8, 9, 13, 14, 15
Van Dyke's salamander	2, 4, 8, 10, 17
Yellow-billed cuckoo	7, 8, 15, 18

Table 9 11

PRIORITY HABITAT TYPES

FORESTED AND URBAN GROWTH AREAS

PRIORITY HABITAT	PHASE		
Aspen stands	Fo	Criteria: Justification:	>2 acres; primarily in eastern Washington Limited distribution; association with water; vulnerable to disturbance (esp. grazing); high species diversity.
Caves	Fo, Ur	Criteria: Justification:	>one foot diameter and >three feet deep. Limited distribution; vulnerable to human disturbance; dependent species (bats, colonial nesting/roosting birds, large mammals.)
Cliffs	Fo, Ur	Criteria: Justification:	>25 feet high and <5000 feet. Limited distribution; unique species assemblage (raptors, colonial seabirds); difficult to mitigate or artificially create.
Islands	Ur	Criteria: Justification:	No size limit. Limited distribution; unique nesting habitat for colonial birds and waterfowl; vulnerable to human disturbance(recreational boating, camping, fishing, etc.).
Meadows	Fo	Criteria: Justification:	Natural climax seral stage. Contribution to habitat diversity; vulnerable to disturbance (grazing, ORV use, road construction); seasonal use by game mammals and other wildlife.
Oak Woodlands	Fo, Ur	Criteria:  Justification:	20-50% oak in a mixed oak-conifer stand or a pure stand with adjacent conifers; should contain trees >15" dbh and >16' tall; isolated stands should be >5 acres with 20-100% canopy closure; smaller stands serving as corridors or in riparian areas are also important. Limited and declining distribution; dependent species; vulnerable to conversion to conifer plantations, grazing, residential development.
Old-growth/ mature forest	Fo, Ur	Criteria:  Justification:	Stands of at least 2 tree species; dominants >200 years old; at least 6 trees/acre >32" dbh; stand should have 1+ snag/acre >21" dbh, and 3+ logs/acre 25'+ long and 25"+ diameter at the butt, and 2-5 layers of vegetation in a multi-storied canopy. Stands should be at least 36-40 acres. Limited and declining distribution; relatively high

PRIORITY HABITAT	PHASE		
			species diversity, especially for breeding.
Riparian areas	Fo, Ur	Criteria:  Justification:	150' – 200' on both sides of any Type 1 or 2 stream, 100' on both sides of a Type 3 stream, 50' on both sides of a Type 4 stream, and 2 feet on both sides of parts of Type 5 streams. High species diversity; high edge component; linkage to other habitats and provides travel corridor for many species; vital to fish species for breeding; rearing, migration.
Sand dunes	Ur	Criteria: Justification:	Eastern Washington only. Limited distribution; unique species assemblage; vulnerable to human disturbance (ORV use).
Shrub-steppe	Ur	Criteria: Justification:	Areas >19 acres; dominated by native plant species. Species diversity; unique and dependent species; vulnerable to disturbance; historical habitat loss to agriculture, grazing, and other land uses.
Snag-rich areas	Fo, Ur	Criteria:  Justification:	Areas established by survey to contain high snag densities, typically >1000 snags/100 acres (old burns, wind-damaged areas, created snags in "new forestry" areas, etc.). Large number of cavity-dependent species.
Talus	Fo, Ur	Criteria:  Justification:	Homogenous areas of rock rubble ranging in average size from 0.5' to 6.5', composed of basalt, andesite, and/or sedimentary rocks, including riprap slopes and mine tailings. Unique species assemblage, including some dependent species; vulnerable to road construction and quarry operations.
Urban Natural Open Space [includes forested (second growth, greenbelts, ravines, old orchards, etc.) and nonforested (sagebrush, meadows, old fields, pastures, etc.)]	Ur	Criteria:  Justification:	A priority species resides within, or is adjacent to, the open space or may use it for regular feeding; and/or the open space functions as a corridor connecting other priority habitat areas, especially areas that would otherwise be isolated; and/or the open space is an isolated remnant of natural habitat larger than 10 acres and surrounded by urban development. Local consideration may be given to open space areas smaller than 10 acres. Unique species assemblages in urban areas; provides travel corridors and minimizes island effects.
Wetlands	Fo, Ur	Criteria:	At least one of the following attributes: areas with



PRIORITY HABITAT	PHASE		
		Justification:	predominantly hydrophytic plants, at least periodically; substrate is predominantly undrained hydric soils; and/or the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year. High species diversity; dependent species, especially waterfowl; vulnerable to disturbance; declining wetland areas.

\*\*\*\*\*

Crossed Out Table To Be Replaced By Following Table.

HABITAT TYPE or ELEMENT	PRIORITY AREA
Aspen Stands	<ul style="list-style-type: none"> <li>• Pure or mixed stands of aspen greater than 0.8 ha (2 acres).</li> </ul> <p>Criteria: High fish and wildlife species diversity, limited availability, high vulnerability to habitat alteration.</p>
Caves	<ul style="list-style-type: none"> <li>• A naturally occurring cavity, recess, void, or system of interconnected passages (including associated dendritic tubes, cracks, and fissures) which occurs under the earth in soils, rock, ice, or other geological formations, and is large enough to contain a human. Mine shafts may mimic caves, and those abandoned mine shafts with actual or suspected occurrences of priority species should be treated in a manner similar to caves. A mine is a man-made excavation in the earth usually used to extract minerals.</li> </ul> <p>Criteria: Comparatively high wildlife density, important wildlife breeding habitat and seasonal ranges, limited availability, vulnerability to human disturbance, dependent species.</p>
Cliffs	<ul style="list-style-type: none"> <li>• Greater than 7.6 m (25 ft) high and occurring below 1524 m (5000 ft).</li> </ul> <p>Criteria: Significant wildlife breeding habitat, limited availability, dependent species.</p>
Estuary/ Estuary-like	<ul style="list-style-type: none"> <li>• Deepwater tidal habitats and adjacent tidal wetlands, usually semi-enclosed by land but with open, partly obstructed or sporadic access to the open ocean, and in which ocean water is at least occasionally diluted by freshwater runoff from the land. The salinity may be periodically increased above that of the open ocean by evaporation. Along some low-energy coastlines there is appreciable dilution of sea water. Estuarine habitat extends upstream and landward to where ocean-derived salts measure less than 0.5% during the period of average annual low flow. Includes both estuaries and lagoons.</li> </ul> <p>Criteria: High fish and wildlife density and species diversity, important breeding habitat, important fish and wildlife seasonal ranges and movement corridors, limited availability, high vulnerability to habitat alteration.</p>
Freshwater Wetlands and Fresh Deepwater	<ul style="list-style-type: none"> <li>• Freshwater Wetlands: Lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. Wetlands must have one or more of the following attributes: the land supports, at least periodically, predominantly hydrophytic plants; substrate is predominantly undrained hydric soils; and/or the substrate is nonsoil and is saturated with water or covered by shallow</li> </ul>

	<p>water at some time during the growing season of each year.</p> <ul style="list-style-type: none"> <li>• Fresh Deepwater: Permanently flooded lands lying below the deepwater boundary of wetlands. Deepwater habitats include environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organisms live. The dominant plants are hydrophytes; however, the substrates are considered nonsoil because the water is too deep to support emergent vegetation. These habitats include all underwater structures and features (e.g., woody debris, rock piles, caverns).</li> </ul> <p>Criteria: Comparatively high fish and wildlife density and species diversity, important fish and wildlife breeding habitat, important fish and wildlife seasonal ranges, limited availability, high vulnerability to habitat alteration.</p>
Instream	<ul style="list-style-type: none"> <li>• The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.</li> </ul> <p>Criteria: Comparatively high fish and wildlife density and species diversity, important fish and wildlife seasonal ranges, limited availability, high vulnerability to habitat alteration, dependent species.</p>
Marine/ Estuarine Shorelines	<p>Shorelines include the intertidal and subtidal zones of beaches, and may also include the backshore and adjacent components of the terrestrial landscape (e.g., cliffs, snags, mature trees, dunes, meadows) that are important to shoreline associated fish and wildlife and that contribute to shoreline function (e.g., sand/rock/log recruitment, nutrient contribution, erosion control).</p> <ul style="list-style-type: none"> <li>• Consolidated Substrate: Rocky outcroppings in the intertidal and subtidal marine/estuarine environment consisting of rocks greater than 25 cm (10 in) diameter, hardpan, and/or bedrock</li> <li>• Unconsolidated Substrate. Substrata in the intertidal and subtidal marine environment consisting of rocks less than 25 cm (10 in) diameter, gravel, shell, sand, and/or mud.</li> </ul> <p>Criteria: Comparatively high fish and wildlife density, high fish and wildlife species diversity, important fish and wildlife seasonal ranges, limited availability, high vulnerability to habitat alteration, dependent species.</p>
Old-growth/ Mature Forests	<ul style="list-style-type: none"> <li>• Old-growth west of Cascade crest: Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 20 trees/ha (8 trees/acre) that are &gt; 81 cm (32 in) dbh or &gt; 200 years of age; and &gt; 10 snags/ha (4 snags/acre) over 51 cm (20 in) diameter and</li> </ul>

	<p>4.6 m (15 ft) tall; with numerous downed logs, including 10 logs/ha (4 logs/acre) &gt; 61 cm (24 in) diameter and &gt; 15 m (50 ft) long. High elevation stands (<math>\geq</math> 762 m [2500 ft]) may have lesser dbh (&gt; 76 cm [30 in]), fewer snags (&gt;0.6/ha [1.5/acre]), and fewer large downed logs (0.8 logs/ha [2 logs/acre]) that are &gt; 61 cm (24 in) diameter and &gt; 15 m (50 ft) long.</p> <ul style="list-style-type: none"> <li>• Old-growth east of Cascade crest: Stands are highly variable in tree species composition and structural characteristics due to the influence of fire, climate, and soils. In general, stands will be &gt; 150 years of age, with 25 trees/ha (10 trees/acre) &gt; 53 cm (21 in) dbh, and 2.5-7.5 snags/ha (1-3 snags/acre) &gt; 30-35 cm (12-14 in) diameter. Downed logs may vary from abundant to absent. Canopies may be single or multi-layered. Evidence of human-caused alterations to the stand will be absent or so slight as to not affect the ecosystem's essential structures and functions.</li> <li>• Mature forests: Stands with average tree diameters exceeding 53 cm (21 in) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80 – 200 years old west and 80 – 160 years old east of the Cascade crest.</li> </ul> <p>Criteria: High fish and wildlife density, high fish and wildlife species diversity, important fish and wildlife breeding habitat, important fish and wildlife seasonal ranges, limited and declining availability, high vulnerability to habitat alteration</p>
Oregon White Oak Woodlands	<ul style="list-style-type: none"> <li>• Stands of pure oak or oak/conifer associations where canopy coverage of the oak component of the stands is <math>\geq</math> 25%; or where total canopy coverage of the stand is &lt;25% but oak accounts for at least 50% of the canopy coverage present. The latter is often referred to as oak savanna. In non-urbanized areas west of the Cascades, priority oak habitat consists of stands <math>\geq</math> 0.4 ha (1.0 ac) in size. East of the Cascades, priority oak habitat consists of stands <math>\geq</math> 2 ha (5 ac) in size. In urban or urbanizing areas, single oaks or stands &lt; 0.4 ha (1 ac) may also be considered a priority when found to be particularly valuable to fish and wildlife.</li> </ul> <p>Criteria: Comparatively high fish and wildlife density, high fish and wildlife species diversity, limited and declining availability, high vulnerability to habitat alteration, dependent species.</p>
Prairies and Steppe	<ul style="list-style-type: none"> <li>• Relatively undisturbed areas (as indicated by dominance of native plants) where grasses and/or forbs form the natural climax plant community.</li> </ul> <p>Criteria: Comparatively high fish and wildlife density, high fish and wildlife species diversity, important fish and wildlife</p>

	breeding habitat, important fish and wildlife seasonal ranges, limited and declining availability, high vulnerability to habitat alteration, unique and dependent species.
Riparian	<ul style="list-style-type: none"> <li>The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other. In riparian systems, the vegetation, water tables, soils, microclimate, and wildlife inhabitants of terrestrial ecosystems are influenced by perennial or intermittent water. Simultaneously, the biological and physical properties of the aquatic ecosystems are influenced by adjacent vegetation, nutrient and sediment loading, terrestrial wildlife, as well as organic and inorganic debris. Riparian habitat encompasses the area beginning at the ordinary high water mark and extends to that portion of the terrestrial landscape that is influenced by, or that directly influences, the aquatic ecosystem. Riparian habitat includes the entire extent of the floodplain and riparian areas of wetlands that are directly connect to stream courses.</li> </ul> <p>Criteria: High fish and wildlife density, high fish and wildlife species diversity, important fish and wildlife breeding habitat, important wildlife seasonal ranges, important fish and wildlife movement corridors, high vulnerability to habitat alteration, unique or dependent species.</p>
Rural Natural Open Space	<ul style="list-style-type: none"> <li>A priority species resides within or is adjacent to the open space and uses it for breeding or regular feeding; and/or the open space functions as a corridor connecting other <i>priority habitats</i>, especially areas that would otherwise be isolated; and/or the open space is an isolated remnant of natural habitat larger than 4 ha (10 acres) and surrounded by agricultural developments. Local consideration may be given to open space areas smaller than 4 ha (10 acres).</li> </ul> <p>Criteria: Comparatively high fish and wildlife density, high fish and wildlife species diversity, important fish and wildlife breeding habitat, important fish and wildlife seasonal ranges, important fish and wildlife movement corridors, high vulnerability to habitat alteration, unique species assemblages in agricultural areas.</p>
Snags and Logs	<ul style="list-style-type: none"> <li>Snags and logs occur within a variety of habitat types that support trees. Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of <math>\geq 51</math> cm (20 in) in western Washington and <math>\geq 30</math> cm (12 in) in eastern Washington, and are <math>\geq 2</math> m (6.5 ft) in height. Priority logs</li> </ul>

	<p>are <math>\geq 30</math> cm (12 in) in diameter at the largest end, and <math>\geq 6</math> m (20 ft) long. Abundant snags and logs can be found in old-growth and mature forests or unmanaged forests of any age, in damaged, burned, or diseased forests, and in riparian areas. Priority snag and log habitat includes individual snags and/or logs, or groups of snags and/or logs of exceptional value to wildlife due to their scarcity or location in a particular landscape. Areas with abundant, well distributed snags and logs are also considered priority snag and log habitat. Examples include large, sturdy snags adjacent to open water, remnant snags in developed or urbanized settings, and areas with a relatively high density of snags.</p> <p>Criteria: Comparatively high fish and wildlife density and species diversity, important fish and wildlife breeding habitat and seasonal ranges, limited availability, high vulnerability to habitat alteration, large number of cavity-dependent species.</p>
Talus	<ul style="list-style-type: none"> <li>• Homogenous areas of rock rubble ranging in average size 0.15 – 2.0 m (0.5 – 6.5 ft), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.</li> </ul> <p>Criteria: Limited availability, unique and dependent species, high vulnerability to habitat alteration.</p>
Urban Natural Open Space	<ul style="list-style-type: none"> <li>• A priority species resides within or is adjacent to the open space and uses it for breeding and/or regular feeding; and/or the open space functions as a corridor connecting other <i>priority habitats</i>, especially those that would otherwise be isolated; and/or the open space is an isolated remnant of natural habitat larger than 4 ha (10 acres) and is surrounded by urban development. Local considerations may be given to open space areas smaller than 4 ha (10 acres).</li> </ul> <p>Criteria: Comparatively high fish and wildlife density, high fish and wildlife species diversity, important fish and wildlife breeding habitat, important fish and wildlife movement corridors, limited availability, high vulnerability to habitat alteration.</p>
Vegetated Marine/ Estuarine	<p>Includes vegetated areas in the intertidal and subtidal zones to a depth of approximately 30.5 m (100 ft) below mean lower, low water (MLLW).</p> <ul style="list-style-type: none"> <li>• Eelgrass meadows: Habitats consisting of intertidal and shallow subtidal shores which are colonized by rooted vascular angiosperms of the genus <i>Zostera</i>.</li> <li>• Kelp beds: Patches of sedentary floating aquatic vegetation of the genus <i>Macrocystis</i> and/or <i>Nereocystis</i>.</li> <li>• Turf algae: Habitats consisting of non-emergent green, red,</li> </ul>

	<p>and/or brown algae plants growing on solid substrates (rocks, shell hardpan).  Criteria: Comparatively high fish and wildlife density, high fish and wildlife species diversity, important fish and wildlife seasonal ranges, limited availability, high vulnerability to habitat alteration, dependent species.</p>
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3. Naturally occurring ponds under 20 acres and their submerged aquatic beds provide fish and wildlife habitat/lakes, ponds, streams and rivers planted with game fish by a governmental or tribal entity:

These areas are currently designated and protected under the City of Lacey's Wetland Protection Ordinance. The Wetland Protection Ordinance covers all waters and wetland areas that do not fall under the jurisdiction of the Shoreline Master Program. However, ~~in developing policies for these areas,~~ for the purposes of habitat protection, they should have also be been designated and regulated under standards for Fish and Wildlife Conservation areas as the Wetland Protection Ordinance does not provide specific recommendations concerning the priority habitat and species requirements.

4. Commercial and recreation shellfish areas and kelp and eelgrass beds:

The City of Lacey does not have any marine beachfront property under its jurisdiction or in its urban growth area that would have any shellfish areas or kelp or eelgrass beds with the exception of the Nisqually bluff area. This area is designated as a shoreline of the State and is regulated by the Shoreline Master Program. It ~~should~~ is also ~~be~~ designated as a Fish and Wildlife Conservation area.

5. Waters of the State:

Regarding waters of the state, these areas are already regulated under the Shoreline Master Program. However, standards of the Shoreline Master Program do not deal with specific habitat and species concerns. Such areas ~~should be~~ are also designated as Fish and Wildlife Habitat Conservation areas.

6. State and natural area preserves and natural resource conservation areas:

The City of Lacey does not have any State natural area preserves or natural resource conservation areas in the City of Lacey or within its urban growth area.

7. **Methods of Protection:**

The State Washington Department of Fish and Wildlife has provided specific criteria for priority habitat and priority species. This includes both information on designation, habitat areas, and areas known to have priority species. ~~Currently, there is no~~ The City has had implementing legislation for the priority habitat and species program since 1992. Implementing legislation needs to be reviewed periodically to ensure it is adequately implementing ~~developed to provide specific standards for the protection of priority habitats and priority species~~ in the Lacey area.

D. **Conclusions**

Based on the above analysis, the City has formulated the following conclusions:

1. Preservation of fish and wildlife habitat is critical to the protection of suitable environments for animal species and in providing a natural beauty and healthy quality of life for Lacey and its citizens.
2. The Washington Department of Fish and Wildlife (WDFW) has developed a program for designation of priority habitats and species with specific recommendations for protection that ~~could be~~ are currently utilized by the City of Lacey. Pursuant to WAC 365-195-910 (1) these recommendations published by WDFW and utilized by Lacey represent the best available science and meet requirements of RCW 36.70A.172.
3. ~~Implementing legislation is necessary to~~ used by Lacey through the 1990's has adequately protected priority habitats and species in the Lacey area.
4. The City will continue to support the Washington Department of Fish and Wildlife's priority habitats and species program.

E. **Goals/Policies**

1. **Goal**

To provide consideration, protection and effective management of Lacey's habitat conservation areas.



A. Policy

Pursuant to RCW 36.70A.172 and WAC 365-195-900 through 925, the City of Lacey shall utilize the best available science information and recommendations from the Washington Department of Fish and Wildlife in classifying and designating priority habitats and species.

B. Policy

~~Implementing~~ The City shall continue to use legislation required under the Growth Management Act shall be developed to provide regulation and protection of Lacey's priority habitats and species.

C. Policy

~~Implementing legislation shall include a~~ The City shall continue to utilize a classification system identified and developed by the Washington Department of Fish and Wildlife including protection for endangered, threatened and sensitive species as well as candidate, monitor, game/non-game and other wildlife.

D. Policy

~~Implementing~~ Legislation shall continue to require utilization of established Department of Wildlife primary and secondary management practices as well as newly developed strategies in protection of priority habitats and species as recommended by the Washington Department of Fish and Wildlife.

**TABLE OF CONTENTS**  
Revised 5/17/00

	<u>Page</u>
<b>I. INTRODUCTION</b>	
A. The Planning Process	2
B. Earlier Reports and Studies	3
C. Relationship to Other Plans	4
D. Study Area and Boundaries	4
<b>II. DOWNTOWN GOALS AND POLICIES</b>	
A. Overall Downtown Goals and Policies	7
B. Sub-Area Downtown Goals and Policies	11
<b>III. DOWNTOWN CONCEPT PLAN</b>	
A. Land Use	28
B. Transportation	28
C. Parks/Open Space	30
<b>IV. DOWNTOWN RECOMMENDATIONS/IMPLEMENTATION</b>	
A. Land Use	33
B. Transportation	33
C. Parks/Open Space	34
D. Miscellaneous	35

## I. INTRODUCTION

This Plan presents new land use, circulation and physical improvement policies for the Downtown area of Lacey. It represents a major step in the completion of a downtown plan (as an element of the City's Comprehensive Plan) and culminates years of idea generation, study, analysis and participation by a number of citizens who are deeply committed to the future of the City of Lacey.

This Plan describes a vision which builds on the strengths of existing development, while addressing the needs of a growing regional market area. This "vision" is translated into comprehensive statements of public policy and a program of proposed actions for implementation.

Elements of this Plan will become the basis for a series of public and private actions that will shape Lacey's downtown over the next 25 years.

### A. THE PLANNING PROCESS

#### Work in the 80's

Throughout the 1980's, ~~Under the direction of the Lacey Planning Commission,~~ downtown property owners, City residents and interested business people from throughout the City ~~have been~~ were actively involved in the development of this Plan and its recommendations, under the direction of the Lacey Planning Commission. In addition to typical work sessions, the Planning Commission distributed a questionnaire to interested property owners and residents, and conducted numerous informal community meetings and workshops to solicit citizen input and discuss proposals. Finally, the Planning Commission ~~has~~ worked closely with an 18-member Citizens' Core Area Task Force appointed by the Lacey City Council in 1982. The Task Force met periodically with the Planning Commission to discuss downtown development and separately where they ~~have~~ extensively reviewed draft materials and offered numerous suggestions.

#### Work in the 90's

In the early 90's the Planning Commission worked on fine tuning this Downtown Plan and again in the mid 90s after the City adopted a new Comprehensive Land Use Plan under the State Growth Management Act. These efforts led to minor revisions of the Downtown Plan.

More recently in August, 1997, the City of Lacey and the Lacey Thurston County Chamber of Commerce co-sponsored a week-long Planning event for the core area

called Downtown 2000. The citizens of Lacey, along with city officials and business representatives, worked to identify a vision for the city's core area. With the help of a consultant, the citizens of Lacey identified preferred designs of streets, public areas, landscaping and buildings for the core area. They also identified various uses that could be located in the core area. The 2000 Planning process involved the work of an appointed steering committee of Lacey City officials, Chamber representatives, and citizens as well as a task force of interested individuals. These groups worked on the plan for two years before turning the work over to the Planning Commission for finalizing recommendations to go to Council.

The 2000 Planning effort focus has been on that area considered Lacey's core Central Business District area. In the recent past this area has been designated as Central Business District 1, 2 and 3. The planning effort has resulted in the development of a plan specific for these Central Business Districts, called the Woodland District Guidelines. The Woodland District Guidelines has resulted in the need for additional minor amendments to this plan to insure consistency between both plans; the Woodland District guidelines focusing on our Central Business District core area and this plan focusing on the larger Central Business District area.

#### B. EARLIER REPORTS AND STUDIES

The Lacey downtown effort has been the subject of several plans and studies ~~over the past decade~~ since the 70s. The Lacey Commercial Area Study, prepared by a City Task Force in 1974, addressed land use and circulation problems. Many of the land use and circulation proposals in that Study ~~have been~~ were implemented in the Lacey Development Plan (1977) and the Pre-GMA Lacey Zoning Ordinance (1980). In addition, a Core Area Circulation Amendment to the Lacey Development Plan was adopted in 1981. That amendment focused on automobile circulation in the downtown area.

The Commercial Area Study recommended the City undertake additional planning for pedestrians, bicyclists and open spaces such as greenbelts and plazas. "Amenities such as alternative transportation modes to the automobile, and providing greenbelts, plazas or other open space areas are important factors in creating attractive, people-oriented development. These amenities can be provided more easily if they are planned and designed into development plans rather than waiting until after development occurs."

This Plan marks the most comprehensive study of the entire Lacey's downtown to date. ~~and the most recent.~~ It both builds upon and goes beyond those earlier efforts in response to new demands and opportunities for regional commercial and mixed-use development.

The Woodland District Guidelines Plan continues this effort focusing in on Lacey's core area and following through with pedestrian oriented, mixed use, and higher intensity development concepts.

C. RELATIONSHIP TO OTHER PLANS

Coordination between Lacey's Downtown Plan ~~(as an element of the overall Comprehensive Plan)~~, the Woodland District Guidelines, Lacey's Comprehensive Land Use Plan developed under the Growth Management Act, and other plans is critical to its ultimate implementation and success of our vision for the downtown area. Special attention must be given to the Comprehensive Plan for Outdoor Recreation, the six-year transportation improvement program and capital improvement programs. Specific elements of the Downtown Plan, and the Woodland District Guidelines such as: the major pedestrian corridor, pedestrian linkage systems, central core area park, street improvements and parking facilities must all be included within and coordinated through several City plans and programs.

In addition to City plans, other jurisdictions and municipalities should also be consulted and improvement programs developed cooperatively or even jointly. These entities might include Intercity Transit, the North Thurston School District and Fire District #3. The ultimate development of the Downtown ~~Plan area could~~ area will affect each of these service providers.

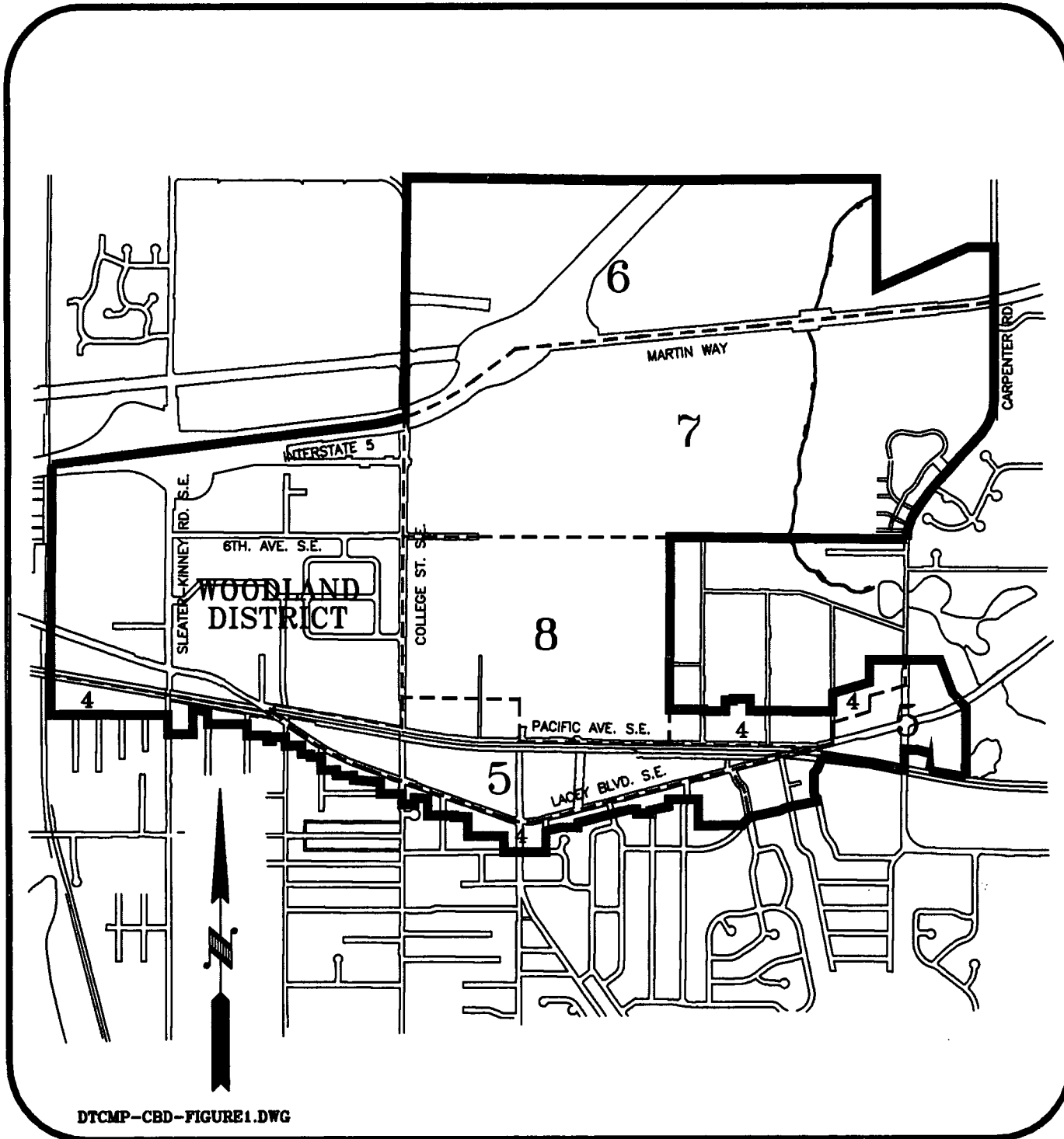
D. STUDY AREA AND BOUNDARIES

The Downtown Plan includes an area of approximately 1,370 acres extending generally east from the City limits (railroad tracks) to Carpenter Road and north from Pacific Avenue and Lacey Boulevard to Interstate 5 (see Figure 1 for more precise boundaries). This area represents ~~the heart of Lacey's commercial core~~ all of Lacey's Central Business District and the center of most major transportation links. It is an area with substantial development potential from large parcels of undeveloped land. It is also an area with an extensive retail base and a growing office sector. (The area further includes two existing industrial sites.)

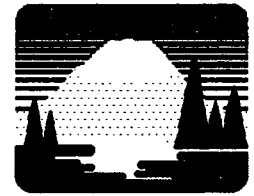
The Woodland District Guidelines area is defined as the area bounded by Interstate 5, Pacific Avenue SE, College Street SE, and the western city limits. It totals approximately 260 acres. (see figure 1 for more precise boundaries).

The Lacey Downtown Planning Area<sub>2</sub>, as identified in Figure 1<sub>2</sub>, is comprised of several unique sub-areas. Figure 2<sub>1</sub> identifies each distinct sub-area The Woodland District encompasses that area covered by the Woodland District Guidelines. The purpose for

including these properties within the downtown and identifying them as specific sub-areas is twofold; each sub-area has different combinations of land uses, circulation patterns, geographic constraints, and thereby the development potential of the downtown and each individual sub-area can be maximized by addressing its specific needs and opportunities. This sub-area orientation to downtown planning will allow for the broadest range of possible land uses, retain economic diversity, strengthen the regional influence of the downtown and still allow for development design standards to protect against incompatible uses and ensure adequate environmental protection through policies and regulations "tailor-made" for each sub-area.



DTCMP-CBD-FIGURE1.DWG



CITY OF LACEY  
CENTRAL BUSINESS DISTRICT

DOWNTOWN ELEMENT

CENTRAL BUSINESS DISTRICT BOUNDARY

SUB-AREA BOUNDARIES

FIGURE 1

REV. 5/2000

## II. GOALS AND POLICIES

This Chapter presents goals and policies for Lacey's Downtown. These goals and policies address a wide variety of issues, including land use, transportation, coordinated development, parks and open space, pedestrian amenities and various implementation concepts. They are organized at two different levels of detail; general statements which apply to the entire downtown; and specific statements which relate directly to a specific geographic sub-area of the downtown. Not only does this two-tier approach allow for a clearer sense of direction for future development, it also establishes a more comprehensive "framework" within which detailed development plans, design concepts and implementation strategies can evolve (see Figure 2-1 for a map of the sub-areas).

### A. OVERALL DOWNTOWN GOALS AND POLICIES

#### 1. GOAL - GENERAL

The downtown should be a compactly developed regional center supporting a high density urban development and a diversity of mixed uses to meet the needs of the broadest possible range of the region's population.

#### 2. GOAL - COORDINATED DEVELOPMENT

Encourage coordinated development of the downtown in a harmonious and compatible manner by facilitating communication, cooperation, and planning among landowners, developers, and the City.

##### Policies:

- a. Encourage coordinated development for both large and small property owners.
- b. Encourage provision for common open spaces, plazas and courtyards within and between buildings.
- c. Encourage common, shared parking areas or facilities between developments and properties.
- d. Encourage compatibility of building and site designs among properties.



- e. Development should be encouraged to provide uses at the street level that will provide activity where it is critical to the vitality and function of an area and promote a pleasant and interesting pedestrian environment.
- f. Buildings should be integrated with the physical context of their surroundings where the scale of existing development is important to the character of the area.

3. GOAL - LAND USE

Develop throughout the downtown a variety of land uses while recognizing that each sub-area provides opportunities for homogeneous land uses which enhance their own unique characteristics.

Policies:

- a. Maximum intensities of development should be encouraged within constraints of public service capacities.
- b. Encourage high-intensity development for all land uses.
- c. Encourage a range and mix of commercial and residential uses, densities and heights in the downtown.
- d. Encourage the location of uses that draw large numbers of people and generate high levels of activity where regional auto access is best and within walking distance of existing or planned transit service.
- e. Bulk and density requirements should encourage distinctions between downtown sub-areas, and provide transitions between areas of different intensities of development.
- f. Building heights and coverage should protect light, air, and human scale qualities of the street environment.
- g. Protect existing downtown and adjacent residential neighborhoods from the encroachment of incompatible nonresidential uses.
- h. Designate alternative locations outside the downtown for land uses which are supportive of, but not compatible with, downtown land uses (such as warehousing).

- i. Provide incentives for parking requirements to be met within the building envelop as an alternative to on-site surface parking.

4. GOAL - PARKS AND OPEN SPACE

Provide for a network of open space including landscaping, pathways, greenbelts, and parks which enhance the attractiveness of buildings and their settings, and provide unifying design elements within the downtown.

Policies:

- a. Encourage development of open space and other features that will facilitate pedestrian circulation.
- b. Provide incentives in private developments to encourage pocket parks, plazas, courtyards, arcades, atriums, pedestrian corridors and through-block corridors.
- c. Encourage private participation in the development of public open space.
- d. Encourage architecture, art, landscaping, paving material, lighting, and street furniture that will enhance the appearance of streets, sidewalks, and other public places.

5. GOAL - TRANSPORTATION, PEDESTRIANS AND TRANSIT

Develop a balanced circulation system that is supportive of other downtown goals; that encourages the integration of automobile, transit and pedestrian (including bicycle) travel; and that maximizes circulation efficiency. Create a core area that is strongly pedestrian oriented and transit friendly.

Policies:

- a. There should be safer, easier access to the downtown from outside the City and improved vehicular circulation within the corridors serving the downtown (such as Sleater-Kinney and College).
- b. There should be improved linkage of existing commercial development with new development.

- c. Provide for convenient and safe pedestrian circulation from parking lots to all uses within the downtown.
- d. Encourage pedestrian skybridges and tunnels that support street level activity and provide a pedestrian circulation alternative to an otherwise unsafe or congested condition.
- e. Separate and/or buffer walkways from vehicular circulation areas, parking lots and driveways.
- f. Provide pedestrian linkages between the downtown and other portions of the City.
- g. Encourage mass transit into and within the downtown.
- h. Balance the need for off-street parking requirements against the availability of mass transit, vanpool, carpool programs and other alternative transportation means.
- i. Encourage private participation in vanpool and carpool programs.
- j. Provide incentives for preferential parking space and/or rates for vanpool and carpool programs.
- k. Promote parking within building structures in order to use land more efficiently and to create a more attractive and convenient environment for pedestrians ~~lessen walking distances in the downtown.~~
- l. Develop an off-street parking management plan and control program that includes uniform signage; differentiates between long- and short-term parkers; places restrictions on the maximum provision of off-street parking to individual developments; promotes joint use and shared parking; uses differential pricing to promote parking efficiency; and identifies specific control and enforcement mechanisms.
- m. Encourage the provision of park-and-ride lots along transit routes serving the downtown area.
- n. Encourage the public provision of parking facilities.
- o. Encourage the formation of a Transportation Management Group to coordinate all aspects of Lacey's circulation and parking needs, involving all affected parties and jurisdictions.

- p. Public transportation shall be included at the earliest stages in the design process and the public transportation operator is a partner in that process.
- q. Maximize public transportation and pedestrian access to a site.
- r. Orient buildings toward public transportation facilities and not parking lots. Buildings must be as conveniently situated to public transportation facilities as they are to auto parking.
- s. Encourage the use of alternatives to the single occupant auto by reducing the impacts of parking through the design of parking at a development.
- t. The ease and safety of pedestrian and public transportation shall be a main design focus in creating a public transportation-compatible development.
- u. Provide a quality environment for pedestrian walkways and for transit centers and bus stops.

6. GOAL - IMPLEMENTATION

Develop a strong public-private partnership and commitment to a healthy, active downtown.

Policies:

- a. Public improvements that benefit the City as a whole should be financed by the City as a whole, whereas those that benefit individual properties or groups of properties should be financed by property owners.
- b. Provide a variety of tools for possible use in implementing development of the downtown, such as special review districts, planned unit development (PUD) districts, parking and business improvement areas, local improvement districts, and incentive zoning.

B. SUB-AREA DOWNTOWN GOALS AND POLICIES

This section presents goals and policies at the sub-area level. The order of "hierarchy" in terms of a policy framework for sub-area planning includes the planning principles being the general basis for the goals and policies. The goals and policies then form the

basis for implementation. The implementation guidelines are intended to reflect whether or not specific actions should be implemented mandatorily, through incentives or through design guidelines.

1. Woodland District (CORE AREA)

Background. This sub-area is the heart of the downtown. ~~with the largest amount of vacant, undeveloped land.~~ It is zoned for core commercial development and has a mix of land uses including retail, office, general commercial, and a limited number of single-family residences. This sub-area is approximately ~~110~~ 260 acres in size with substantial land holdings by one company.

Planning Principles. This sub-area has the most opportunity for coordinated development where design and functional relationships that promote intensive, vertical, mixed-use development can be achieved. High density housing should be encouraged ~~as an outright use and in combination with mixed-use office and retail projects~~ in close proximity to City parks and pedestrian corridor.

Development regulations should encourage design flexibility, ~~include incentives for the provision of~~ and provide public amenities and open space and ~~encourage~~ result in a pleasant pedestrian friendly street environment. New buildings ~~should~~ shall be oriented toward the sidewalk and other elements of the pedestrian linkage system. Surface parking should be kept to a minimum and potential sites of parking structures should be identified in advance of actual need.

Goals/Policies

- ~~i. Encourage development of larger tracts of land as a "planned unit".~~
- a. Encourage urban density and a diverse mix of uses in the center.
- b. Encourage mixed-use development patterns to include high-density residential, high-density office, street level retail, and a variety of cultural and entertainment activities.
- c. Allow higher densities of development when combinations of office, commercial and residential uses are mixed.

- d. Promote residential activity with a complete range of residential services necessary to ensure the quality of life best suited to the unique requirements of downtown living.
- e. Encourage small shops, restaurants, and open cafes along the pedestrian corridor.
- f. Encourage the development of hotels and ~~convention~~ conference facilities.
- g. Encourage facilities and public activities which extend activity beyond working day hours.
- h. Provide a downtown park that is linked by the pedestrian and bikeway system to transit facilities and development in this sub-area providing a mixture of passive recreational and leisure opportunities.
- i. Dispersed open space is desirable in this sub-area to compliment the public park system and should be met through open space requirements applied to individual private development proposals.
- j. Use landscaping elements to provide unity, to provide screening to soften parking lots and unsightly areas, to provide a transition between architectural styles, and to enhance the character of the sub-area.
- k. Develop a pedestrian corridor along ~~7~~6th Avenue connecting South Sound Center with St. Martin's.
- l. Promote pedestrian circulation between this sub-area and the St. Martin's campus.
- m. Provide a pathway-greenbelt system, transit facilities and other pedestrian amenities to promote pedestrian access.
- n. ~~Encourage Buildings to~~ shall be oriented to pedestrian linkages, open spaces and /or streets.
- o. Assure the provision of the pathway-greenbelt system by property owners as land is developed.

- p. Provide safe and attractive transit-pedestrian rest and convenience centers on public properties where possible, and encourage their development on private property as land is developed.
- q. Encourage downtown employees to use mass transit, vanpools, carpools, and bicycles rather than single occupancy vehicles.
- r. Provide incentives for alternate modes of travel besides the automobile, including transit facilities and pedestrian walkways.
- ~~s. Provide incentives to developers who incorporate on-site parking requirements within the building envelope.~~
- ts. Design of sites should maximize public transportation
- ut. Improve appearance and promote pedestrian circulation by such means as widening sidewalks, planting trees, providing landscaping and screening.
- u Encourage pedestrian oriented uses such as residential, on street parking, parks and shopping opportunities.
- v Create a core area that is strongly pedestrian oriented and transit friendly.
- w. Develop the street with pedestrian amenities such as wide sidewalks, awnings, street trees, landscaping, and buildings with display windows.
- x. Keep auto circulation compatible with pedestrian circulation.
- y. Locate parking to the rear or sides of buildings.
- z. Include on street parking to provide convenience and separation between moving traffic and sidewalks.
- aa. Create strong identity for the core area.
- bb. Entryways should be designed to alert drivers and pedestrians they are entering the core area.

- cc. Building designs, signage, lights and landscaping should complement one another while providing opportunities for creativity.
- dd. Buildings should be designed close to the street, with many windows and doors and with architectural interest. Buildings should have an entrance on the street. Buildings are to be designed with no blank walls facing the street. Other walls within view should be treated as an opportunity for creative design.
- ee. Create places for people to gather and physical focal points, such as plazas, clock towers, fountains, etc.
- ff. Create places that provide for the needs of a diverse population of different ages.
- gg. Create places for children to play and senior citizens to gather.
- hh. Create social gathering places and develop activities and places to attract people.

Implementation Guidelines. The policies proposed for this sub-area encourage an active, mixed-use core area which is alive day and night. It requires a careful balance between intense office, residential retail and entertainment/cultural activities along with parks, plazas, open space and other necessary residential support services.

The policies encourage a pattern of improved pedestrian linkages connecting parks, open space, retail centers, transit stations, parking facilities and other major activity areas. A concept plan identifying the general nature and location of these linkages needs to be prepared, as well as design standards to ensure that the linkages are built to an adequate standard.

Another important policy area is transportation, transit and parking. Implementation actions must incorporate street improvements in the six-year street plan, transit improvements must be agreed to by Intercity Transit and off-street parking should be provided through joint public/private investments. A wide variety of high-occupancy vehicle (i.e., vanpools, carpools, etc.) strategies should be encouraged through incentives to private developers.



Another major policy issue is pedestrian amenities, including landscaping, street furniture and street "life" or activities. ~~For the most part, this and other policy objectives of this sub-area should be achieved through density bonus incentives.~~ The downtown park, pedestrian linkages and improvements to Sleater-Kinney are examples of mandatory actions by public and private interests. Most of the policies will be met by development standards and requirements in the Zoning Ordinance; others will appear in capital improvement-related plans and programs.

Due to the proximity and strong ties between this sub-area and the ~~Lacey City Center Complex~~ Lacey City Hall and library as well as St. Martin's Abbey/College, careful planning and integration of land use, transportation networks, and amenities must be linked together.

## ~~2. SUB AREA 2 (CORE AREA)~~

~~a. Background. This sub-area is generally undeveloped and is most commonly known for its fast food restaurants on Sleater Kinney, professional offices and a corporate headquarters near College Street. It is zoned for core commercial development with a sizeable amount of vacant land. This sub-area is approximately 60 acres in size and borders against I-5 on the north and 6th Avenue on the south.~~

~~b. Planning Principles. The mid rise office character and natural setting of this sub-area should be retained and a similar development pattern encouraged. Medium density housing should be permitted as a secondary use. Residential uses should be carefully sited away from I-5 and other major traffic corridors. Sufficient landscaping and natural vegetation should be maintained to minimize visual impacts and reduce noise, light, and glare.~~

~~New development east of Golf Club Road should be consistent in scale and architecture with existing professional offices and should gradually integrate existing commercial and residential uses. A mix of medical and professional office and service uses should be encouraged on a "planned unit" basis in this portion of the downtown.~~

### ~~c. Goals/Policies~~

~~i. Promote architectural harmony between new and existing development.~~

- ~~ii. Encourage development of larger tracts of land as a "planned unit".~~
- ~~iii. Encourage mixed use development patterns to include medium density residential, mid-rise office, medical and professional services, and social service activities.~~
- ~~iv. Allow higher densities of development when combinations of office, commercial and residential uses are mixed.~~
- ~~v. Promote residential activity with a complete range of residential services necessary to ensure the quality of life best suited to the unique requirements of downtown living.~~
- ~~vi. Encourage the development of hotels and convention facilities.~~
- ~~vii. Encourage facilities and public activities that extend activity beyond working day hours.~~
- ~~viii. Use landscaping elements to provide unity, to provide screening to soften parking lots and unsightly areas, to provide a transition between architectural styles, and to maintain the natural character of the sub-area.~~
- ~~ix. The eastern portion of this sub-area should develop strong pedestrian linkages to the City Center Complex and St. Martin's campus.~~
- ~~x. High traffic generating uses such as banks with drive up windows, fast food restaurants, etc., should be limited to arterial access along Sleater Kinney Road.~~
- ~~xi. Provide a pathway greenbelt system, transit facilities and other pedestrian amenities to promote pedestrian access.~~
- ~~xii. Assure the provision of the pathway greenbelt system by property owners as land is developed.~~
- ~~xiii. Encourage buildings to be oriented to pedestrian linkages.~~

- ~~xiv. Provide safe and attractive transit pedestrian rest and convenience centers on public properties where possible, and encourage their development on private property as land is developed.~~
- ~~xv. Encourage downtown employees to use mass transit, vanpools, carpools, and bicycles rather than single occupancy vehicles.~~
- ~~xvi. Provide incentives for alternate modes of travel besides the automobile, including transit facilities and pedestrian walkways.~~
- ~~xvii. Provide incentives to developers who incorporate on-site parking requirements within the building structure.~~
- ~~xviii. Design of sites should maximize public transportation and pedestrian access opportunities.~~
- ~~xix. Improve appearance and promote pedestrian circulation by such means as widening sidewalks, planting trees, providing landscaping and screening.~~

~~d. Implementation Guidelines. The policies for this sub area encourage a continuation of intensive multiple use development including office, limited retail, residential and human service agencies. Elements of this sub area such as landscaping, pedestrian linkages, transportation and pedestrian amenities are similar to Sub Area 1.~~

### ~~3. SUB AREA 3 (SOUTH SOUND CENTER)~~

- ~~a. Background. This sub area is generally developed and is the primary retail commercial center for the City of Lacey. South Sound Center, an enclosed shopping mall, is the largest and most predominant single occupant. In addition to retail, this sub area also has general commercial and professional office uses. This sub area is approximately 90 acres in size and is generally developed, although some new development and redevelopment could be accommodated.~~
- ~~b. Planning Principles. A strong emphasis must be placed on maximizing the retail potential of this site, while allowing some additional office and service uses in an accessory capacity. Part of this emphasis should be in redeveloping and expanding the mall and improving both internal and external pedestrian and vehicular circulation.~~

~~Design and development standards should be adopted for new development and redevelopment of South Sound Center and other buildings in this sub-area. Pedestrian linkages should be created between clusters of buildings on this site.~~

~~c. Goals/Policies~~

~~i. Strengthen the role of this sub-area as a regional retail center.~~

~~ii. Encourage the use of landscaping and other forms of screening to soften the appearance of parking lots, backs of buildings (to alleviate visual impacts), and entrances.~~

~~iii. Promote better pedestrian access and linkages within and between Sub-Area 3 businesses and sub-areas in the CBD, particularly Sub-Areas 1 and 2.~~

~~iv. Encourage improvements to the Sleater Kinney corridor to improve vehicular, transit, and pedestrian circulation.~~

~~v. Encourage the redesign of interior circulation and the joint use of driveways.~~

~~vi. Encourage downtown employees to use mass transit, vanpools, carpools, and bicycles rather than single occupancy vehicles.~~

~~vii. Design of site should maximize public transportation and pedestrian opportunities.~~

~~viii. Improve appearance and promote pedestrian circulation by such means as widening sidewalks, planting trees, providing landscaping and screening.~~

~~d. Implementation Guidelines. The policies of this sub-area encourage development flexibility, improved internal circulation and transportation improvements to Sleater Kinney. No dramatic changes in land use or business activity are envisioned for this sub-area. In fact, regional retail activities are intended to be enhanced by allowing for further development and an improved pedestrian shopping environment.~~

4. SUB-AREA 4  
(SOUTH OF LACEY BLVD AND ADJACENT TO HISTORIC DISTRICT)

- a. Background. This area is a transition area between commercial and residential uses. It has recently served as a buffer area between heavy commercial and light industrial uses in Lacey core area and the residential area to the south. The majority of existing structures were once residences that have been renovated into commercial businesses. Much of the area is best known for small businesses extending along Pacific Avenue and Lacey Boulevard in a strip development pattern. It is a sub-area with service establishments and fast food restaurants. Much of the eastern portion of this sub-area is underdeveloped and it is likely that this portion could further develop without substantially impacting adjacent residential neighborhoods or commercial uses.
- b. Planning Principles. While making every effort to visually and functionally improve this form of strip commercial development, it nevertheless will likely continue to be the dominant use and development pattern of this sub-area - largely due to transportation access and geographic constraints. As pedestrian circulation and linkages begin to extend from other sub-areas across Lacey Boulevard, land uses in Sub-Area 4 should become more accommodating to pedestrian activities and services.

The eastern portion of this sub-area, as well as sub-area 5, could potentially be redeveloped into a galleria atmosphere with small shops, a public market, special events, and open air activities. By redesigning existing parking on-site as well as creating mid-block pedestrian crossings, Sub-Area 4 can be linked more closely to other commercial, residential and entertainment activities of other sub-areas and the St. Martin's campus. Due to the location of this property, it is important that it be developed and redeveloped with sensitivity to residential neighborhoods.

c. Goals/Policies

- i. Encourage the preparation of an urban design plan to improve the visual appearance and functional relationships of this sub-area with the rest of the downtown.
- ii. Encourage the use of landscaping and other forms of screening to soften the appearance of parking lots, driveways, backs of buildings (to alleviate visual impacts), and service entrances.

- iii. Encourage improvements to Lacey Boulevard to improve vehicular, pedestrian and transit circulation.
  - iv. Encourage the joint use of driveways and discourage further curb cuts.
  - v. Encourage development of larger tracts of land as a "planned unit".
  - vi. Design of site should maximize public transportation and pedestrian access opportunities.
  - vii. Improve appearance and promote pedestrian circulation by such means as widening sidewalks, planting trees, providing landscaping and screening.
- d. Implementation Guidelines. The policies of this sub-area recognize a continuation of general commercial uses in an arterial (horizontal) development pattern. Development and design standards that encourage further landscaping, improved circulation and linkages between sub-areas should be adopted. The scale and character of development in this sub-area should be controlled through traditional bulk and density requirements including minimum lot size, building coverage and setbacks.

4. SUB-AREA 5 (PACIFIC AVENUE NORTH OF LACEY BLVD)

- a. Background. This area contains Lacey's oldest commercial area. Much of the area is best known for small businesses extending along Pacific Avenue in a strip development pattern. It is a sub-area with some service establishments and many fast food restaurants. Much of this sub-area has potential for redevelopment.
- b. Planning Principles. While making every effort to visually and functionally improve this form of strip commercial development, it nevertheless will likely continue to be the dominant use and development pattern of this sub-area - largely due to transportation access and geographic constraints. As pedestrian circulation and linkages begin to extend from other sub-areas across Pacific Avenue, land uses in Sub-Area 5 should become more accommodating to pedestrian activities and services.

The eastern portion of this sub-area, in linkage with sub-area 4, could potentially be redeveloped into a galleria atmosphere with small shops, a public market, special events, and open air activities. By creating mid-block pedestrian crossings, Sub-Area 5 can be linked more closely to other commercial, residential and entertainment activities of other sub-areas and the St. Martin's campus. Due to the strategic location of this property, it is important that it be developed and redeveloped with sensitivity to St. Martin's College, core commercial areas, and residential neighborhoods.

c. Goals/Policies

- i. Encourage the preparation of an urban design plan to improve the visual appearance and functional relationships of this sub-area with the rest of the downtown.
- ii. Encourage the use of landscaping and other forms of screening to soften the appearance of parking lots, driveways, backs of buildings (to alleviate visual impacts), and service entrances.
- iii. Encourage improvements to Pacific Avenue and Lacey Boulevard to improve vehicular, pedestrian and transit circulation.
- iv. Encourage the joint use of driveways and discourage further curb cuts.
- v. Encourage development of larger tracts of land as a "planned unit".
- vi. Design of site should maximize public transportation and pedestrian access opportunities.
- vii. Improve appearance and promote pedestrian circulation by such means as widening sidewalks, planting trees, providing landscaping and screening.

- d. Implementation Guidelines. The policies of this sub-area recognize a continuation of general commercial uses in an arterial (horizontal) development pattern. Development and design standards that encourage further landscaping, improved circulation and linkages between sub-areas should be adopted. The scale and character of development in this sub-area should be controlled through traditional bulk and density

requirements including minimum lot size, building coverage and setbacks.

6. SUB-AREA 6 (ST. PLACID/MARTIN VILLAGE)

- a. Background. This sub-area contains a large amount of undeveloped land which is some of the most attractive for development to be found anywhere in Thurston County. It contains St. Placid's Priory, that portion of St. Martin's Abbey north of Martin Way, and a small area of privately owned property at Carpenter Road and Martin Way. The majority of the property is presently zoned Open Space/Institutional with the exception of one 28-acre parcel of General Commercial owned by St. Martin's and the small area at Carpenter Road. The majority of the property is heavily timbered with second growth trees. Both the St. Placid and St. Martin properties contain wetlands. This sub-area is approximately 240 acres in size.
- b. Planning Principles. A strong emphasis must be placed on preserving the natural characteristics of this sub-area while allowing retail and service uses. Any development proposed for this sub-area should be required to retain the maximum reasonable number of trees and other vegetation to be incorporated into the landscaping and buffering of the property.

The natural wetlands areas should remain undeveloped. Potential exists for passive recreational opportunities, either public or private.

To achieve a degree of compatibility with the existing characteristics of the sites, development of larger "planned units" should be encouraged.

c. Goals/Policies

- i. Encourage development of larger tracts of land as a "planned unit".
- ii. Encourage the development of retail and commercial facilities oriented toward service of the traveling public.
- iii. Provide protection against development of the wetlands.



- iv. Require the retention of the maximum number of trees possible in the area.
  - v. Encourage the location of community facilities, such as recreation fields or multipurpose facilities in this area.
  - vi. Provide for screening of any development between the area and the residential property to the north.
  - vii. Design of sites should maximize public transportation and pedestrian access opportunities.
  - viii. Improve appearance and promote pedestrian circulation by such means as widening sidewalks, planting trees, providing landscaping and screening.
- d. Implementation Guidelines. The policies of this sub-area support a mix of facilities to serve the traveling public, large mixed-use planned unit developments, retention of natural characteristics, and encouragement for public facilities. The scale and character of this sub-area should reflect a sensitivity to its natural beauty and the value to the community of the wetlands and timber. Development in this sub-area should be controlled through traditional bulk and density requirements, including minimum lot size, building coverage and setbacks.

7. SUB-AREA 7 (ST. MARTIN'S PARK)

- a. Background. This sub-area contains the largest amount of undeveloped land in the Downtown Area. It consists primarily of land owned by St. Martin's Abbey lying south of Martin Way, although the City Hall/City Library site is located at the west end of this sub-area and the City pit site is at the east end. It also contains existing medium-density residential properties at the east end on Carpenter Road. The existing zoning is mainly Open Space/Institutional with some General Commercial, Office Commercial and Medium Density Residential. Much of the property is heavily wooded, particularly the St. Martin's ownership, with a number of fields and meadows. Woodland Creek crosses this sub-area from south to north across the St. Martin's property and several wetlands exist. This sub-area is approximately 300 acres in size.

- b. Planning Principles. A strong emphasis must be placed on allowing a broad range of retail, commercial, office and business park-type activities while preserving the natural characteristics of this sub-area. Any development proposal should proceed as a "planned unit", taking advantage of the abundant opportunities to develop strong aesthetic characteristics in tune with the natural surroundings.

A strong emphasis must also be placed on preserving and protecting the existing vegetation and wetlands, particularly along Woodland Creek, and incorporating these attributes into the landscaping and buffering of the property.

This sub-area offers the opportunity to carefully mix office uses, service-oriented retail uses, and predominant "business park-type" uses that provide for a non-nuisance type of employment opportunity under controls to protect the nearby uses of land and to encourage comprehensive planning of the entire sub-area within a business park campus-type setting.

c. Goals/Policies

- i. Encourage development of larger tracts of land as a "business park campus-type" of development.
- ii. Provide for a mix of compatible uses within this sub-area, predominantly those providing employment opportunities for modern administrative facilities, research institutions, and specialized manufacturing organizations.
- iii. Encourage the development of retail facilities oriented toward service to the uses within this sub-area.
- iv. Provide for the protection and preservation of the fragile, natural environmental amenities by preserving natural vegetation and locating development away from these natural areas.
- v. Provide for the screening of any development between the area once the residential areas to the south and east.
- vi. Encourage the location of community facilities, such as parks, recreation fields, public buildings and facilities, and places of public assembly in this area.

- vii. Improve appearance and promote pedestrian circulation by such means as widening sidewalks, planting trees, providing landscaping and screening.
- d. Implementation Guidelines. The policies of this sub-area support a mix of facilities dominated by employment opportunities of the non-nuisance type with some retail to serve the sub-area and existing residential. Encouragement of public facilities should be stressed, particularly those beneficial to the property owners and to the City. The scale and character of this sub-area should reflect the large potential to provide for a multitude of business and employment opportunities while at the same time remaining sensitive to the natural beauty and fragile nature of this area. Development in this sub-area should be controlled through traditional bulk and density requirements, including minimum lot sizes, building and development coverage, setbacks, and landscaping standards.

8. SUB-AREA 8 (ST. MARTIN'S CAMPUS)

- a. Background. This sub-area contains St. Martin's College, a private Benedictine College of approximately 600 students. Founded in 1895, St. Martin's College occupies the "heart" of the "Downtown Area". In addition to college campus activities, the Washington State Department of Ecology Headquarters and Shorelines Section are housed in former dormitories. The campus consists of the primary classroom building, "old main", the Pavilion, the largest place of assembly in Thurston County, and a number of other administrative and on-campus residential structures. St. Martin's College contains its own internal water and sewage disposal system. A considerable amount of this sub-area is undeveloped, containing natural vegetation and open space. It contains 170 acres.
- b. Planning Principles. The planning principles for this sub-area should be placed on preserving and enhancing the college campus atmosphere, preserving the historical characteristics of the campus, and expanding the opportunities for joint College/City public facilities. In particular, strong emphasis should be placed on encouraging the further development and upgrading of the campus in a manner that will create an environment conducive to educational and leisure activities. A strong emphasis must be placed on preserving the natural characteristics of this sub-area while allowing and promoting public uses in a manner that is

nondisruptive to the college. With the exception of public events held at St. Martin's Pavilion, no commercial or retail activities should be permitted.

c. Goals/Policies

- i. Strengthen the role of this sub-area as a city-wide center of learning.
- ii. Encourage the upgrading and modernization of college facilities.
- iii. Encourage the use of the campus facilities for a broad range of public events, particularly at St. Martin's Pavilion.
- iv. Encourage the preservation of open space areas and their availability to the public.
- v. Initiate the acquisition of property adjacent to City Hall for development of a downtown park. This area should be 5-10 acres in size.
- vi. Encourage the joint development by the College and City of recreational and civic facilities and functions on the college campus.
- vii. Require the retention of the existing significant natural vegetation on the college campus whenever possible.
- viii. Provide for pedestrian linkages between all areas of the campus and the rest of the Downtown Area.

- d. Implementation Guidelines. The policies for this sub-area encourage a continuation of primarily college campus activities, an upgrading and modernization of college facilities, encouragement of expanded public uses and activities, and joint development of public and recreational facilities and activities by the college and the City. The scale and character of development in this sub-area should be controlled through strict use guidelines and traditional bulk and height limitations.

### III. CONCEPT PLAN

This Chapter presents a "concept" plan for Lacey's downtown. The goals and policies presented above provide the general framework for the downtown, whereas the concept plan creates a "vision" about how the various components and geographic sub-areas of the downtown functionally related to one another. This discussion is organized by issue area and will describe how each component fits together by sub-area into a cohesive framework within which specific development plans should occur

#### A. LAND USE

The proposed downtown goals and policies envision a lively, mixed-use downtown serving the needs of both Thurston County and southern Puget Sound residents. Figure 3.2 identifies the primary land use activity for each sub-area. These designations, in addition to specific permitted uses, form the basis for a balanced downtown with strong growth potential for retail, office and residential activity.

The vitality and special character of the downtown's many parts is one of its outstanding qualities. This element proposes not only to preserve and enhance this quality, but also to capitalize on opportunities to shape the character of areas in transition. By "viewing" the downtown as a complex unit of interrelated geographic areas, the Plan can clearly express the unique needs and opportunities of each sub-area.

#### B. TRANSPORTATION

Of critical concern to everyone interested in the development potential and character of the Lacey downtown is transportation (automobile, transit, pedestrian and bicycle). Getting employees, customers and residents in and out of downtown during rush hours greatly affects the ability of downtown to accommodate growth. The opportunities to expand transportation facilities are limited. Improvements are currently being made to the Interstate system (I-5) and further arterial improvements are suggested in ~~Chapter IV~~ the City's Transportation Plan. The primary opportunity for growth is through improvements to the existing redesign and improvements to the city's arterial and commercial collector network, development of new strategically placed local access roads and expansion of the transit system.

Insert Figure 2

~~Development of a~~ The Transportation Improvement Plan for the downtown area of Lacey ~~necessarily has~~ involves careful analysis and integration ~~the need to integrate~~ the proposed transportation system, particularly streets, with the existing and proposed transportation system for the rest of the City and for the urban area of Thurston County. ~~Only through a~~ With this detailed analysis of the existing system, projections for growth and development, and coordination with adjacent jurisdictions ~~can a~~ the transportation plan ~~accurately and completely~~ can help address future needs and promote our vision for the downtown area.

The Transportation Plan ~~has proposes that~~ identified major transportation system improvements in the downtown area, particularly the identification of new streets, and redesign of existing streets ~~be identified~~ in conjunction with an overall Transportation Improvement Plan that will address the needs of the entire City as well as integrate with the transportation needs of the urban area.

The Plan proposes transit shelters throughout the downtown, improvements to crosstown and downtown transit service, improvements to crosstown and downtown automobile circulation, improved pedestrian circulation, improved street landscaping and construction of several new streets (see Figure 4- 3).

~~The greatest challenge and possible constraint to maximum development in the downtown is to accommodate both commuter (east/west and north/south) and downtown traffic. With all of the major arterials serving the downtown also functioning as crosstown and inter community links, the downtown could become too congested to attract future growth and achieve its full development potential. New arterials and/or crosstown corridors must be developed to route commuter trips around the downtown, thereby allowing both transportation objectives to be met with the least conflict.~~

#### C. PARKS/OPEN SPACE

In addition to pedestrian linkages ~~system identified in Figure 5,~~ the Downtown Plan also promotes a wide variety of other pedestrian spaces such as parks, open space, and landscaping to name only a few. Some of these, such as the downtown park, are identified in the concept plan. Others will be obtained through private development ~~as property owners request additional floor area in trade for specified public amenities.~~

Insert Figure 3



The pParks, the pedestrian linkage system and the landscaping network (Figure 5) are, however, the major components of the public park/open space/greenbelt system.

~~Private developers are encouraged to expand upon these minimum improvements by participating in an extensive floor area ratio (FAR) amenity program. This program clearly identifies priority public amenities (such as plaza, landscaping, arcade, art/water feature, etc.), by sub-area, which developers may voluntarily provide in exchange for additional floor area. (See the Central Business District, Chapter 16.24, of the Zoning Code for further information about the FAR Amenity Incentive System.)~~

This combination of public and private open space should provide diversity among uses, an improved living environment and still leave ample room for future growth and development.

#### IV. RECOMMENDATIONS/IMPLEMENTATION

This Chapter outlines specific actions necessary to begin implementation of the downtown policies. For any long-range plan, it is not necessary or even possible to implement many proposals immediately. In fact, the very purpose of a policy plan is to recognize the dynamics of downtown development and regional growth. Most of the implementation actions should be phased to the rate of development and accomplished through a spirit and commitment of public/private partnership in creating a healthy, active and stimulating downtown.

Specific implementation recommendations are identified two ways: first, each recommendation is listed by issue area (i.e., land use, etc.), and second, by when the action should be implemented (timing).

##### A. LAND USE

1. ~~Incorporate into the CBD land use code a system of incentives that permit additional floor area and/or additional height based on the provision of public amenities. This bonus system should promote amenities identified in the land use policies or ancillary to~~ Provide zoning requirements and design and standards for development that will promote effective pedestrian activity in specific sub-areas, such as: pedestrian corridor, art or landscaping, plazas, arcades, marquee/awning, recreation areas, public meeting rooms, mixed-use development, transit shelters, through block corridors, etc.
2. Prepare Urban Design Plans for the areas fronting along Martin Way, Sleater-Kinney, 6th Avenue, College Street and Pacific Avenue. These areas have developed under a variety of different development regulations and are often architecturally and functionally unrelated. An urban Design Plan would address these issues in addition to circulation in an attempt to create some degree of cohesion and relationship between these uses and the rest of the downtown.

##### B. TRANSPORTATION

1. Prepare a Transportation Improvement Plan for the entire City. Special consideration and attention should be given to the need to identify ~~needed~~ new corridors and collectors- designs for the street network as well as new designs for the physical development of commercial collectors and commercial local access streets within and through the downtown.
2. Amend the Six-Year Transportation Improvement Program to allow for funding of general circulation improvements to streets inside the downtown. A number

of street improvements may be necessary to promote pedestrian circulation and improve automobile and transit circulation in the downtown.

3. Identify the location and construct necessary transit shelters and bus "pull-outs". Intercity Transit, in cooperation with the City of Lacey, should provide bus shelters and "pull-outs" along "key" arterials and intersections to promote transit use in the downtown.
4. Intercity Transit should study the feasibility of a free transit zone, park-and-ride lots, a transfer station and "theme" vehicles in the downtown. Transit service to and throughout the downtown will change dramatically as development begins to take place. Intercity Transit should carefully evaluate the long-term transit needs of the downtown, in cooperation with the City of Lacey and private property owners, paying particular attention to commuter and shuttle service.
5. Adopt a corridor design plan for the major pedestrian corridor along 6th Avenue. The City should direct the Planning Commission to appoint an interdisciplinary design team of public and private professionals to prepare detailed design and development plans/standards for the major pedestrian corridor.
6. Undertake a comprehensive circulation and parking study of the downtown. Based upon recent changes to the Interstate system, increased development potential in the downtown, and probable increased east/west circulation on the arterial network, the City should evaluate the impact of such changes on the downtown circulation system. ~~The Planning Commission should be required to prepare an off street parking plan and should base its recommendations, in part, on the findings of the circulation study and forecast.~~

C. PARKS/OPEN SPACE

1. ~~Acquire property and develop a central public park in downtown Sub Area 8.~~ The City's Comprehensive Plan for Outdoor Recreation should identify the location, timing and financing of a downtown public park in this sub-area. This park should be designed to meet the recreational, leisure and entertainment needs of downtown employees, visitors and residents.
2. Develop design guidelines for the provision of private parks and open space. As a compliment to the pedestrian linkage system and other public open space, ~~private developers should be given bonuses to provide~~ design guidelines should emphasize creation of pocket parks, plazas and other open spaces. To ensure

that these spaces will be desirable, safe and compatible with adjacent uses, the City should develop and adopt a downtown design guidelines manual.

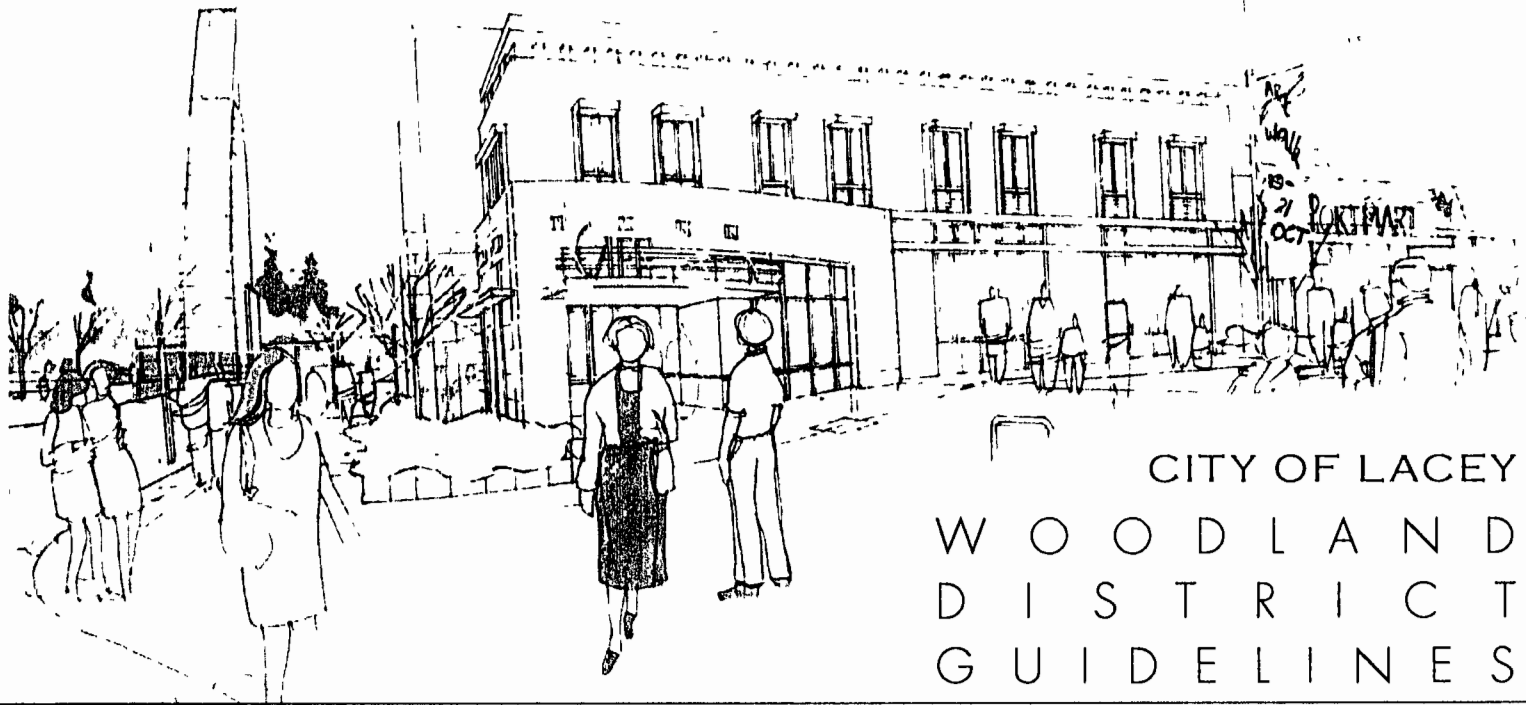
3. Review parks and open space needs and linkages on a community-wide basis. As a result of the adoption of this Downtown Plan, the Woodland District Guidelines, and changes to the Comprehensive Land Use Plan, the City should review and evaluate overall community-wide needs for parks and open space paying particular attention to linkages and networks which integrate various neighborhoods and sub-areas.

#### D. MISCELLANEOUS

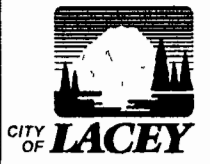
1. Create a Parking and Business Improvement Area in the downtown. To ensure that an adequate amount of long-term funding is able for area-wide improvements and business enhancement, the City of Lacey should help the Chamber create a PBIA as prescribed by state law.
2. ~~Conference/Convention Center. Results from recent market studies generally indicate a demand for additional hotel rooms either through existing facilities or a new facility in the near term. Obviously, a new facility located in the CBD would be preferable. Combined with this should be a conference/convention center funded either publicly or through some joint agreement. Similar plans have been discussed by local architects in the form of a mixed use project referred to as the Centennial Center project. A good example of this type of complex is the City of Yakima.~~
32. Promotions. Continuity is an important ingredient in identity. Identity is something often associated with familiarity and quality. To achieve this end, a Lacey Downtown Development Association should be formed to coordinate promotions, retail sales and special events. Specific consideration should be given to signage, advertising, a downtown logo and additional special events sponsored solely by the Downtown Association and in conjunction with other community groups.
43. Sister Cities. The sister city ties established by many American cities extend far beyond cultural exchanges. This type of program has potential far-reaching economic consequences (both directly and indirectly). The City Council, Sister City Committee and other interested groups and individuals should consider developing a long-range program of adopting strategic sister cities ~~in most Pacific Rim and European countries~~ throughout the world. These relationships should include all aspects of social, cultural, political and economic life.

54. International Exhibits. Either as part of a conference/convention complex or as a separate pavilion, the City should consider the promotion of international exhibits and festivals, including but not limited to: drama, dance, art, international markets, restaurants, and other internationally-oriented tourist activities. Such activities would not only strengthen foreign trade and tourism, but would also culturally enrich our community.
65. Street Life. In addition to ~~some seemingly ambitious~~ efforts at attracting tourists and furthering our international ties, the City should further the promotion of street life activities of interest to pedestrians, such as street vendors, musicians, art shows, sidewalk cafes and the like. A strong emphasis should be on activities of interest to both children and adults.

revcomp doc



CITY OF LACEY  
 W O O D L A N D  
 D I S T R I C T  
 G U I D E L I N E S



BJSS  
 DUARTE  
 BRYANT



Robert W. Droll  
 Landscape Architect PE



# INTRODUCTION

## A NEW DIRECTION

The citizens of Lacey, and those who do business in Lacey, have decided to move the City's core area in a new direction. The vision for the new core area moves the City from an automobile oriented shopping area that people pass through on their way to another destination to a center where people can gather, interact, shop, play and walk.

The vision for the core area is a compactly developed area that is a combination of retail, offices and residential with opportunities for entertainment and recreation. The ideal situation would be for people to live, work and play in the core area.

## PLAN AREA BOUNDARIES

The Woodland District Master Plan is defined as the area bounded by Interstate 5, Pacific Avenue SE, College Street SE, and the western city limits. It totals approximately 260 acres (SEE MAP ON PAGE 2)

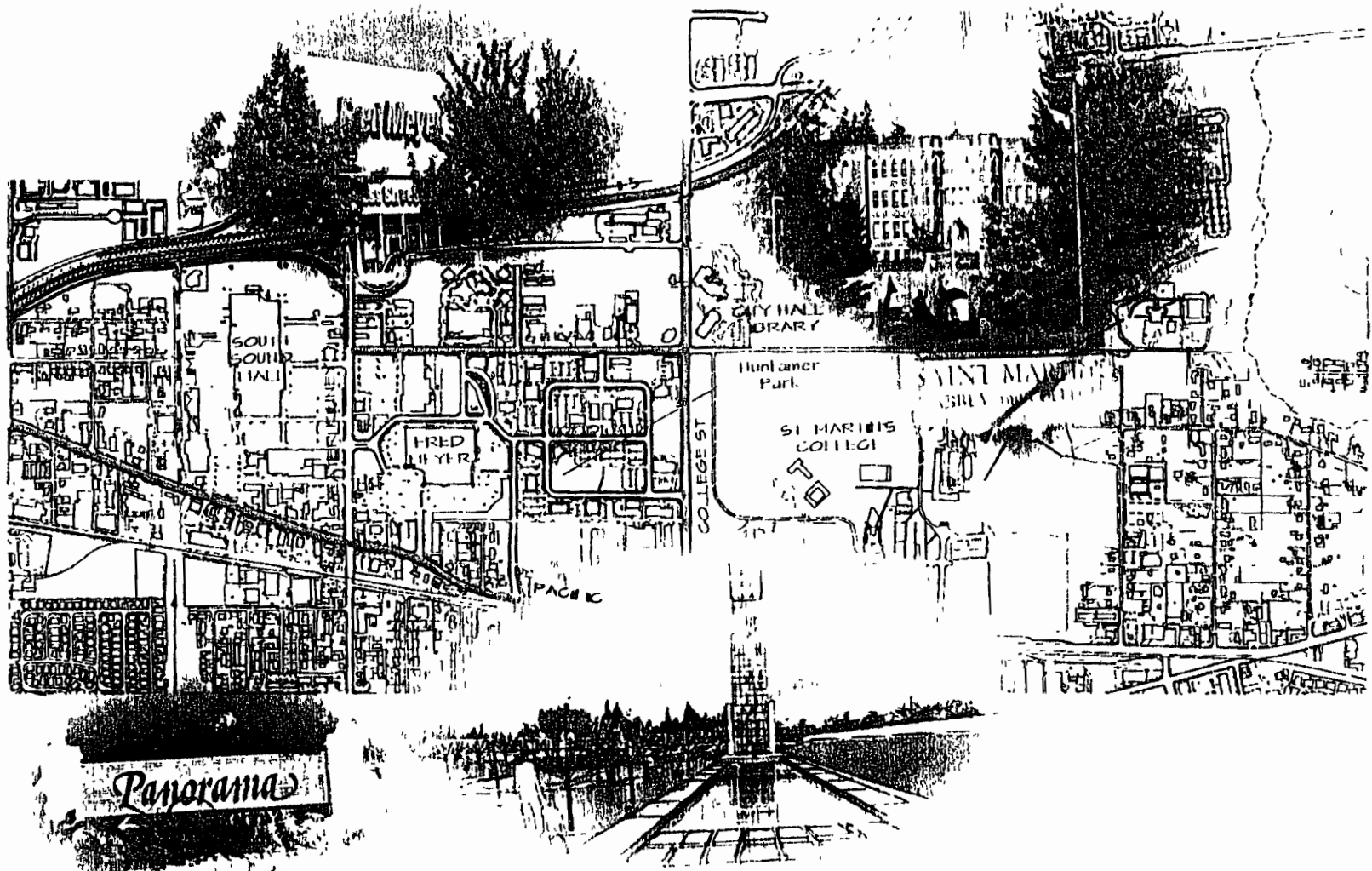
The City of Lacey is located 60 miles south of Seattle along Interstate 5 and northeast of Olympia, the State Capitol of Washington. In 1999, the City of Lacey had an estimated population of 29,020.

## Planning Process

In August, 1997, the City of Lacey and the Lacey/Thurston County Chamber of Commerce co-sponsored a week long planning event for the core area. The citizens of Lacey, along with city officials and business representatives, worked to identify a vision for the City's core area. With the help of a consultant, the citizens of Lacey identified preferred designs of streets, public areas, landscaping and buildings for the core area. They also identified various uses that could be located in the core area.

### **The Vision Statement for the core area is:**

*"By the year 2020, Downtown Lacey will be a vibrant, alive, whole, prosperous place for all residents and visitors. Lacey's new downtown will invite a rich mix of all people of all ages and ethnicities, especially children, teenagers, and seniors."*



*Panorama*



These Downtown Guidelines incorporate features from the Downtown Vision Plan, the Downtown Comprehensive Plan and additional ideas generated by citizens. This Plan was developed by the Woodland District Task Force (a committee of citizen volunteers) over several meetings during the Winter and Spring of 1999. The Woodland District Steering Committee, Lacey City Council, Lacey Planning Commission and the Lacey/Thurston County Chamber of Commerce reviewed the plan.

### Purpose of the Plan

- The plan is a 'road map' to help guide the City over the next ten to twenty years as it outlines general land use and development/design policies,
- The plan also has development standards and design guidelines that establish a new level of quality for design and development,
- The plan clarifies the public sector's expectations,
- The plan protects the private sector from incompatible forms of development,
- The plan is a tool for implementing the Vision Plan and the Downtown Comprehensive Plan, containing the goals, objectives, and policies needed to tailor the Vision and Comprehensive Plans' policies to fit this particular area, and
- The plan is the City's means to communicate the vision for the future of the downtown core area to those outside Lacey who would consider it as a place to locate business and mixed use developments. In this sense, the Downtown Guidelines are as much about attracting types and forms of development that will benefit the City as they are about regulating development.

As adopted, the Guideline's regulatory policies supersede those of the Downtown Comprehensive Plan and the Zoning Code for the Central Business District until the Code and Comprehensive Plan are amended accordingly.

### Organization

The Master Plan is organized into four different, but related sections

- Introduction
- Background
- Goals
- Action Areas & Objectives
- Development/Design Standards



# BACKGROUND



## CORE AREA CHARACTER

Lacey's core area consists of an employment center, park system, shopping and residential areas

### Employment

A large employment center is located in the Woodland Square area. The employment center is home to several state agencies, banks, and other professional offices. This area is on the east border of the core area. It is accessed off 6<sup>th</sup> Avenue SE, 7<sup>th</sup> Avenue SE, and College Street SE. There are approximately 6,000 employees that work in this center. The Lacey City Hall, Timberland Library and St. Martins College are located east of the planning area. (SEE MAP ON PAGE 2)

### Recreation

There are several small city parks within the core area located near the Fred Meyer shopping complex, Woodland Square area, and adjacent to the I-5 bike trail. Huntamer Park, located within the Woodland Square area, is the site of Lacey In Tune, a live summer music program held during the lunch hour, summer movies, and children's events. There is a bike path along the northern boundary of the core area known as the I-5 bike trail. (SEE MAP ON PAGE 2)

### Shopping

Significant shopping destinations are the Fred Meyer Shopping complex, Sears, Target and Mervyn's in the South Sound Shopping Center and several strip mall developments located throughout the core area.

There are a number of businesses in the core area that range from retail to personal service to restaurants. According to Mundie and Associates, who developed a market study for the core area in 1997, the City could handle an additional 877,300 square feet of retail in the core area by the year 2020.

### Residential

There is limited housing in the core area. Expansion of this component would add vitality to the area. South of the Fred Meyer complex, off Pacific Avenue SE, there are 8 single family houses. There are other single family houses scattered throughout the core area and, off Golf Club Road SE, there is an apartment complex. The plan attempts to preserve existing housing resources that make sense and develop strategies to encourage more housing in the core area.

There is support from the Woodland District Task Force and participants in the planning process for additional housing in the core area, especially housing designed above retail in a mixed-use development. City policies should not discourage residential development in the core area. Open space and parking are issues that have been addressed to enable high density residential development.

### **Existing Zoning**

The current zoning for the core area is Central Business District (CBD) 1, 2, and 3. This zoning has been in effect in the core area since 1989. A new CBD ordinance that implements the goals of this plan and combines CBD 1, 2 and 3 into one subarea is under review by the Lacey Planning Commission and is anticipated to be adopted by the end of 2000.

### **Circulation**

The core area is served by three major arterials (College Street SE on the east, Pacific Avenue SE on the south, and Sleater Kinney Road SE through the central part of the core area). 6<sup>th</sup> Avenue SE, which connects Sleater Kinney Road SE to College Street SE, is a Minor Arterial. Golf Club Road SE, which connects 6<sup>th</sup> Avenue SE to Pacific Avenue SE, and the western half of 7<sup>th</sup> Avenue SE are designated as collector streets. The other streets throughout the core area are local access streets.

Circulation throughout the core area puts most cars on a few streets which amplifies a perception of traffic congestion. A few well placed streets to provide alternatives for people within the core area would enhance circulation. (SEE MAP FROM CHARRETTE)

# GOALS

## **Goal A: Encourage density and a diverse mix of uses in the center.**

- Encourage mixed-use buildings such as apartments or offices, over first floor retail
- Encourage dense, high quality, multifamily housing with patios and/or private open space
- Businesses should be oriented toward public open spaces and/or streets
- Encourage small-scale businesses where appropriate
- Encourage pedestrian oriented uses such as residential, on-street parking, parks and shopping opportunities

## **Goal B: Create a core area that is strongly pedestrian-oriented and transit friendly.**

- Develop street with pedestrian amenities such as wide sidewalks, awnings, street trees and landscaping, and buildings with display windows.
- Keep auto circulation compatible with pedestrian circulation
- Locate parking to the rear or sides of buildings
- Include on-street parking to provide convenience and separation between moving traffic and sidewalks where appropriate.

## **Goal C: Create strong identity for the core area.**

- Entryways should be designed to alert drivers and pedestrians they are entering the core area.
- Building designs, signage, lights and landscaping should complement one another while providing opportunities for creativity.
- Buildings should be designed close to the street, with many windows and doors and with architectural interest. Buildings should have an entrance on the street. Buildings are to be designed with no blank walls facing the street. Other walls within view should be treated as an opportunity for creative design.
- Create places for people to gather and physical focal points, such as plazas, clock towers, fountains, etc.

## **Goal D: Create places that provide for the needs of a diverse population of different ages.**

- Create places for children to play and senior citizens to gather such as benches with tables in a park-like setting
- Create social gathering places and develop activities and places to attract people

# ACTION AREAS AND OBJECTIVES

## **Job Center**

- Reserve the area around Woodland Square for additional employment opportunities in the core area (SEE MAP ON PAGE 2)
- Consider opportunities for retail/mixed use infill, especially along the perimeter of the job center

## **Public Areas**

- Maintain existing parks and open space areas and search for opportunities to add additional city parks (i.e., south of the existing Huntamer Park, in front of Lacey Transit Center), green spaces and pocket parks/gardens.
- Develop markers that incorporate landscaping at all entries into the city

## **Redevelopment/New Mixed Use**

- Renovate existing building stock and intensify existing uses
- Accommodate specialty and convenience market generated by new residents and employment in adjacent areas
- Consider business recruitment and retention programs
- Provide opportunities for high quality development and design

## **Redevelopment Mixed Use with Residential**

- Consider high residential densities
- Consider retail and convenience uses that are compatible with residential development
- Renovate existing residential buildings and intensify residential uses

## **New Roads**

- Locate new roads and realignments to provide better circulation patterns in the core area and improve safety
- All roads should be designed with pedestrians in mind

- 
- 
- Street and Transportation Standards for the Core Area

# STREETS & TRANSPORTATION

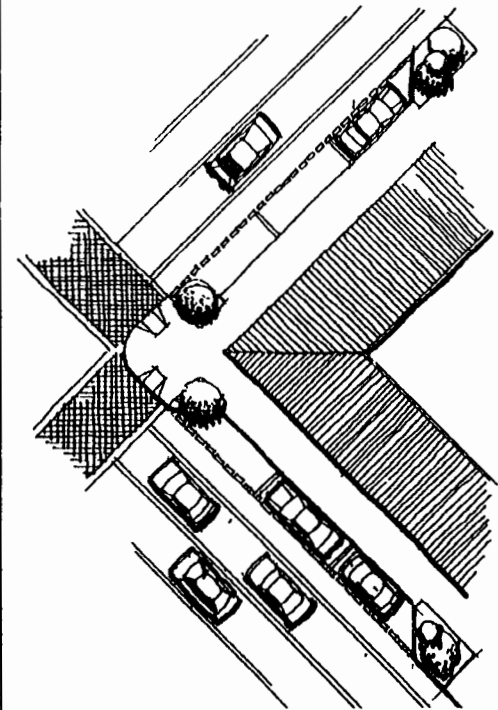
## Design Intent

- Create a grid system of roadways in the core area. These roadways should provide a hierarchy of streets from major pedestrian corridors to alleys.
- Design of the streets should create a pleasant and visually interesting environment for pedestrian traffic.

## Street Design Guidelines

1. Paving, street trees, lighting, pedestrian amenities, signage, etc. shall be consistent throughout the core area to help create an identifiable character for the core area.
2. Key intersections in the core area shall be paved utilizing bricks, pavers, or stamped concrete. Design may reflect the theme of a major feature (i.e., Lakes Park) in an area or historic architecture.
3. Crosswalks shall be paved utilizing bricks, pavers, or stamped concrete.
4. Corners of key intersections will have pedestrian plazas.
5. Street trees with decorative tree grates shall be located on all streets designed for on-street parking and the Major Pedestrian Corridor.
6. All new streets shall be designed for on-street parking.
7. Sidewalks shall be a minimum of 10-feet wide throughout the core area (except for boulevards). The Major Pedestrian Corridor (6th Avenue SE) shall have an additional 5-foot build-to line that is provided in a sidewalk easement, thereby creating a 15' sidewalk.
8. Curb bulbs to minimize the street crossing distances for pedestrians shall be required at all intersections, mid-block crossings along major pedestrian corridors, focal points and streets with on-street parking. Bulb-out design shall be consistent throughout the core area and shall retain the general character of the core area. The specific location of the bulb intersections will be determined by the City.

The purpose of curb bulbs is to provide additional landscaping along corridors, help delineate parking spaces and crosswalks, and reduce traffic speeds.



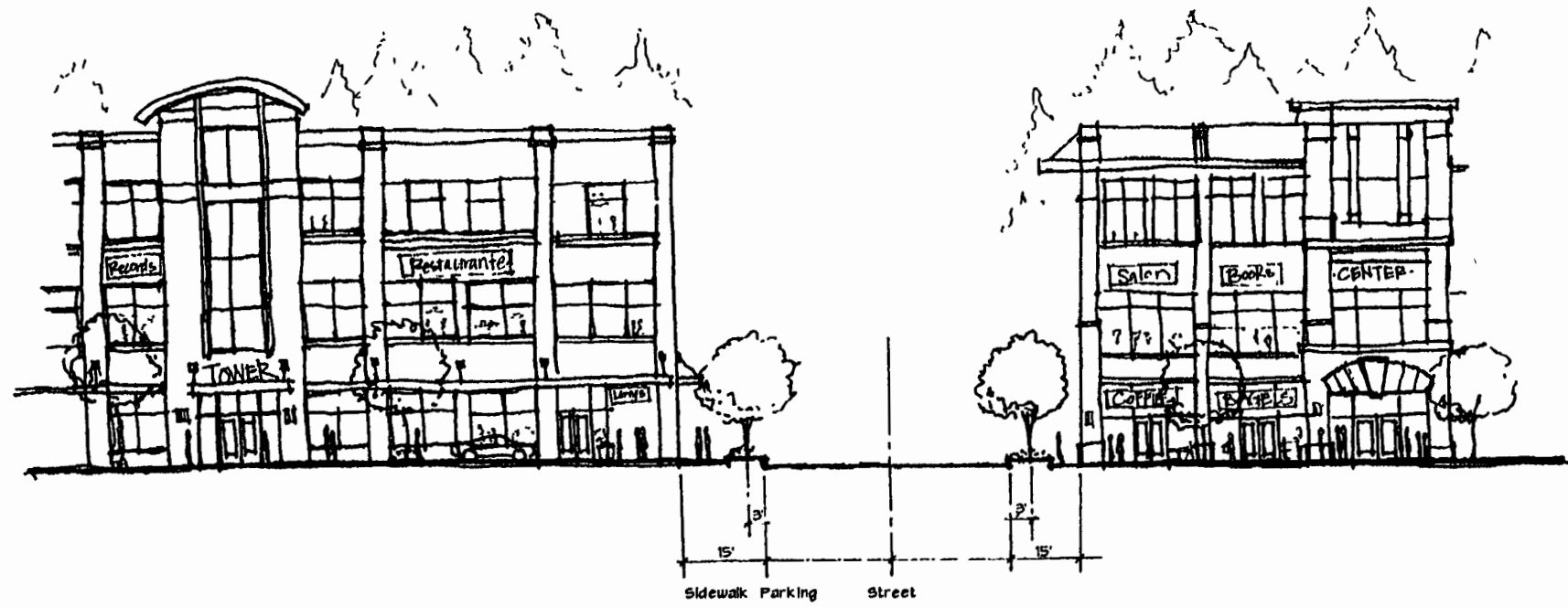
**Bulb-out Parking and Sidewalk**

# STREET SECTIONS

(The City will determine which standards apply to roads within the Core Area)

## 1. Major Pedestrian Corridor

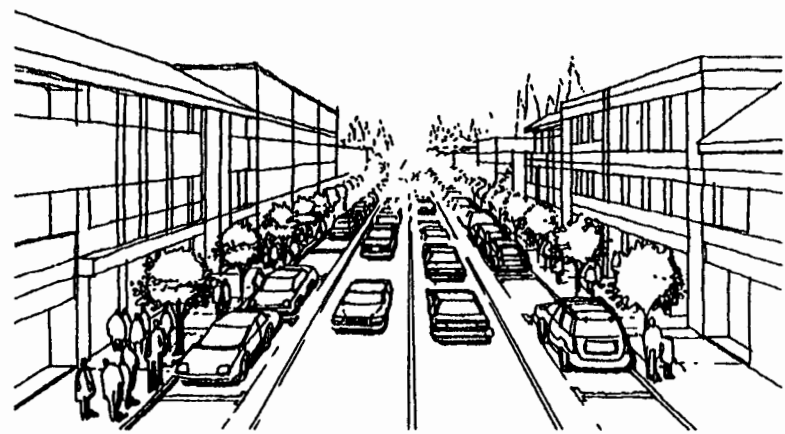
This profile shows a major pedestrian corridor Sixth Avenue SE has been identified as the major pedestrian corridor. This profile provides for 15' sidewalks, street trees with tree wells and possibly on-street parking. Bike lanes are incorporated into the design of the driving lanes



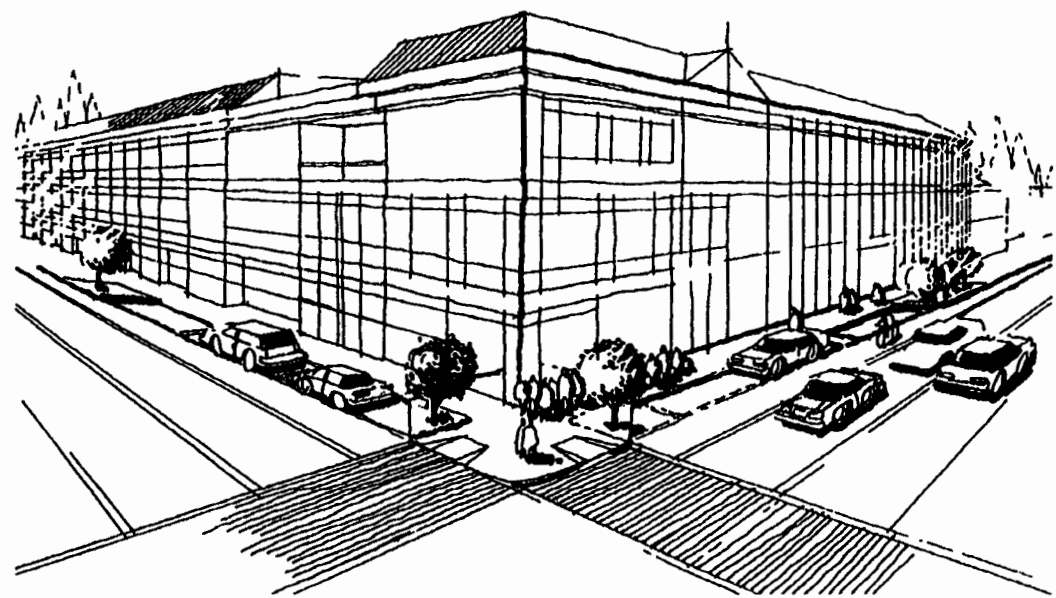


## 2. Secondary Streets

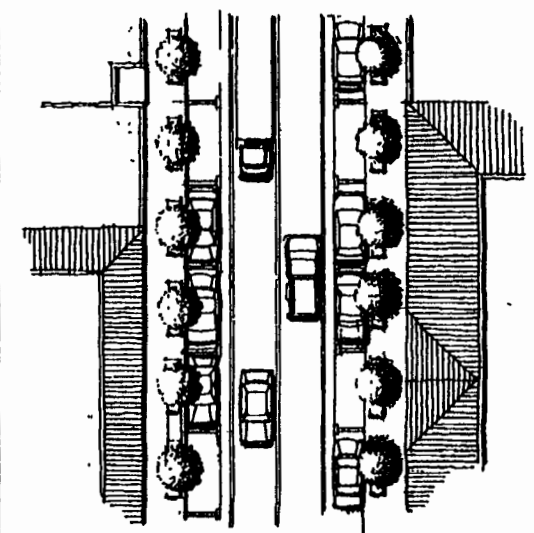
This profile provides for all other streets in the core area. New streets built to this standard will provide on-street parking. Existing streets will provide on-street parking in phases, as property (re)develops or as the City obtains grant funding. This street standard will provide wide sidewalks and bicycles will share the driving lanes with cars.



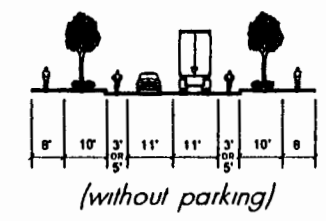
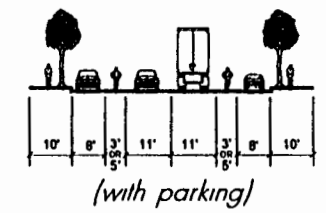
Collector Street Perspective



Bulb Out at Collector Street



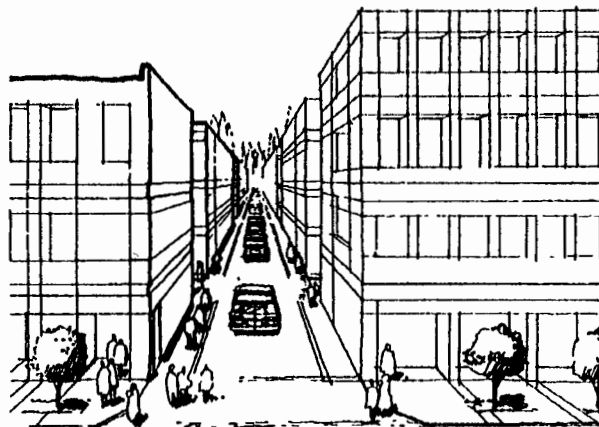
Collector Street Plan



Minor Collector and Local Commercial

### 3. Alleys

This profile will be used in circumstances where secondary access to a building may be required, possibly as a service area, or an alternative to the main street fronting entrance. No sidewalks will be required with this type of roadway and no parking will be permitted



Alley Perspective

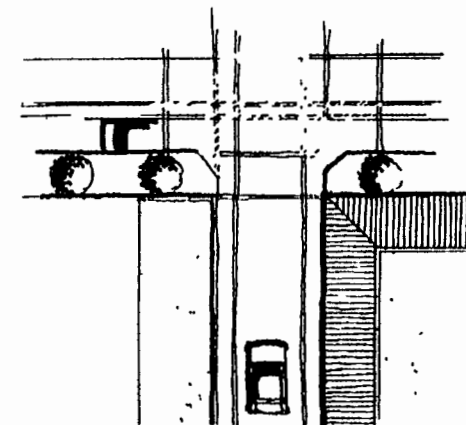
### Key Pedestrian Intersections

#### Design Intent

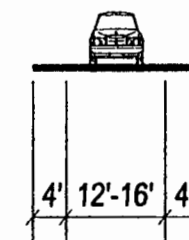
- Provide additional open space at key intersections for community activity
- Provide pedestrian plazas with appropriate amenities that invite gathering
- Location of key intersections shall take into account Panorama City to provide a comfortable walking experience for residents

#### Key Pedestrian Intersection Design Guidelines

- 1 The plazas shall typically be a maximum of 60 feet across.
- 2 The plazas shall provide 10% landscaping
- 3 Seating and a trash receptacle shall be provided in all plazas. These shall be of a design consistent with that of the core area. Other items that may be incorporated are water fountains, public art, bicycle racks, outdoor cafes, kiosks, etc.
- 4 Unscreened parking lots, chain link fences, and blank walls are not appropriate as plaza perimeters. These uses must be screened from the plaza with landscaping or another acceptable form of screening.
- 5 Plazas must be paved with brick, pavers, stamped concrete or another approved material.
- 6 Uplighting of trees and other site features is encouraged
- 7 Design will not impede the flow of pedestrian movement through the plaza
- 8 Covered areas along the perimeter of the plaza are encouraged to provide protection from rain and/or sun

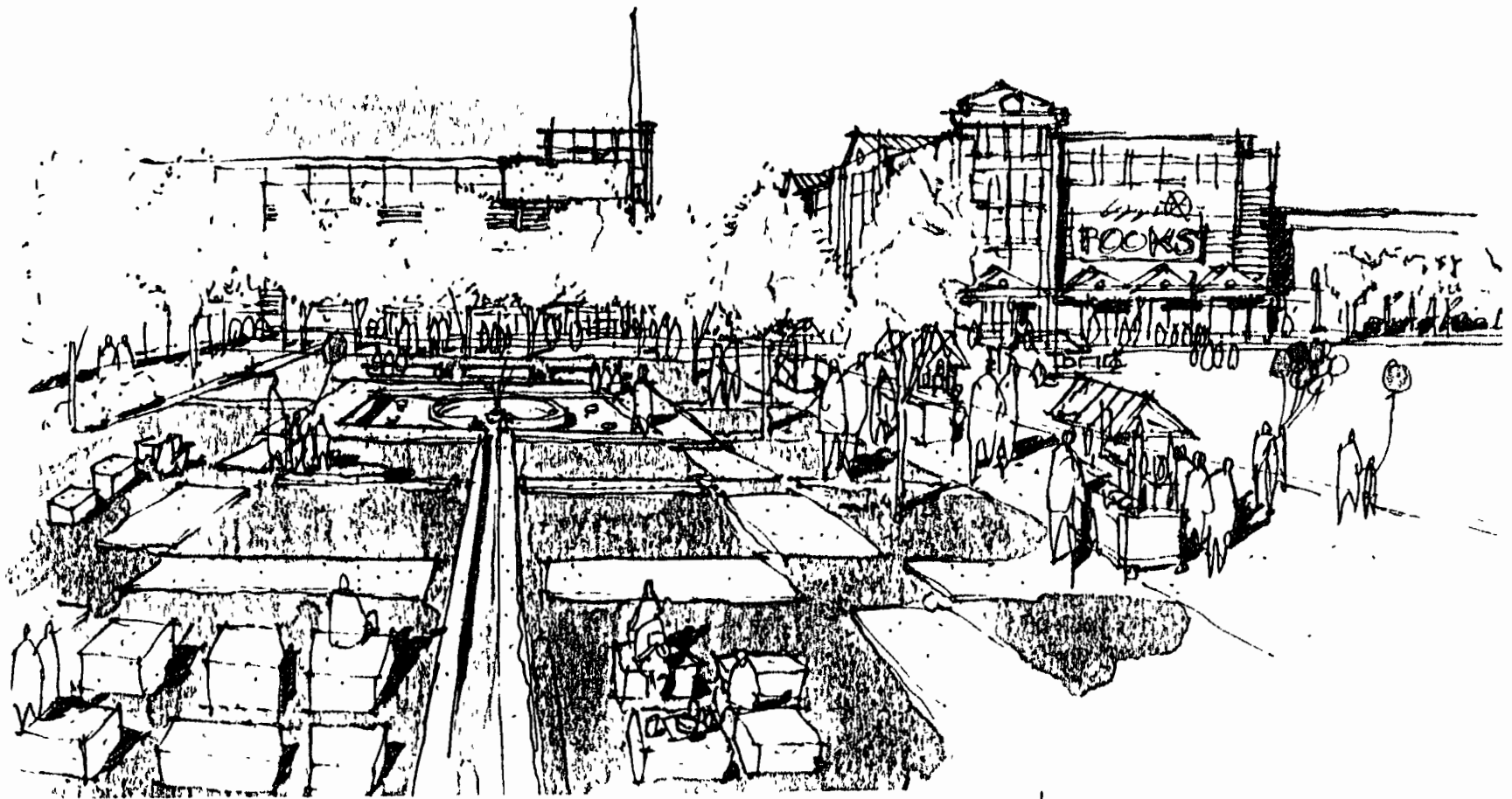


Alley to Collector Street Plan



*(parking prohibited)*

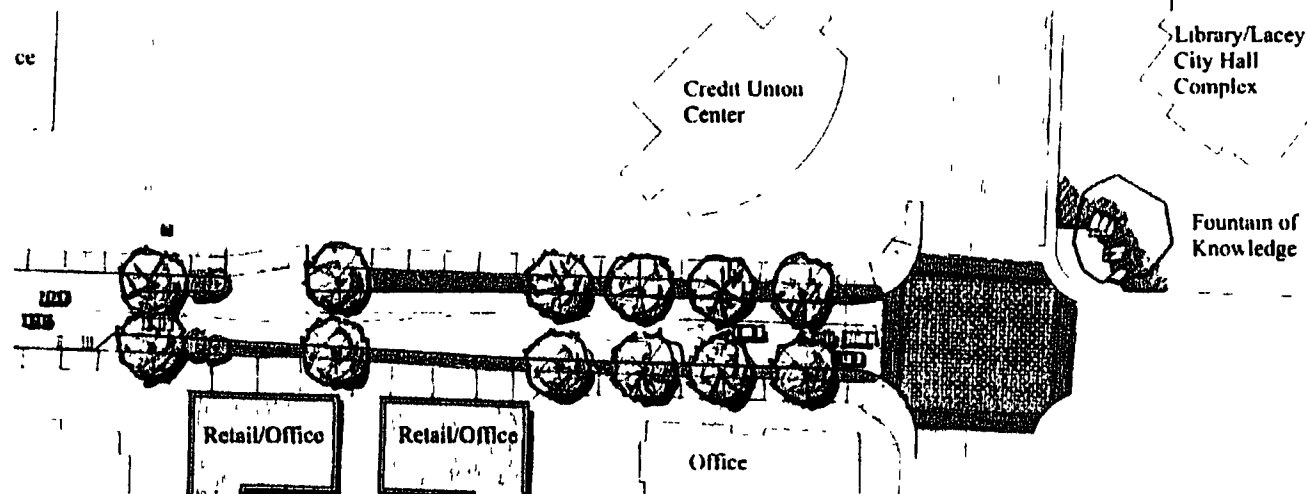
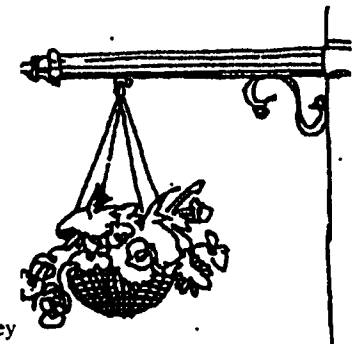
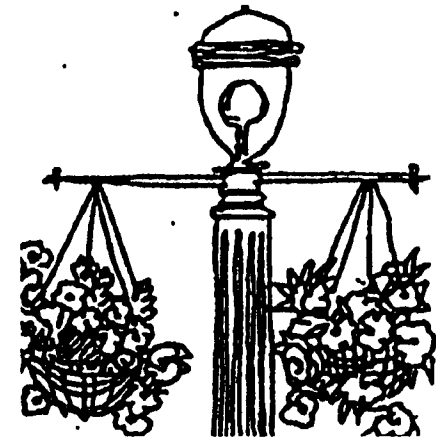
## Pedestrian Plaza



## Streetscape Landscaping

Encourage extensive landscaping in the downtown area that will provide a variety of textures and color throughout the year. Diversity of plant types adds interest to landscaped areas. Efforts should be made to incorporate naturalized and native plants, as they require minimal maintenance.

- 1 Landscaping shall include a diversity of plants, including trees, seasonal planting, flowering shrubs, bulbs, perennials, annuals, and native plants.
- 2 Street trees shall be an important part of the streetscape. **Trees should be viewed as an investment in the future.**
- 3 Trees shall be placed in trees wells with decorative grates along streets with on-street parking and along the major pedestrian corridor.
- 4 Opportunities to illuminate the trees shall be provided when the trees are planted or electrical services should be installed at each tree well to provide opportunities for seasonal or special events lighting.
5. The street tree types should be chosen according to the City of Lacey Master Tree Plan. Encourage tree varieties that take into consideration the view of businesses and their wall signs. Other options might include columnar trees or other landscaping.
- 6 Street trees should provide interest. A diversity of trees (including conifer trees) is recommended with specialty trees planted at pedestrian crossings.
- 7 Incorporate street furniture (i.e. benches) shall be incorporated between pedestrian plazas to provide comfortable resting places for pedestrians.



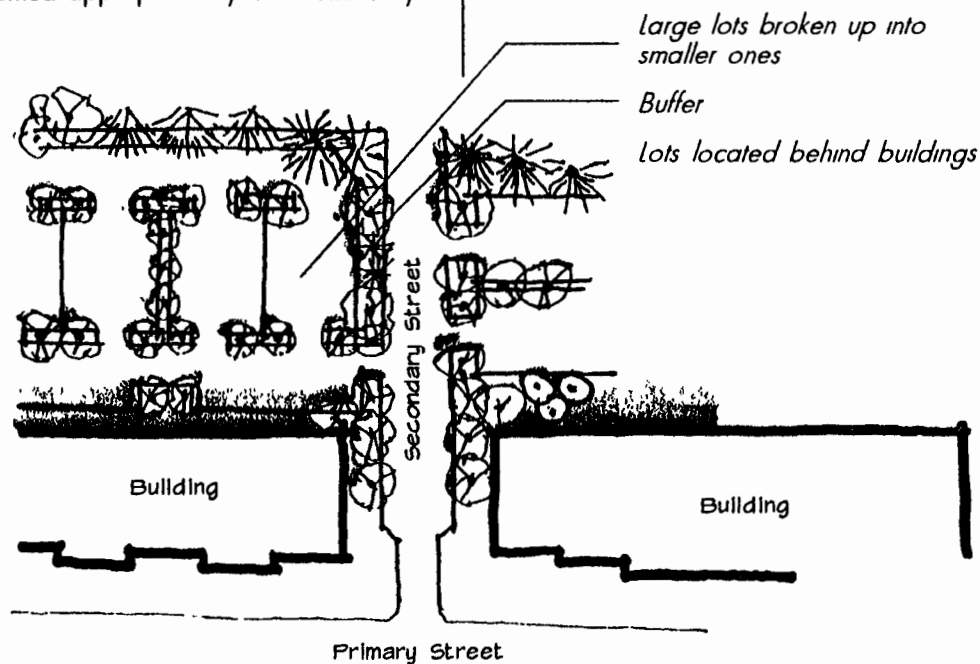
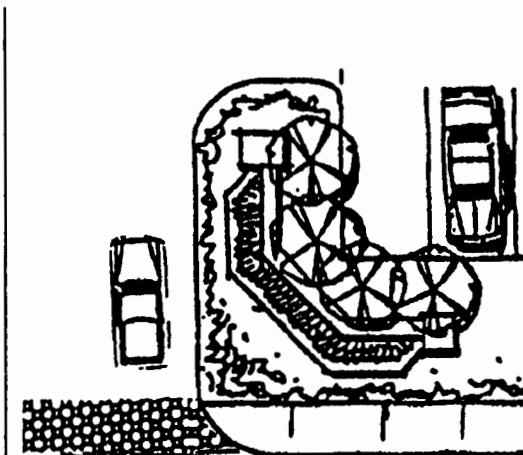
## Parking

### Design Intent

- Provide adequate on-site parking for retail and office space while lessening the visual impact of parking lots along pedestrian corridors
- Provide adequate pedestrian circulation throughout parking lots

### Parking Design Guidelines

1. All new parking areas should be designed to the rear or side of buildings. No parking areas should be built between the building and the street. If parking is to be placed to the side of a building, no more than 50% of the parcel frontage shall be devoted to parking.
2. Adequate pedestrian circulation amenities shall be provided in parking lots. Pedestrian connections shall, at a minimum, connect the parking lot to the building and the sidewalk. The pedestrian connections shall be a minimum of 5 feet wide and be constructed out of materials other than painted asphalt. Acceptable materials include pavers, concrete (colored and/or stamped), or any other material deemed appropriate by the Community Development Department.
3. Parking lots, when fronting along a street, shall be adequately buffered from the sidewalk to reduce the visual impact of the parking lot. Options for screening could include wide landscaped areas and, possibly, low walls.
4. Landscaping within parking lots shall be designed in the orchard style to maximize the number of parking stalls and trees on-site. There shall be a landscaping island at the end of each parking row, perimeter landscaping, and a minimum of 1 tree for every 5 parking spaces.



- Site and Building Design Standards for the Core Area

## Site Design

### Design Intent

1. Create an integrated downtown that encourages pedestrian-oriented development and a focal point for community identity.
2. Site designs should promote safe and comfortable pedestrian activity



## Site Design Standards

1. Buildings shall be located close to the street. A maximum setback shall be employed in the core area. The maximum setback shall encourage building modulation along the front of a building to provide additional interest. Building entries, outdoor cafes, and other pedestrian oriented uses may be located in this setback.
2. A portion of all buildings shall incorporate weather protective devices along the sidewalk and other pedestrian ways adjacent to the building. This may be accomplished through the use of awnings or arcades.
3. Pedestrian plazas shall be incorporated into the design of all sites. Buildings may be clustered to create these plazas. Plazas could be located within the front yard setback or to the side of a building. All plazas shall be easily seen and accessible from the street or sidewalk on the public right-of-way.  
  
Plazas shall meet the standards found within the key pedestrian section of this plan.
4. No parking shall be located between the building and the street. All parking shall be located to the side or rear of the building. All parking located to the side of a building and adjacent to the sidewalk shall be screened appropriately according to the standards in the parking section of this plan.
5. All service areas (loading areas and garbage/recycling receptacles) shall be appropriately screened with a wall no lower than 6 feet constructed of the same, or complimentary, material as the associated building. The service area shall not be visible from the street or sidewalk. Mechanical equipment located on the roof of a building shall be appropriately screened within the roofline or through other measures to ensure the equipment is not visible from the street.
6. All office buildings and parking garages shall incorporate a retail aspect into the design of the structure. This shall be a requirement for any office building or parking garage with frontage on the major pedestrian corridor (6<sup>th</sup> Avenue SE), College Street SE, Golf Club Road SE, 7<sup>th</sup> Avenue SE, Sleater Kinney Road SE, and all newly developed streets in the core area.
7. Site lighting shall compliment the building and site. It shall be at a pedestrian scale and provide ample light to help make pedestrians feel safe and secure.



## Architectural Elements

### DESIGN INTENT

To create an ensemble of buildings that presents a unified character while allowing for the individual architectural expression of each building

### Building Design Standards

1. Multiple building complexes shall develop a master sign plan that incorporates the locations of the signs, the size and materials used. Sign design shall compliment the scale and architectural elements of the buildings
2. Buildings over 100 feet in length shall provide some form of building articulation. This can be accomplished through building modulation of at least 50% of the building, significant entry features, changes in materials, building focal point (an entryway could serve as a focal point), rhythm of architectural elements or any other methods consistent with this plan.
3. Buildings with more than 2 stories shall provide vertical articulation. Buildings will have a base, middle and top. This shall be accomplished through stepping back the upper levels a minimum of 8 feet, using different materials, using a significant building element such as balconies, porches, canopies, towers, or any other method that visually breaks up the facade and is consistent with this plan. Buildings will have a common horizontal element at 15-feet above the sidewalk
4. All building sides facing public streets and plazas shall incorporate a substantive use of building elements, such as.
  - Articulated building elements through treatment of windows, doors, entries, and corners with special trim molding or glazing
  - Decorative building materials such as tile and metal work
  - Enhanced or articulated building entrances
  - Pergolas, arcades, porches, decks, bay windows
  - Balconies on upper stories
  - Windows - multiple paned fenestration
  - Decorative railings, grill work, or landscaping guards



*Three dimensional interactive elements bays, balconies, canopies*

*Building articulated horizontally with bands, covered canopies, windows*

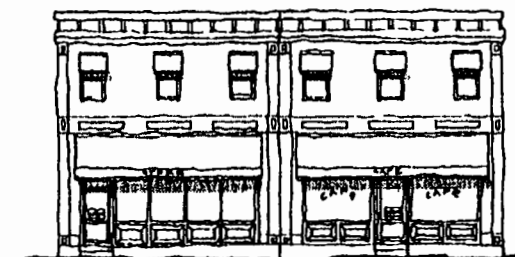
*Building modulation with vertical elements*

*First floor band retail, large windows*

- Landscaping trellises
  - Decorative light fixtures
  - Decorative paving
  - Artwork in public spaces
  - Broken roof forms and vertical modulation which will help to break down the scale of large one-story buildings
  - Storefront windows with over 75% of the front façade on the ground floor between 2-feet and 12-feet above the ground along the major pedestrian corridor
  - Other details or elements consistent with this plan as approved by the Director of Community Development
5. All buildings located at street intersections, special architectural elements shall be incorporated to accentuate the building's prominent location.
  6. Secondary building walls more than 15-feet in length and without windows, entry, architectural features or modulation, between 2-feet and 8-feet in elevation height shall not face a street, alley or parking lot. If unavoidable, they shall be treated in two or more of the following ways:
    - Planters or trellises with vines
    - Landscaping that covers 30% of wall area within three years of planting
    - Special materials and creative use of these materials
    - Lighted display windows
    - Building articulation
    - Other treatments consistent with this plan as approved by the Director of Community Development
  7. Roof treatments shall have some articulation either through a slope roof with a hip or another method approved by the Director of Community Development. If the roof is flat, it shall be architecturally treated, or articulated, with a parapet wall, cornice, or any other architectural roofline detail visible from the ground level. Roof-mounted mechanical equipment shall be screened from view.
  8. Materials of the building elements, such as roofs (where exposed to view), exterior walls, trim, and other elements shall be durable yet shall also possess a traditional character. Materials used shall provide textural interest and be traditional in nature.



*Varied forms and vertical modulation*



*Decorative elements, large retail glazing area*

- 9 Colors shall be earth tones or natural colors Trim colors shall compliment the architectural elements of the building and main body color of the building. Trim colors shall cover no more than 10% of the façade Bright colors and neon shall be used in limited applications and only as trim.
- 10 Signage shall comply with City of Lacey Signage Ordinance

