

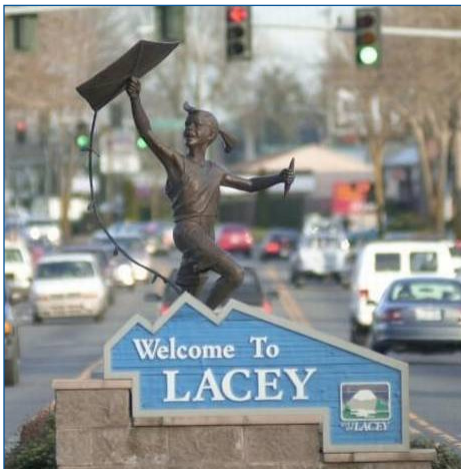


City of Lacey Comprehensive Plan

Draft for Public Review, October 2025

Introduction

Lacey's 2025 Comprehensive Plan Update provides a 20-year vision to guide growth, development, and public investment through 2045. It's our roadmap for land use,



compact development, housing diversity, economic vitality, and climate resilience shaped by extensive community input. The plan meets the requirements of Washington State's Growth Management Act (GMA), responds to new state laws, and our communities' evolving needs and priorities.

Key goals include promoting compact, walkable neighborhoods; expanding diverse and affordable housing; advancing multimodal transportation options; and protecting natural resources.

The Plan also supports economic vitality by preserving commercial areas and encouraging local job creation. Through updated land use classifications, a revised Future Land Use Map, and coordinated annexation strategies, the City ensures infrastructure alignment and growth readiness. Together, these efforts position Lacey for a vibrant, inclusive, and resilient future.



Comprehensive Plan Elements

The Comprehensive Plan comprises goals and policies for the following key elements:

- ◇ **Climate & Sustainability**
- ◇ **Transportation**
- ◇ **Economic Development**
- ◇ **Housing**
- ◇ **Land Use**
- ◇ **Parks & Recreation**
- ◇ **Capital Facilities**
- ◇ **Utilities**
- ◇ **Shorelines**



Acknowledgements

Land Acknowledgement

We acknowledge the ancestral land we are on today as the traditional territory of the Tribal People of the Treaty of Medicine Creek, signed in 1854, including the Nisqually Indian Tribe and Squaxin Island Tribe.

We acknowledge, remember, and must not forget those Tribal People that are named but not recognized today, and who were absorbed or relocated into other tribes for survival. We recognize the ancestors and their descendants who are still here.

We acknowledge, Indigenous People who called the land home before the arrival of settlers and have been here Since Time Immemorial.

We recognize the relationship that exists between Indigenous People and their traditional territories, which include the religious significance, self-determination, identity, and economic factors. The relationship helps all people heal from the past and learn how not to inflict new wounds today.

We recognize and respect Indigenous People as traditional stewards of this land, and acknowledge the Tribal Governments and their role today in taking care of these lands. We recognize that this land acknowledgment, and the Nisqually-Lacey Accord of 2011, are small steps toward true allyship. We commit to partnering with the Tribal People of the Treaty of Medicine Creek to continue to uplift the voices, experience, and histories of indigenous people of this land and beyond.

We recognize and have the responsibility to call attention to the histories of dispossession, forced removal, and abridged treaty rights that allowed our nation, state, and city to develop as it has today. We recommend that community members read the Medicine Creek Treaty of 1854 (<https://goia.wa.gov/resources/treaties/treaty-medicine-creek-1854>).

Acknowledgements, cont.

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Climate & Sustainability

Introduction

Lacey's Climate and Sustainability element comprises two distinct sub-elements: Climate Mitigation (GHG) and Climate Resilience.

Climate Mitigation planning is the process of limiting or eliminating greenhouse gases (GHG) through goals and policies that support decarbonization.

Climate resilience is the ongoing process of anticipating, preparing for, and adapting to changes in climate and minimizing negative impacts on our natural systems, infrastructure, and communities.



Background

Climate Mitigation (GHG)

Lacey's largest GHG emissions come from the built environment (residential and commercial energy use) and transportation emissions (on-road vehicle miles). These two sectors account for roughly 80% of the region's GHG emissions.

Climate Resilience

Lacey has a relatively low level of vulnerability and risk associated with climate change hazards. However, the impacts from severe weather (extreme storms, wind, and cold), extreme heat, and wildfires are expected to increase over time.



Climate & Sustainability Goals and Policies

Climate Mitigation (GHG)

The goals and policies in the GHG Sub-Element:

- Prioritize energy efficiency policies and GHG reductions in the built environment
- Reduce vehicle miles traveled.
- Set land use policies that support GHG emissions reductions.
- Support city operations in achieving net-zero by 2050.



Collectively, the city has adopted 8 goals and 31 policies that will reduce GHG emissions.

There are 7 goals, broken into 26 policies, that support the reduction of community GHG emissions. These policies focus on prioritizing renewable energy projects, incentivizing the retrofitting of existing buildings, reducing vehicle miles traveled, supporting active transportation, and prioritizing capital investments that build on current EV infrastructure.

Goal 8 is a specific goal to reduce GHG emissions of City operations. The five policies under Goal 8 ensure the City can reach net-zero by 2050 through fleet electrification, decarbonization of City buildings, phasing out natural gas, and supporting commute trip reduction programs.

Community goals ensure equity through policies that support creating and maintaining funding sources for residential home energy rebates, supporting funding for purchases of electric bicycles, and incentivizing solar energy.

Three policies track progress toward reaching adopted goals; these include policies conducting GHG emissions inventories, vehicle miles traveled analysis, and updates to the Urban Forestry Management Plan.

Climate Resilience

The goals and policies in the Resilience Sub-Element:

- Safeguard and steward natural areas that foster climate resilience

- Mitigate the impacts of climate change hazards on homes and City infrastructure
- Reinforce socio-economic resilience, with a focus on the most vulnerable community members.

The policies are organized by 12 goals for reducing the vulnerabilities and risks facing Lacey as the climate changes. The first two goals help community members understand climate hazards and risks, know what they can do to prepare, and build their adaptive capacity. Policies focus on those who are most at risk of experiencing impacts from climate change hazards, youth, property owners, neighborhood leaders, and community-based organizations.

The third and fourth goals build the City's capacity to take action on climate resilience. Policies focus on funding, staffing, and maintaining an up-to-date understanding of climate changes and how to adapt.

The remaining eight ensure that development, natural and built infrastructure, and city facilities are resilient to climate change impacts. Policies focus on ecosystem health, the urban forest, land use and development, utilities, transportation, critical City facilities, and shelters/resilience hubs.



GHG EMISSIONS POLICY FRAMEWORK

Goal	Description
Goal G-1	Regionally implement activities for shared climate goals
G-1A	Explore local funding sources for the Thurston Climate Mitigation Plan strategies and actions.
G-1B	Partner with and support the Thurston Climate Mitigation Collaborative's climate work.
Goal G-2	Reduce GHG emissions by incentivizing the use of renewable energy, conservation, and efficiency technologies and practices in buildings
G-2A	Prioritize the use of lower-carbon building materials in new construction and building retrofits to reduce embodied carbon.
G-2B	Maintain and explore subsidies for low-income and overburdened communities to complete energy-efficient housing upgrades.
G-2C	Prioritize the preservation with weatherization of housing in overburdened communities, particularly at higher densities, to reduce emissions and increase resilience.
G-2D	Explore partnerships with public and private utilities to reduce energy use, invest in energy efficient programs, invest in microgrids and solar, and ensure energy needs are met for the Lacey community.
Goal G-3	Develop guidelines for the adaptive reuse of buildings
G-3A	Recognize the emission-reduction benefits of retaining existing buildings. Provide resources for weatherization and other resilience improvements.
Goal G-4	Increase tree canopy cover to boost carbon sequestration while increasing solar access where practicable
G-4A	Manage and preserve urban forest canopy and increase urban greenery to maximize or conserve carbon storage.
G-4B	Implement critical area regulations to maintain or increase these natural areas' carbon concentrations and avoid conversion of carbon-rich ecosystems.
G-4C	Consider solar panel incentives on buildings with large rooftops.
G-4D	Partner with Puget Sound Energy and other jurisdictions to support local microgrid solar and battery storage facilities in low-impact sites.
G-4E	Prioritize the goals and policies in the Urban Forestry Management Plan.
G-4F	Update the Urban Forestry Management Plan every 5 years starting in 2026.
G-4G	Explore State and Federal grants to expand the urban tree canopy through tree planting programs with native and adapted species.
Goal G-5	Reduce vehicle miles traveled
G-5A	Prioritize and support Intercity Transit to develop more efficient transportation routes and transit expansion through joint planning.
G-5B	Reduce parking requirements where multimodal options are available.
G-5C	Implement multimodal transportation planning to reduce single-occupancy vehicle dependence and greenhouse gas emissions.
G-5D	Implement a safe, well-connected, and attractive bicycle and pedestrian transportation network through prioritizing projects in the most recently adopted Lacey Pedestrian and Bicycle Plan.
G-5E	Increase multimodal capacity in strategic locations, including the Martin Way corridor and neighborhood commercial districts.
G-5F	Starting in 2026, conduct a vehicle miles traveled study with specific reduction goals. Update this plan every 5 years to measure progress toward goals.
G-5G	Consider subsidies for low-income residents to purchase electric bicycles.
Goal G-6	Prioritize availability of adequate and reliable housing, public facilities, and infrastructure to promote economic growth and activity
G-6A	Prioritize and encourage infill development.
G-6B	Support efforts to encourage more middle housing types.
G-6C	Discourage land use amendments that do not maintain existing densities. Support additional development opportunities in areas with existing infrastructure and well-served by transit and other services.
G-6D	Consider reducing the number of parking spaces near transit-oriented development to encourage use of transit and decrease single-occupancy vehicle travel.
Goal G-7	Education and outreach
G-7A	Provide emissions-reduction educational workshops, activities, and engagement opportunities, with a focus on equity and including under-represented communities. Encourage volunteer efforts to build community leaders.
Goal G-8	Reduce Greenhouse Gas Emissions to 45% below 2022 levels by 2035; reduce to 75% below 2022 levels by 2040 and achieve Net-Zero by 2050
G-8A	Explore retrofitting City-owned buildings for energy efficiency and conduct energy audits on City facilities.
G-8B	Phase out natural gas use in existing City-owned facilities and fleet vehicles by 2040.

G-8C	Develop supportive infrastructure and programs for zero-emission vehicles.
G-8D	Support commute trip reduction measures for City employees, including remote work policies and active transportation programs.
G-8E	Starting in 2027, conduct a Greenhouse Gas Emissions inventory for City operations, and repeat every three years to measure progress toward net zero.

RESILIENCE ELEMENT POLICY FRAMEWORK

Goal	Description
Goal R-1	Ensure public awareness of current and future climate hazard risks, public health impacts, hazard-specific adaptation steps to take, resources available, multi-hazard emergency preparedness, and evacuation options.
R-1A	Develop digital and print educational resources related to extreme heat events, wildfire, extreme storms and wind, and other climate hazards in collaboration with Thurston County Public Health and Social Services, TRPC, and other relevant agencies and non-governmental organizations.
R-1B	Tailor outreach to residents in high hazard areas. Tailor outreach and education for residents in high hazard areas (e.g., Wildland-Urban Interface (WUI) areas), with a focus on land management and building retrofitting.
R-1C	Tailor outreach and education for property owners, particularly those in high hazard areas (e.g., Wildland-Urban Interface (WUI) areas), with a focus on land management and building retrofitting
R-1D	Spread education through community networks. Partner with nonprofits, faith-based communities, businesses, tenant organizations, and civic organizations to connect community members with climate education.
R-1E	Educate youth and young adults about climate change and resilience strategies
Goal R-2	Recruit, train, and support teams of community resilience volunteers.
R-2A	Recruit and support volunteers to monitor and enhance ecosystem health, including shoreline areas, riparian zones, and forests
R-2B	Recruit and support volunteers with specific roles during hazard events, including neighborhood-specific leaders, radio operators, emergency response teams, and volunteers to assist vulnerable community members, including translation and interpretation
R-2C	Build partnerships with community-based organizations that educate and empower diverse coalitions of community members to implement climate resilience actions
Goal R-3	Ensure that the City has adequate funding and staffing to implement climate resilience goals and policies.
R-3A	Leverage mitigation grants to finance resilience projects
R-3B	Prioritize climate resilience funding and staffing in City budgets
R-3C	Advocate for State and Federal policies and funding that support resilience to climate change
Goal R-4	Use the most up-to-date data and analysis to regularly monitor changes in climate hazard impacts and related forecasts and to update resilience plans and strategies accordingly.
R-4A	Partner with state and Federal agencies, colleges, universities, and nongovernmental organizations to better understand and prepare for climate hazards
R-4B	Update climate impacts risk assessments and policies in the hazard mitigation plan, with increasing focus on extreme heat events and wildfire smoke.
R-4C	Prepare plans that guide post-disaster recovery, including changes in land use, modifications to infrastructure and facilities, and resilient development standards
Goal R-5	Prioritize resilience when planning future land uses.
R-5A	Implement the Shoreline Master Program with a focus on using strategies that promote natural functions and processes over concepts that require structural modification
R-5B	Ensure that development complements and does not interfere with natural shoreline processes, anticipating changes in shoreline ecosystems due to intensified storm events, erosion, and sea level rise.
R-5C	Prioritize infill. Prioritize denser infill development over greenfield development to avoid encroachment on potential hazard areas, critical areas, and other ecologically important lands.
R-5D	Avoid development in hazard-prone areas and ecologically important areas. Avoid new or intensified development in hazard-prone areas and ecologically important areas such as critical areas and open space corridors.
R-5E	Limit development on or acquire undeveloped hazard-prone areas and natural hazard buffer areas
Goal R-6	Expand and preserve ecosystems, natural habitat, and open space to reduce risks from flooding, wildfire, extreme heat, or other hazards.
R-6A	Develop and implement forest management strategies that reduce wildfire risk
R-6B	Restore and protect riparian ecosystems to reduce erosion and flooding during storm events
R-6C	Vegetate shorelines. Protect existing native shorelines and support vegetation of shorelines with materials supportive of natural shoreline functions and that will help maintain and improve water quality and habitat.
R-6D	Plan for ecosystem resilience. Create and support natural resource management plans that address existing stressors, consider climate change impacts, increase resilience, incorporate habitat connectivity, and guide adaptive management.
Goal R-7	Expand and maintain the urban tree canopy and forest to maximize resilience to heat, drought, wildfire, and other hazards.
R-7A	Grow the urban forest. Implement the Urban Forest Management Plan and develop additional strategies that reduce wildfire risk.
R-7B	Implement climate-smart forest management, including tree species that are well-adapted to climate changes like drought and new pest threats
R-7C	Maintain the City's status as a "Tree City"
R-7D	Update the City code to preserve trees during development, increase shade, and mitigate the impacts of tree roots on sidewalks.
Goal R-8	Update development standards to ensure the resilience of development and redevelopment projects.
R-8A	Incorporate wildfire and wildfire smoke mitigation techniques (e.g., defensible space, landscape species selection, HVAC upgrades, air filter systems) into development standards

R-8B	Update stormwater management standards as necessary for public infrastructure and private development to minimize flooding, maximize water recharge, and minimize pollution through the use of green infrastructure and low impact development (LID) practices
R-8C	Promote and incentivize sustainable building design and landscaping that protect against hazards (e.g., cold, heat, flooding, drought) while saving energy and conserving water
R-8D	Support resilience upgrades for low-income residents. Identify grants and low-cost financing options and develop programs (e.g. rebates, subsidies, giveaways) to help low-income homeowners and renters make resilience upgrades to homes.
R-8E	Advocate for lower insurance rates for property owners who reduce hazard risks
Goal R-9	Enhance infrastructure to reduce vulnerabilities to hazards.
R-9A	Protect City water sources and infrastructure from hazard risks, including impacts of flooding and drought on water supplies
R-9B	Maintain trees and consider solutions to reduce wind speeds around power lines to reduce fire risk and power outages during storms and high wind events.
R-9C	Continue collaborating with Puget Sound Energy to underground power lines in new developments
Goal R-10	Enhance transportation systems to reduce vulnerabilities to hazards and to maximize accessibility, particularly for the most vulnerable community members.
R-10A	Expand transportation networks. Maximize redundancy in multimodal and active transportation routes (especially evacuation routes) to account for hazard-related road closures.
R-10B	Ensure that multimodal transportation systems remain operable and accessible during hazard events, especially for the most vulnerable community members and active transportation travel
R-10C	Maximize accessibility and protection from hazards like heat on multimodal travel routes, especially for the most vulnerable community members
R-10D	Establish adequate storage of vehicle fuels, including charging for electric vehicles during power outages
Goal R-11	Harden public facilities against hazard risks, including wildfire, wildfire smoke, extreme heat, drought, high winds, and power outages, giving priority to critical facilities.
R-11A	Design and site new public buildings with future climate conditions in mind and for multiple flexible uses, including emergency and backup uses
R-11B	Ensure that critical facilities and shelters have backup power sources, including solar and battery storage when appropriate
R-11C	Provide backup water storage and/or auxiliary power at critical drinking water facilities
Goal R-12	Ensure that community members, especially the most vulnerable, have easy access to shelter when faced with hazards, including extreme temperatures, wildfire, wildfire smoke, and power outages.
R-12A	Identify and advertise “resilience hubs” that provide respite during hazard events (e.g., cooling/warming centers, emergency shelters, buildings with air filtering systems), possibly including schools, recreation centers, and senior centers

Transportation

Introduction

The Transportation Element supports a well-connected city where people can get where they need to go using diverse transportation options. The 2025 update to the City of Lacey's Transportation Element establishes a bold and comprehensive roadmap for transportation planning and investment through 2045. It reflects updated state mandates, community priorities, and regional coordination—addressing current mobility challenges while preparing for long-term growth and sustainability.

The plan is designed to align transportation decisions with the City's broader goals related to land use, housing, economic development, environmental protection, and social equity.

Background

The Transportation update embraces a multimodal approach that integrates walking, biking, transit, freight, and vehicle access within a connected and inclusive transportation network. As Lacey continues to evolve into a more urban, climate-resilient community, the plan supports investments in infrastructure that enhance mobility choices, improve safety for all users, and promote compact, mixed-use neighborhoods that reduce reliance on single-occupancy vehicles.



Transportation Goals and Policies

Key priorities include improving safety and accessibility, filling gaps in the walking and biking network, expanding transit options, and supporting infrastructure that meets the needs of all ages and abilities. The plan also promotes strategies to reduce greenhouse gas emissions and vehicle miles traveled in line with state climate goals.

In addition, the Transportation Element outlines how Lacey will maintain and upgrade its transportation system in a fiscally responsible way—balancing capital investments with long-term maintenance needs. The City will continue to work closely with regional and state partners to ensure a coordinated approach to funding, planning, and implementation.

This update is rooted in extensive public engagement and will serve as a guiding framework to ensure that Lacey's transportation system continues to support a safe, sustainable, and connected community through 2045.



TRANSPORTATION ELEMENT POLICY FRAMEWORK

Goal	Description
Goal T-1	Build a multimodal network for Lacey that connects people walking, rolling, biking, accessing transit, and making regional connections
T-1A	Develop an interconnected grid of streets, bike lanes, and trails that meet established multimodal level of service (MMLOS) standards and guidelines and increase individual travel options and neighborhood connectivity while improving efficient use of the overall network.
T-1B	Develop a low stress (level of traffic stress (LTS) 2 or better) network for active transportation and set LTS 2 or better as a guideline for future projects and developments.
T-1C	Proactively address congestion by following adopted City and State facility level of service (LOS) standards in coordination with GHG reduction goals and targets. For development impacts to identified Strategy Corridors, consider multimodal Complete Streets or adjacent street improvements to reduce impacts.
T-1D	Continue to use Traffic Impact Analysis guidelines to ensure developers help reduce multimodal network gaps.
T-1E	Encourage the use of public transportation within the City and support Intercity Transit's long-range plan.
T-1F	Work with local, regional, state, federal, and tribal agencies, as well as Intercity Transit and school districts to coordinate land use, transportation projects, and local planning efforts to ensure transportation facilities and programs function seamlessly across community borders, including unincorporated Thurston County development impacts.
T-1G	Support regional efforts to maintain the marine terminal, ensure the long-term viability of passenger and freight rail services, and provide appropriate services to meet general aviation needs.
Goal T-2	Prioritize safety and quality of life, especially for the most vulnerable users of the transportation network
T-2A	Implement a safe system approach to transportation, which comprehensively considers the transportation system for all users with safe vehicles, safe speeds, safe roadway designs, safety educational outreach, and post-crash care.
T-2B	Safe routes to schools. Provide safe and convenient walking and biking routes to schools. Continue to align with regional and state efforts including Safe Routes to Schools, high visibility crossings, and ensure private developments align with these policies and guidelines for new and existing facilities.
T-2C	Review access management, particularly along key corridors that have a history of severe injury collisions. Where appropriate, invest in roadway improvements that manage access and improve safety.
T-2D	Reduce serious injuries and fatalities in the network by developing and implementing a Comprehensive Safety Action Plan.
T-2E	Provide multimodal transportation options that are accessible for people of all ages and abilities, connecting jobs, housing, and services.
T-2F	Work to ensure transportation facilities comply with the Americans with Disabilities Act using Lacey's ADA Transition Plan, including addressing existing deficiencies through its guidance and prioritization.
T-2G	Traffic calming. Use design standards that include traffic calming features as an integral part of the design of new and existing developments and high visibility pedestrian crossings where appropriate.
Goal T-3	Support affordable housing and urban development with appropriate transportation infrastructure
T-3A	Structure key transportation programs and multimodal transportation facilities to support the development of affordable housing.
T-3B	Provide transportation facilities that support the location of jobs, housing, industry, and other activities as identified in the Land Use and Housing Elements.
T-3C	Support active transportation investments to encourage healthy living and community interaction.
Goal T-4	Prioritize sustainability and environmental conservation efforts
T-4A	Support national and state efforts to promote the use of alternative fuels, vehicle electrification including for transit, Electric Vehicle (EV) charging stations, and other technologies that reduce pollution emissions and other environmental impacts from motorized vehicles, in order to meet transportation-related greenhouse gas reduction targets as outlined in the Climate Change - Resiliency and GHG Reduction Sub-Elements of the Comprehensive Plan.
T-4B	Support transportation infrastructure that allows for compact, mixed-use development, reducing annual per capita vehicle miles traveled (VMT). Achieve a 50% reduction in annual per capita VMT by 2045 based on a benchmark year of 2022.
T-4C	Use transportation planning, design, and construction measures that minimize negative impacts on fish passage, their habitat, and other critical areas.
T-4D	Promote private and public sector transportation demand management (TDM) programs and services as a means to limit or reduce vehicle trips. Strategies could include technology-based approaches, parking management, curb management, commute trip reduction strategies, transit and e-bike programs, and improved drop off and pick up strategies.
T-4E	Ensure federal Title VI environmental justice requirements are met so that there are no disproportionate adverse human or environmental health impacts from transportation policies, programs, and investments for minority or low-income community members.
T-4F	Prioritize reasonable emergency response access, add system redundancy, retrofit essential transportation facilities, and design for impacts associated with changing climate patterns and natural disasters to build resiliency.

Goal T-5	Build and maintain Lacey's identity, support amenities, and promote recreation
T-5A	Design and invest in transportation projects that reflect the goals of the people who live and work in Lacey, which include maintaining community identity, placemaking, and connecting people via active transportation to amenities and recreation.
T-5B	Promote increased community understanding of the relationship between land use choices and transportation impacts. Encourage participation and involvement of regional users of the transportation system.
T-5C	Develop context-sensitive multimodal Complete Streets strategies that encourage active transportation as an alternative to driving. Prioritize primary transit routes, activity centers, biking, districts with an emphasis on pedestrian safety and comfort, and within walking distance of schools. Consider pedestrian amenities along these routes such as street trees, wider sidewalks, dedicated bike parking, art lighting, shade and seating.
T-5D	Designate Strategy Corridors. Use Strategy Corridors where needed to preserve community scale and minimize transportation impacts on adjacent land uses. Incorporate multimodal strategies in sections of the transportation system where corridor widening and traffic control devices are not preferred options to address congestion. Use road diets where appropriate to provide comfortable, safe, and supportive public streetscapes for transit riders and active transportation users.
T-5E	Support Thurston County's efforts to convert existing roadways in the urban growth area from rural to urban standards.
Goal T-6	Invest in transportation infrastructure that supports economic growth and local businesses
T-6A	Ensure investments are cost-effective for both initial capital and ongoing operations and maintenance, and equitable for all residents.
T-6B	Promote policies and design standards that allow movement of goods to Lacey businesses and minimize congestion impacts on local streets caused by deliveries.
T-6C	Address conflicts caused by the growth of freight movement within urban areas by implementing network and infrastructure, speed management, land use, and Travel Demand Management strategies where appropriate.
T-6D	Prioritize preventative maintenance programs, preservation, operation, and repair of the existing transportation system to minimize life-cycle costs and maintain a state of good repair. Create upfront lifecycle costs for future projects to help budget for maintenance and replacement needs.
T-6E	Make strategic transportation investments that reinforce well-planned and resilient growth and redevelopment decisions. Establish priority projects while being flexible when other funding opportunities arise.
T-6F	Continue policies that require new development to pay for its share of impacts on the transportation system including multimodal mitigations in addition to street capacity.
T-6G	Finance transportation facilities within the City's financial capacity. Support funding at the state and federal level where applicable. If funding is insufficient, adjust service standards, increase existing revenues if possible, and/or investigate the ability to adopt new revenue sources.

Economic Development

Introduction

The Economic Development Element supports a strong and healthy economy that provides economic opportunities for all citizens; generates sufficient revenues to ensure the provision of essential public services; and makes Lacey a great place to live, work, learn, shop, and play.

The Economic Development Element of Lacey's Comprehensive Plan plays a central role in guiding land use, utility planning, and revenue strategies to meet the evolving needs and aspirations of the community over the next twenty years. It outlines a long-term vision for building a diverse, resilient local economy—one characterized by quality job creation, infrastructure readiness, and strategic land use planning. To align our economic goals with community priorities, we are committed to fostering long-term growth through collaborative, sustainable, and locally driven policies.

Background

Thanks to its scenic and strategic location along the Interstate 5 corridor, Lacey is experiencing steady growth in both population and business activity. The city features a mix of educational institutions, public administration offices, retail centers, small businesses, light industry, healthcare uses and abundant natural amenities—including lakes, trails, and parks.

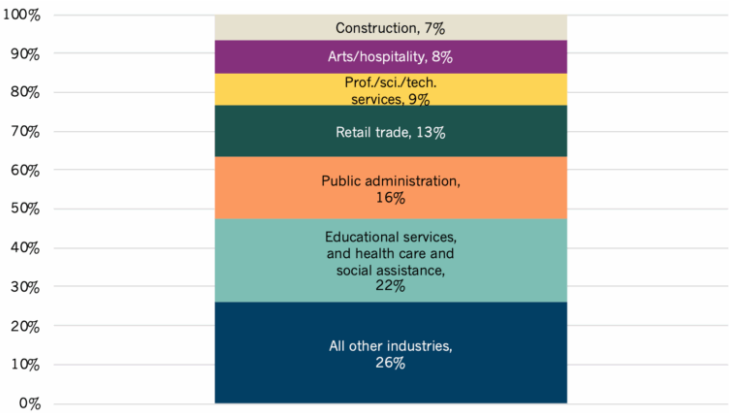
Lacey is home to the most statistically diverse population in Thurston County, with Hispanic/Latino and foreign-born populations increasing by approximately 4% and 0.6% between 2013 and 2023, respectively¹. Residents are employed across a wide range of sectors, including healthcare, government, education, and retail.



¹ ECONorthwest. (2025). Lacey Demographic and Economic Analysis.

Continued investments in infrastructure and sustainability have positioned the city as a thriving destination where people can live, work, shop, and enjoy outdoor recreation and community events. Lacey also strives to be a welcoming environment for new and expanding businesses. Containing 17,813,000 square feet of commercial real estate and a strong presence of home-operated businesses², the city offers support services and fosters local partnerships to encourage the development of a diverse, inclusive, and well-connected business community.

When updating the Economic Development Element, we focused our efforts on addressing ongoing economic challenges the community faces. Opportunities for livable wage employment, access to affordable and diverse housing types, and lack of civic identity were among the most frequently voiced concerns. Residents also prioritized preserving natural resources, expanding family-friendly activities, and building connected, walkable neighborhoods. These are objectives the element aims to address to continue to improve the quality of life for the Lacey community.



Economic Development Goals and Policies

The 2025 update to the Economic Development Element presents a cohesive vision for building a strong and resilient economic future for Lacey. It emphasizes the importance of fostering a positive business climate and promoting economic diversity, recognizing that entrepreneurship and local business growth are essential to a dynamic economic foundation. The City is also focused on preserving and revitalizing commercial areas to ensure they remain vibrant, accessible hubs for the community to enjoy. To support sustained economic activity, the Element highlights the need for housing across all incomes, transportation and utility infrastructure, and essential public services. Our approach is rooted in a commitment to social equity and environmental sustainability, ensuring that growth is both inclusive and ecologically responsible.

² Ibid.

Lacey's Economic Development Element includes targeted goals and policies to support job creation, improve city services, and encourage business activity.

The guiding principles for the six Economic Development Element goals include:

- **Business Support:** Recognizing the importance of businesses in supporting public services and community well-being.
- **Streamlined Processes:** Ensuring that permitting and development processes are efficient and user-friendly.
- **Infrastructure Investment:** Keeping roads, transportation options, utilities, and facilities aligned with commercial and residential needs.
- **Collaborative Partnerships:** Working closely with economic and community organizations.
- **Identity and Retention:** Attracting new businesses and helping existing ones grow through programs and outreach.

This Element works in tandem with the Economic Development Strategy, which describes ways we may achieve the Element's goals and policies and identifies specific actions for implementation.

Conclusion

Lacey is a growing, forward-thinking city with natural charm and economic ambition. Through strategic planning, placemaking, and investment in key sectors, the city aims to build a strong and sustainable economic future that makes Lacey a great place to live, work, learn, shop, and play.



ECONOMIC DEVELOPMENT ELEMENT POLICY FRAMEWORK

Goal	Description
Goal ED-1	Promote a positive business climate
ED-1A	Provide excellent customer service; supporting opportunities for employees to receive customer service training.
ED-1B	Provide timely, efficient processing of development permits.
ED-1C	Connect with the business community by conducting outreach and regular engagement to build relationships, foster collaboration, and gather meaningful feedback and perspectives.
Goal ED-2	Encourage a robust and diverse economy through strong partnership and workforce development
ED-2A	Collaborate with organizations such as the Thurston Economic Development Council, Port of Olympia, and other economic entities, to foster a creative economy.
ED-2B	Collaborate with Visitor and Convention Bureau, where appropriate to expand and promote tourism opportunities.
ED-2C	Work with partners to strengthen the industry clusters currently in place and emerging clusters.
ED-2D	Collaborate with partners, such as Lacey Makerspace, PacMtn Workforce Council, and South Puget Sound Community College, to deliver accessible workforce training opportunities to Lacey community members.
Goal ED-3	Foster a thriving, diverse, and resilient economy by supporting entrepreneurship, and strengthening local businesses
ED-3A	Encourage the sustainability and expansion of existing businesses while attracting new enterprises that reflect community values and provide living wage job opportunities.
ED-3B	Foster the development and growth of diverse businesses that supply goods and services to meet the needs of the community; inclusive of BIPOC and Veteran business owners.
ED-3C	Develop and strengthen business ecosystems that create career track jobs, drive revenue growth, and build economic resilience across diverse sectors.
ED-3D	Cultivate and promote the growth of small businesses and foster innovation by supporting partnerships that provide training, resources, and dedicated spaces, such as the MakerSpace and the ScaleUp program.
ED-3E	Advance initiatives that nurture new entrepreneurs and support their growth, such as the Food Truck Depot and Night Market.
ED-3F	Maintain safe, accessible, and welcoming commercial areas through clean, well-lit, and secure public spaces, and collaboration with businesses and law enforcement on safety concerns.
Goal ED-4	Preserve commercial areas to provide local goods, services, and vibrant community gathering places to live, work, shop and play
ED-4A	Integrate placemaking efforts through thoughtful architecture, public art, and site planning.
ED-4B	Prioritize placemaking and multimodal connectivity investments, in Midtown, Hawks Prairie Business District, and the Depot District.
ED-4C	Lead efforts in Midtown to create vibrant spaces, boost economic growth, and enhance the neighborhood through strategic planning, innovative design, and collaboration with partners.
ED-4D	Enhance opportunities for the growth and development of small businesses by strengthening development standards to promote mixed-use and retain commercial zoning designations in existing thriving centers.
ED-4E	Maintain neighborhood commercial districts, zoning, and development standards that provide diverse walkable and rollable commercial spaces throughout the city that are accessible to entrepreneurs and small businesses. Promote mixed-use development to support small-scale retail and amenities.
ED-4F	Leverage the regional trail system to drive economic growth by enhancing multimodal connectivity for community members to Lacey's Midtown and Depot Districts.
ED-4G	Promote trail-oriented businesses along trail corridors, and support zoning policies that enhance trail access, maintenance, and comfort for all users.
ED-4H	Promote business development aligned with community members' needs, focusing on indoor recreational facilities and targeted recruitment for suitable community locations.
Goal ED-5	Promote socially and environmentally sustainable businesses and development

ED-5A	Encourage/recruit businesses that provide products and services that support resource conservation, environmental stewardship, and the reduction of greenhouse gas emissions.
ED-5B	Encourage businesses to adopt eco-friendly building designs featuring energy efficiency, sustainable materials, and green spaces; and to adapt buildings for climate resiliency.
Goal ED-6	Prioritize availability of adequate and reliable housing, public facilities, and infrastructure to promote economic growth and activity
ED-6A	Continue to work with local partners, and the State to ensure adequate utilities and infrastructure are available to meet the needs of current and future businesses.
ED-6B	Prioritize public investment in improvements and infrastructure to support economic development, housing, land use, and transportation goals. Plan for climate resilience by establishing public facilities as resilience hubs.
ED-6C	Support housing policies that enable residents to live and work in Lacey.

Housing

Introduction

As Lacey grows and evolves, housing isn't just about buildings – it's about people, neighborhoods, and opportunity. Whether you're a long-time resident, a young family or individual looking for your first home, or a senior hoping to age in place, expanding housing options today will shape the city we'll all share tomorrow and promote social equity for all residents.

Housing plays a central role in shaping the quality of life in Lacey. As our community continues to grow, residents consistently express the importance of safe, affordable, and attractive neighborhoods that meet the daily needs of individuals and families across all life stages. Whether it's a standalone house, a cottage-style home, or a small multiplex near schools, parks, or bus routes, Lacey is planning for a full range of housing options to support a vibrant, livable, and connected community. Just as importantly, residents want to ensure that new housing development respects and reflects Lacey's identity – one that includes our tree canopy, open spaces, and strong environmental stewardship.

In order to support every resident having access to safe and affordable housing, Lacey has completed detailed studies on housing needs, land capacity, and displacement risk. While this document provides highlights, the full technical reports are available on the Envision Tomorrow website (www.EnvisionTomorrowLacey.org) in the Document Library.



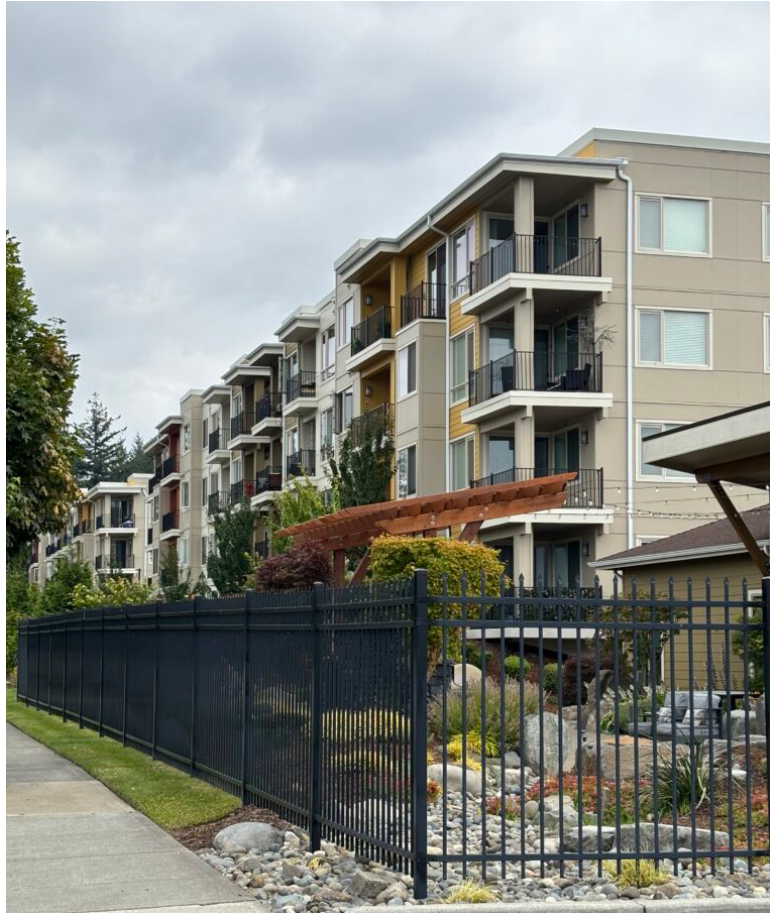
Background

Under new state laws like House Bill 1220 and House Bill 1110, Lacey is required to plan for and accommodate housing that is affordable to all income levels and to remove barriers to middle housing types like fourplexes and stacked flats in zones that have traditionally only allowed detached homes. While Lacey has increased allowable housing types in most residential districts ahead of state mandates, there

is still more we can do to accommodate the growing need for housing variety, affordability, and stability.

Regional data shows that Lacey will need to accommodate over 14,000 new housing units by 2045, with nearly half of those units needing to be affordable to household's making eighty percent or less than the area median income. We also face a growing need for housing that serves people experiencing homelessness and emergency housing needs, while continuing to provide housing that accommodates those with disabilities.

Lacey's housing projections are supported by the Thurston County Housing Allocations Report, which provides a detailed breakdown of Lacey's future housing demand by income level and housing type. The report also identifies special housing needs - including permanent supportive, transitional, and emergency housing, as well as housing for seniors and people with disabilities - helping ensure that City planning addresses both overall and vulnerable populations.



Housing challenges bring opportunities. As Lacey evolves from a suburban city to a more complete community with a strong employment base, we are embracing new housing styles, more compact neighborhoods, and a renewed focus on equity, anti-displacement, and preservation of naturally occurring affordable housing. Lacey residents also value walkability and neighborhood connections – while today's development patterns are mostly auto dependent, we're actively planning for a future where homes are closer to daily destinations, parks and safe walking routes.

Do We Have Enough Land for Future Housing?

Analysis from the Housing Allocations Report (2025) and the Buildable lands Report (2021) (Appendix _) confirms that the City has) sufficient land capacity to accommodate the projected housing demand through 2045. These reports show that with appropriate zoning, development regulations, and support for middle housing types, Lacey can meet both its overall housing targets and the needs of lower-

income and special needs populations. This capacity provides a foundation for the City to implement policies that encourage diverse, affordable, and equitable housing options.

Housing Barriers and Displacement Risk

Households across the income spectrum face barriers to stable, affordable housing - including rising rents, limited housing for extremely low-income residents, manufactured home park challenges, and too few options for seniors and people with disabilities. Lacey's Displacement Risk Analysis also points to systemic challenges such as high cost burdens, limited renter protections, and risks of economic and cultural displacement.

To address these issues, the City is exploring strategies such as reducing regulatory barriers, preserving manufactured housing communities, expanding emergency and supportive housing, and strengthening partnerships with local organizations that serve vulnerable populations.



Racially Disparate Impacts and Exclusion in Housing (Requirement)

Lacey's housing analysis shows that some groups - including people of color, low-income renters, seniors, and residents of manufactured home communities - face higher risks of housing instability and displacement. Certain zoning and policy approaches, such as limiting where different housing types can be built may unintentionally restrict housing choices or affect some populations more than others. Moving forward, Lacey remains committed to monitoring its policies to ensure they expand housing choices and do not create racially disparate impacts or exclude historically marginalized residents.

Housing Goals and Policies

Housing Element goals and policies support our strategy to meet local and regional housing goals, implement state requirements, and support thriving neighborhoods and housing opportunities for everyone who calls Lacey home - now and in the future.

HOUSING ELEMENT POLICY FRAMEWORK

Goal	Description
Goal H-1	Ensure housing availability and housing choice
H-1A	Promote housing choice for residents of diverse household sizes, incomes, and abilities by allowing a greater variety of housing types and by increasing residential densities.
H-1B	Incentivize mixed-income housing using tools such as tax incentives, density bonuses, and public-private partnerships to expand housing choices at various price points.
H-1C	Support the development of alternative housing models, including co- living, cottage housing, modular construction, and mixed-use developments – to diversify housing choices and adapt to changing community needs.
Goal H-2	Promote equitable and inclusive housing distribution
H-2A	Ensure equitable housing distribution by promoting the development of diverse housing types including affordable, workforce, and market-rate housing – in a variety of neighborhoods.
H-2B	Encourage a range of homeownership opportunities, such as townhomes, accessory dwelling units and cottage housing, to increase housing choices and support long-term socioeconomic diversity and stability.
H-2C	Support policies and programs that promote housing stability for renters, including initiatives that expand access to rental assistance, stability, and long-term affordability options.
H-2D	Implement the City's Diversity, Equity, Inclusion, and Belonging (DEIB) Plan by ensuring underrepresented communities, including renters, low-income residents, and historically marginalized groups, have a voice in housing policy decisions through proactive engagement and equitable participation.
Goal H-3	Support affordable and attainable housing solutions
H-3A	Strengthen partnerships with regional agencies, nonprofit organizations, and private developers to create and preserve attainable and affordable housing.
H-3B	Ensure compliance with accessibility standards such as the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA) while promoting innovative and flexible development standards.
H-3C	Support programs that provide financial assistance for low-income homeowners to maintain and improve their homes through rehabilitation and repairs.
H-3D	Expand and support programs that increase the availability of both affordable rental and homeownership opportunities.
H-3E	Support housing programs that meet the unique needs of military personnel, veterans, and their families by promoting well-located, affordable, and accessible housing options.
Goal H-4	Encourage sustainable, sufficient and compatible housing development
H-4A	Encourage housing development that prioritizes environmental sustainability, energy efficiency, and climate resilience.
H-4B	Support the preservation, rehabilitation, and maintenance of existing housing – including multifamily, middle housing types, manufactured homes in parks and historically significant homes – to retain affordability and extend their lifespan. Coordinate with citywide energy efficiency and weatherization programs, as outlined in the Climate element, to enhance sustainability efforts.
Goal H-5	Expand housing solutions to address unhoused populations
H-5A	Strengthen partnerships and coordination with regional agencies, service providers, faith-based organizations, and the private sector to expand and improve access to emergency, transitional, and permanent supportive housing options. This includes leveraging City, state, federal, and other funding sources to maximize support for unhoused populations.
H-5B	Facilitate the equitable and objective siting of emergency housing, ensuring compatibility with surrounding land uses while promoting access to transportation.
H-5C	Continue to monitor and evaluate housing solutions for unhoused populations to assess their effectiveness in providing long-term stability, particularly for at-risk and vulnerable groups.
H-5D	Identify and pursue opportunities to increase the availability and accessibility of housing options for unhoused individuals, including increased access to permanent supportive housing.

Goal H-6	Encourage the development of mixed-use centers at the neighborhood scale to provide convenient access to employment, amenities, and services.
H-6A	Pursue and leverage state, federal, and local funding to support housing rehabilitation, preserve affordability, and prevent displacement.
H-6B	Prioritize the use of surplus public lands to support affordable housing production.
H-6C	Prioritize equitable investments in housing-supportive infrastructure, such as active transportation networks, transit access, and public spaces, ensuring that historically underserved and high-need neighborhoods benefit from improvements that enhance livability and affordability.
H-6D	Align housing and economic development efforts through policies that incentivize and attract living-wage jobs and industries that enable residents to both live and work in the community and strengthen economic stability through a thriving local workforce.
Goal H-7	Preserve natural resources and use resilient design strategies in planning open space networks, community amenities, and public realm improvements.
H-7A	Support redevelopment projects in assessing displacement risks and encourage assistance or unit set-asides to help mitigate impacts on existing residents.
H-7B	Develop tools to support the preservation of manufactured home communities by considering strategies such as Manufactured Home Park (MHP) overlay zoning districts and incentives for resident-owned cooperatives.
H-7C	Explore incentives for landlords and property owners to maintain affordability, such as financial assistance, tax benefits, or voluntary agreements that foster long-term affordability, and prioritize the preservation of naturally occurring affordable housing units.
Goal H-8	Strengthen regional and stakeholder collaboration to address housing needs
H-8A	Work with Regional Housing Council, neighboring cities, state agencies, and other organizations to coordinate housing strategies, share best practices, and leverage funding opportunities to promote housing for extremely-low, low, and moderate income households.
H-8B	Foster collaboration with regional partners, housing advocates, and community stakeholders to ensure housing policies and programs are responsive to evolving community needs.
H-8C	Leverage the expertise of partners such as the Housing Authority or other public or non-profit organizations, and encourage such partners to take a lead role in tasks such as income qualification, program administration, monitoring affordability requirements and facilitating the development and stewardship of affordable housing units.
H-8D	Collaborate with nonprofit organizations for land acquisition and permanent affordable housing development.
Goal H-9	Ensure housing and land use policies support a well-connected, sustainable, and livable community
H-9A	Regularly assess housing demand, land availability, zoning capacity, programs such as the Multifamily Tax Exemption (MFTE), incentives and market trends to ensure adequate land supply for diverse housing needs while maximizing housing affordability and production, as well as efficient use of available land and resources.
H-9B	Evaluate and refine permitting processes and regulatory frameworks to facilitate diverse housing types and infill development, including middle housing (duplexes, triplexes, cottage housing), ensuring alignment with infrastructure capacity and community design principles.
H-9C	Encourage higher-density residential development in areas with strong access to employment centers, transit, schools, and essential services to reduce cost burdens, enhance economic mobility, improve walkability, and support sustainable growth patterns.
H-9D	Balance residential development with tree retention, green space preservation and urban canopy expansion while ensuring new development integrates within existing neighborhoods.
H-9E	Encourage housing development patterns that reduce vehicle miles traveled by supporting walking, biking, and transit access through mixed-use development, pedestrian-friendly site design and by encouraging housing near other community amenities. Support reduced and flexible parking standards where feasible to maximize land use efficiency and walkability.

Land Use

Introduction

Lacey's Land Use Element helps ensure that Lacey manages growth in a strategic and intentional manner—balancing future needs while retaining valued community character.

The Revised Code of Washington (Section 36.70A.070) identifies and defines the mandatory elements of the Comprehensive Plan including requirements for the designation, location, extent, and general distribution of various land uses. This section (known as the Land Use Element), also includes requirements for the allocation of lands for housing, commercial uses, and other public purposes including utility and transportation corridors, recreation areas, schools, public water supplies, and natural resources.

Background

The Land Use Element applies to the City of Lacey as currently incorporated and those surrounding areas identified as the Lacey Urban Growth Area (UGA). The UGA represents areas of unincorporated Thurston County that may get annexed into the City of Lacey over the next twenty years, serving as a limit to urban levels of development. Collectively, the City of Lacey and the Lacey Urban Growth Area are referred to as the Lacey Planning Area. At the time of this update, the City of Lacey encompasses an area of approximately 12,699 acres or 19.84 square miles. The UGA encompasses an additional 8,821 acres or 13.78 square miles for a combined total of 33.62 square miles (21,520 acres).

Based on population projections from April of 2025, approximately 61,717 people lived within the incorporated boundaries of the City of Lacey. An additional 37,167 people are estimated to live within the Lacey UGA for a combined population of approximately 98,884 Lacey residents. (OFM, BERK 2025)



Within the City of Lacey, this equates to a density of nearly 4.9 people per acre.

Within the Lacey UGA, the estimated density drops to around 4.2 people per acre.

Over the next twenty years, the population of the Lacey Planning Area is anticipated to grow by an additional 28,458 people (approximately 1,423 people per year). While the majority of this growth is anticipated to take place within mixed-use and urban centers towards the center of the city, the collective density of the community is anticipated to grow to around 5.9 people per acre.

To ensure the City of Lacey and other jurisdictions within Thurston County have sufficient capacity to accommodate this projected growth, the Thurston Regional Planning Council (TRPC) periodically conducts an assessment of development trends and available land capacity. The latest Buildable Lands Report was completed in 2021. Two of the key findings from this report are included below.

While the latest Buildable Lands Report seeks to answer the capacity questions, it is up to the Comprehensive Plan—and specifically the Land Use Element—to identify where the needed additional homes and jobs will go to support this growth and how established levels of service will be maintained across the community.

To answer these questions, the Land Use Element consists of two principal components: the Future Land Use Map (FLUM) and Land Use goals and policies. The FLUM assigns land use designations within the Lacey Planning Area to accommodate the housing, employment, and service needs of the Lacey community for the next twenty years. Each land use designation defines the mix of uses (such as residential, office, industrial, or public) and the intensity of development (such as residential densities).

Future Land Use Map (FLUM)

The FLUM illustrates the community's long-term vision for land development and growth, guiding where different types of uses should occur. This is accomplished by categorizing general areas of the community into different land uses based on existing and planned development, available infrastructure, growth projections, and where natural features exist.

A separate zoning map in Title 16 (Zoning) of Lacey's Municipal Code identifies the zones that generally exist within each future land use designation. While the FLUM represents the community's vision for the future, the zoning code serves as a regulatory tool that dictates what can be built and operated on a specific property based on the identified location and associated development standards. Over time, the zoning map should gradually shift to ensure development patterns are reflective of the goals and vision of the community as illustrated through the FLUM.

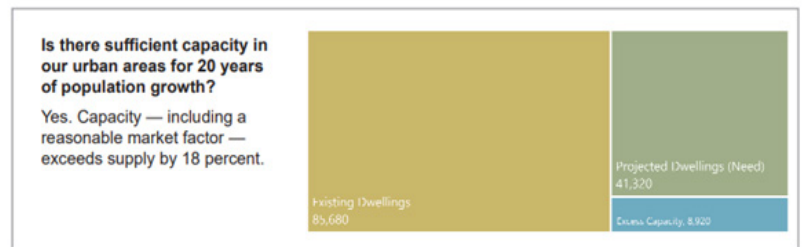
Starting in 2024, the Lacey community was invited to learn about the comprehensive

planning process and share feedback with the project team on their goals and visions for the future.

As part of this community-driven process, 3 FLUM alternatives were created consistent with expressed community visions, state-level growth requirements, and guidance from the Lacey Youth Council, Planning Commission, Commission on Equity, and Lacey City Council.

In early 2025, these three alternatives were consolidated into a single map based on additional community review and an assessment of available lands for future growth.

The FLUM features **six land use designations** ranging from natural open spaces to areas of more intensive urban development::



Residential

Definition: Areas designated for a diverse range of building types to support the full spectrum of household sizes, types and living arrangements. These areas are intended to support a high quality of life through the integration of green spaces, community gathering destinations, and recreational opportunities. Development should promote walkability, multimodal connectivity, and access to neighborhood-oriented stores, schools, and other essential services.

Open Space – Institutional

Definition: Land designated for accessible parks, open spaces, recreation, and facilities used for public purposes such as libraries, community centers, and municipal buildings. These areas are meant to serve as hubs for social interaction, recreation, cultural activities, and the preservation of natural amenities. Development in these areas should preserve trees, natural corridors and features, prioritize smart carbon-neutral/carbon-negative construction practices, and promote environmental stewardship and resilience.

Light Industrial

Definition: Areas intended for innovative and low-impact industrial uses compatible with surrounding residential and commercial zones. This includes manufacturing, warehousing, distribution, medical and technology hubs, research, and light assembly operations that do not create significant noise, pollution, traffic, or other adverse environmental impacts. These areas may include green infrastructure and smart technologies to mitigate impacts and allow for complimentary uses such as small-scale office space and service-related businesses.



General Commercial

Definition: Areas designated for retail, office, and service-based businesses that serve the local and regional community. Commercial areas should emphasize support for local businesses through development incentives, flexible design standards, and human-scaled architecture. These districts should be pedestrian- and transit-oriented, with parking located to the rear of buildings and away from primary streets. Storefronts should be integrated with transportation corridors and public spaces to encourage vibrant, activated spaces throughout the day.

Commercial Mixed-Use

Definition: Areas intended to function as vibrant commercial-residential zones with an emphasis on activated, ground-floor, and corner commercial uses. Residential uses should generally have reduced ground floor footprints, occupying areas away from high-visibility, high-activity frontages. These areas should be strategically reserved for uses that ensure long-term economic vitality. Design should foster extended hours of activity through engaging streetscapes, high-density developments, public transportation access, and pedestrian-oriented design.

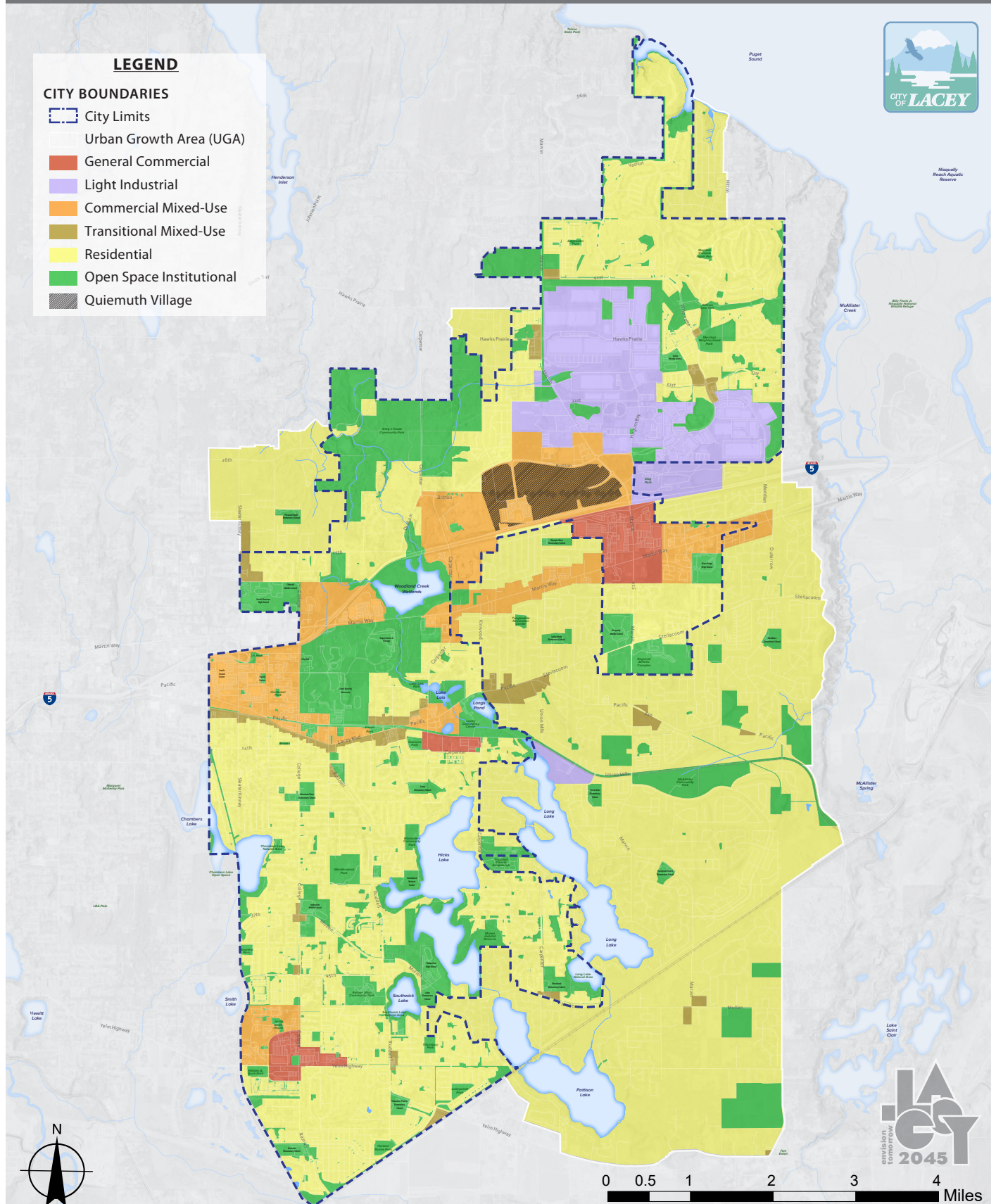
City of Lacey | Future Land Use Map



LEGEND

CITY BOUNDARIES

-  City Limits
-  Urban Growth Area (UGA)
-  General Commercial
-  Light Industrial
-  Commercial Mixed-Use
-  Transitional Mixed-Use
-  Residential
-  Open Space Institutional
-  Quiemuth Village



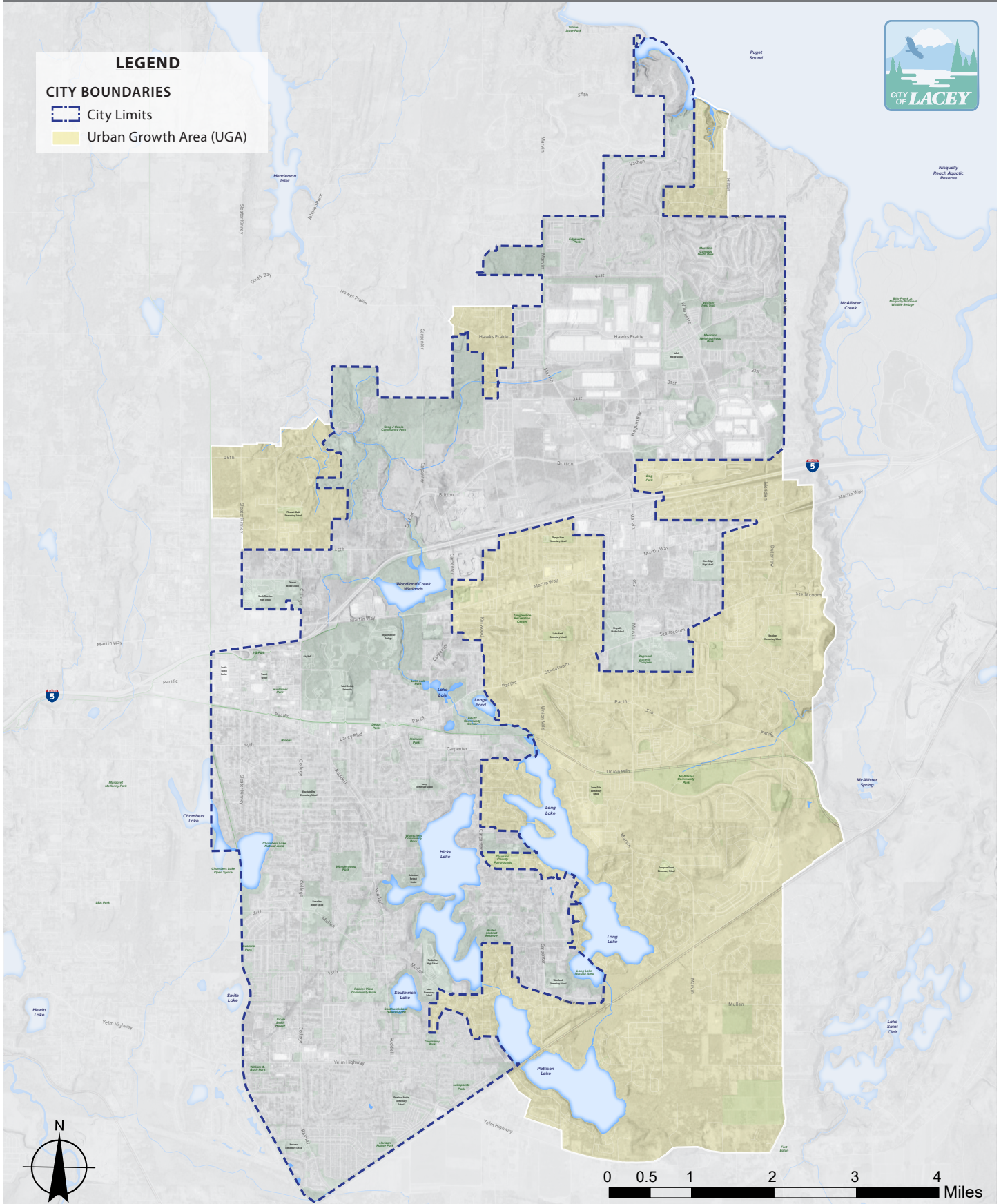
City of Lacey | Urban Growth Area



LEGEND

CITY BOUNDARIES

-  City Limits
-  Urban Growth Area (UGA)



Transitional Mixed-Use

Definition: These areas are designed to mitigate the impact of adjacent higher-intensity land uses on nearby residential neighborhoods while still promoting mixed-use development to foster a diverse range of economic and residential opportunities. Development should maintain a pedestrian-friendly scale and character, support local-serving retail and services, and include design elements that reduce conflicts between adjacent uses.

Land Use Goals and Policies

The Land Use Policies are organized into thirteen goal areas that together advance Lacey's vision for compact, sustainable, and equitable development. Specifically, the policies focus on creating walkable, well-connected, mixed-use neighborhoods with a strong sense of place. These neighborhoods include a diverse mix of housing types, employment opportunities, services, and public amenities that meet the needs of residents and businesses. In anticipation of future growth, these policies establish inclusive, community-driven approaches to inform future land use decisions focused on subareas and annexation.

Building upon the goals and policies identified within the 2016 Comprehensive Plan, updates for the 2025 Comprehensive Plan are further informed by recently adopted State legislation (since 2016), community provided guidance gained through 2024 and 2025 outreach efforts, the 2023 Joint Plan with Thurston County Countywide Planning Policies last updated in 2025, City Council, Planning Commission, and Youth Council priorities identified through 2024 visioning sessions.

LAND USE ELEMENT POLICY FRAMEWORK

Goal	Description
Goal LU-1	Promote compact development that prioritizes infill, supports mixed-use development, and multimodal transportation.
LU-1A	Update land use designations and zoning to provide a greater housing diversity that promotes compact, mixed-use developments while avoiding sprawl and the development of natural areas.
LU-1B	Prioritize mixed-use development to provide greater access to jobs, amenities and services.
LU-1C	Incentivize infill over greenfield development, and prioritize corridors, centers, and areas with established infrastructure.
LU-1D	Annex only after carefully considering available infill opportunities, and consistent with annexation policies. Coordinate annexation plans with other jurisdictions to align with County policies.
LU-1E	Coordinate efforts to ensure that infrastructure improvements are aligned with land use planning, to streamline the development pipeline and make efficient use of available resources and funding.
LU-1F	Avoid the co-location of incompatible land uses and employ mitigating measures like vegetated buffers as needed to address conflicts between adjacent land uses.
Goal LU-2	Establish walkable neighborhoods that improve public health and safety.
LU-2A	Evaluate established development models such as the “20-minute city”, “complete neighborhoods”, and others for lessons that can be applied to Lacey. Develop design and planning guidance (such as for land uses, street layouts, etc.) for new large-scale projects and revitalization efforts.
LU-2B	Allow flexibility in land uses and development standards to encourage neighborhood-serving amenities such as corner stores, home offices, live-work units, flex spaces, etc.
LU-2C	Align land use and transportation project goals and objectives to be mutually supportive in creating walkable and rollable places.
Goal LU-3	Increase housing diversity to support a range of household types, income levels, and lifestyle preferences.
LU-3A	Allow and encourage a diverse range of building types to support the full spectrum of household sizes, types, and living arrangements that reflect community needs. Encourage innovation in housing types to allow aging-in-place and multi-generational living.
LU-3B	Increase minimum residential densities in primary residential areas to provide for housing diversity and to enable compact growth patterns.
LU-3C	Expand housing choices for both market-rate and subsidized housing. Develop strategies to promote homeownership.
Goal LU-4	Promote economic vitality by attracting new investment and employment while protecting established local businesses.
LU-4A	Promote Lacey Midtown as an economically healthy city center offering a variety of retail, office, service, residential, cultural, civic, and recreational opportunities.
LU-4B	Update development standards, focusing new office and commercial uses along major transportation corridors.
LU-4C	Ensure commercial and mixed-use zoning designations consider business retention and anti-displacement strategies for existing small businesses and support new small-scale business growth.
LU-4D	Encourage industrial uses to adopt industry best practices to minimize environmental impacts.
LU-4E	Update industrial development standards to allocate areas to support new small-scale light industrial/commercial and flex spaces (such as maker spaces, artist lofts, small-scale manufacturing, laboratories, and incubator spaces) to provide opportunities for local entrepreneurs, manufacturers, artists, and artisans.
Goal LU-5	Advance multimodal (walk/bike/roll and transit) connectivity both within Lacey and to neighboring destinations.
LU-5A	Expand existing alternate transportation facilities such as trails and bike paths, and plan new infrastructure to establish a comprehensive, connected multimodal network throughout Lacey. Consider innovative approaches and land use agreements to help connect existing gaps in multimodal networks, with the intent to make walking, biking, and rolling convenient, safe and practical for everyday activities and daily trips, not just for exercise and recreation.

LU-5B	Ensure that street designs encourage all modes of transportation including transit, pedestrians, bicyclists, and automobiles, and are accessible to people using mobility devices.
LU-5C	Prioritize a network of “safe routes” connecting schools, libraries, sports venues, and other popular community destinations, to promote alternate transportation modes. Design networks to prioritize the safety of the most vulnerable populations such as children, the elderly, and users of mobility devices.
LU-5D	Establish public realm standards that prioritize walkability, accessibility, bikability, pedestrian comfort, and multimodal connectivity. Include amenities such as seating, shade, lighting, and bike parking.
LU-5E	Evaluate land use and transportation projects for GHG reductions when employing multimodal connectivity compared to car-centric development. Communicate the GHG reduction benefits achieved by increasing the modal share of walk/bike/roll trips as an alternative to driving.
Goal LU-6	Encourage the development of mixed-use centers at the neighborhood scale to provide convenient access to employment, amenities, and services.
LU-6A	Designate areas across Lacey for small mixed-use centers or local “main streets” with Neighborhood Commercial zoning to allow flexible development standards and building types such as live/work.
LU-6B	Allow flexibility in development regulations for neighborhood mixed-use centers, such as parking standards, and allow mixed-use building types such as live-work, flex spaces, maker spaces, and home offices.
LU-6C	Establish minimum residential densities to support centers of different sizes and land use mixes.
LU-6D	Update development regulations to provide incentives to support the development of retail and amenities in mixed-use centers.
Goal LU-7	Preserve natural resources and use resilient design strategies in planning open space networks, community amenities, and public realm improvements.
LU-7A	Continue to protect and restore important environmental areas such as wetlands, urban forests, reservoirs, and the Woodland Creek basin watershed by adopting compact land use patterns.
LU-7B	Preserve mature and heritage trees in development projects and develop strategies to increase tree canopy cover citywide.
LU-7C	Focus on redevelopment in areas where existing infrastructure is available. Plan for resiliency and include guidance in development standards.
Goal LU-8	Design and develop public spaces to build a unique identity and a strong sense of community.
LU-8A	Design public spaces to be multipurpose, accessible, easy to maintain, and inviting as community gathering locations.
LU-8B	Make investments that emphasize Lacey as a welcoming place and enhance the character of the community.
LU-8C	Update Development regulations to consider the public realm, particularly providing for opportunity for gathering spaces, placemaking, cultural activities, art, and walkability.
Goal LU-9	Advance environmental justice by mitigating environmental health disparities for vulnerable populations.
LU-9A	Monitor community vulnerabilities and environmental health disparities.
LU-9B	Prioritize City amenities for known vulnerable communities and areas with environmental health disparities.
LU-9C	Analyze and seek community input on whether new legislation will reduce, increase, or have no impact on environmental justice and vulnerable communities.
LU-9D	Ensure that everyone enjoys the same degree of protection from environmental and health hazards, access to the decision-making process, and the benefits of a healthy environment.
Goal LU-10	Carry out robust community engagement for planning projects, with a focus on equity and inclusion
LU-10A	Employ outreach best practices to ensure robust community input informs local planning, and to build community leadership. Monitor engagement to evaluate success and continue to improve existing outreach processes.
LU-10B	Use community visioning and input to carry out placemaking initiatives and enhance the sense of community and identity in planning projects.
Goal LU-11	To implement the Comprehensive Plan vision, develop and implement subarea plans in coordination with regional partners.

LU-11A	Use community-driven subarea plans to guide development at the local level and advance land use goals, including compact mixed-use development, walkable neighborhoods, housing diversity, economic vitality, connectivity, environmental stewardship, and sense of community.
LU-11B	Implement innovative zoning and development tools, such as form-based codes, objective design standards, climate resiliency, etc. Utilize subarea plans to enhance community character and identity through placemaking initiatives.
LU-11C	Use the scope and timeline of sub-area planning efforts to identify and prioritize future public investments, with climate resiliency and environmental goals taken into consideration.
Goal LU-12	Develop strategic alliances with regional partners, explore innovative partnership models, and development incentives to attract investment and catalyze revitalization.
LU-12A	Proactively solicit development partners and employ public-private partnerships to implement priority projects.
LU-12B	Consider creative commercial design approaches to support small businesses, including performance-based tools.
Goal LU-13	Continue to complete annexations to balance growth while ensuring financial sustainability.
LU-13A	Prioritize the completion of annexations that qualify as unincorporated islands, contain significant development capacity, contain commercial development, reduce the loss of agricultural lands, and qualify for the state sales tax credit.
LU-13B	Carefully assess the fiscal and environmental impacts of annexation to avoid straining municipal services and reducing levels of service.
LU-13C	Produce a report one year after an annexation has occurred to identify actual impacts to the city and to ensure that the annexation is delivering the expected outcomes.

Parks & Recreation

Introduction

The Parks Element presents a vision for an equitable, high-quality, and diverse parks, culture, and recreation system.

The Element is informed by the Lacey Parks, Culture, and Recreation (LPCR) Plan, which defines strategic goals, policies, and objectives for future parks, cultural programs, and recreation facilities. It also establishes level-of-service standards, outlines implementation strategies, and includes cost estimates and potential funding sources to support those actions.

Background

Located at the southern tip of Puget Sound, the City of Lacey offers urban living with abundant natural beauty. Positioned along the I-5 corridor, Lacey has become a recognized hub for sports and recreation. Residents have daily access to expansive forests, freshwater lakes, and views of Mount Rainier. Lacey's intricate river, lake, and wetland system encompasses hundreds of acres of land and provides critical habitat to local fish and wildlife populations. These environmentally sensitive areas support essential ecological habitats and play a key role in sustaining the health of both the ecosystem and the community.

The City of Lacey develops, maintains, and promotes park facilities to ensure public access while preserving and enhancing them for future generations. Lacey's park system spans more than 1,263 acres and features a variety of modern facilities and diverse recreational programs. LPCR offers a wide array of special events for all ages, and residents take pride in the system's parks, as well as its trails, plazas, habitat reserves, and public facilities.

As the city's population continues to grow, LPCR remains responsive to increasing



recreational demand by prioritizing the expansion and improvement of existing facilities. Over the past several decades, the City has invested heavily in acquiring parkland and open space. Today, Lacey’s per capita park acreage surpasses national benchmarks. Looking ahead, the City will primarily concentrate its financial resources on enhancing current parks and improving public access. Currently, 41% of the park system is developed, while 750 acres remain undeveloped.

Parks & Recreation Goals and Policies

A primary goal of the Parks & Recreation Element is to remove barriers to participation while providing facilities, programs, and events that strengthen community bonds, encourage social engagement, and enhance the city’s overall livability. Lacey remains deeply committed to ensuring equitable access to natural areas, promoting volunteerism, and maintaining its facilities to the highest standards.

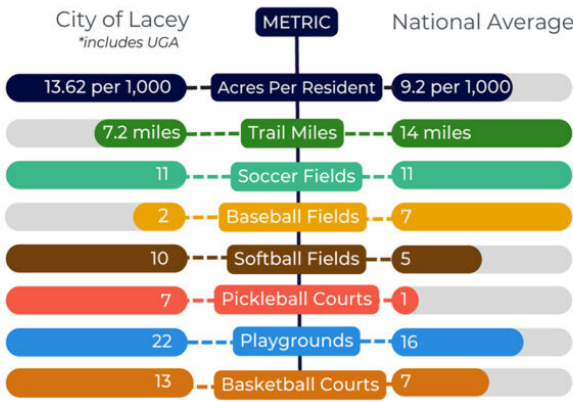
Looking ahead, the City will focus on developing and improving existing parks rather than acquiring additional land. To support this shift, the plan emphasizes the importance of identifying sustainable, long-term funding sources and building strong partnerships that expand community services. A key initiative will be the creation of a comprehensive trail network that connects parks, neighborhoods, schools, open spaces, and public facilities—encouraging physical activity and healthy lifestyles through safe, accessible, multipurpose trails.

The LCPR plan also highlights the importance of preserving and celebrating Lacey’s cultural and historical resources. This will be achieved through mission-driven educational programs, public exhibits, and the establishment of a future Lacey Museum and Cultural Center.

The Parks & Recreation Element encourages sustainable practices that address environmental, economic, social, and cultural priorities for the benefit of future



BENCHMARK COMPARISONS



generations. These efforts include expanding public access to natural areas, protecting wildlife habitats, and preserving connected open spaces to support the needs of Lacey's growing population. Through these integrated goals and policies, the City of Lacey aims to enhance quality of life and natural resources while honoring its commitments to equity, sustainability, and community heritage.

PARKS & RECREATION ELEMENT POLICY FRAMEWORK

Goal	Description
Goal P-1	Develop a high-quality, equitable, diversified parks, culture and recreation system where physical, financial, social and cultural barriers are eliminated, and which includes unique facilities, events, and recreation and cultural programs. This encourages social interaction, cultivates community spirit, and strengthens the livability of Lacey in addition to meeting community needs.
P-1A	Provide robust and community-driven parks, culture, and recreation resources where physical, financial, social, and cultural barriers are eliminated.
P-1B	Ensure Lacey's Park system includes opportunities for its community members to experience nature and solitude.
P-1C	Encourage and provide opportunities for volunteer stewardship.
P-1D	Maintain parks, culture, and recreational facilities at a high standard.
P-1E	Create a planning structure and accountability for recreation programs to ensure programs, amenities, and facilities meet the community's needs.
P-1F	Continue free and low-cost events with community and regional draws.
P-1G	Provide rental spaces for special private events.
P-1F	Ensure a robust planning process considers parks near all community members and addresses site suitability, development, and preferred amenities.
Goal P-2	Prioritize LPCR projects and facilities, identify corresponding current and future funding sources, leverage investments and partnerships, and maintain Lacey's eligibility for grant funding.
P-2A	Transition from a property acquisition to a park development phase.
P-2B	Investigate and identify sustainable, stable, long-term, and revenue-producing options for funding projects and ongoing maintenance and operations.
P-2C	Initiate and strengthen partnerships to offer the community optimum services that would impossible without the partnership.
Goal P-3	Develop a trails system that interconnects parks, schools, neighborhoods, open spaces, other trail systems, and important public facilities.
P-3A	Continue to provide a high-quality system of multipurpose trails and corridors.
P-3B	Continue to provide a trail system that promotes physical activity and a health-conscious community.
Goal P-4	Educate and engage the public with the heritage of Lacey and the South Sound region through mission-driven programs and exhibits and by preserving sites and artifacts of historical and cultural importance and making them accessible to the community.
P-4A	Preserve significant, high-quality historical and aesthetic resources that reflect our diverse community.
P-4B	Create and deliver high-quality, mission-driven educational experiences.
P-4C	Build the new Lacey Museum & Cultural Center (LMCC) and ensure its financial stability.
P-4D	Preserve, care for, and manage collections professionally.
P-4E	Build and foster community partnerships to increase capacity and sustainability.
Goal P-5	Use sustainable systems and practices that ensure the environmental, economic, social and cultural needs and desires of future generations will not be compromised.
P-5A	Increase community access and engagement.
P-5B	Protect and preserve natural habitats for people and wildlife.
P-5C	Connect natural areas and open space in the developed areas. Preserve these open areas to meet the future needs of Lacey's increasing population.

Capital Facilities

Introduction

The Capital Facilities Element, required by the Growth Management Act, outlines how Lacey will finance the implementation of its Comprehensive Plan. It helps the City allocate limited funds effectively and align budgeting, planning, and development decisions with community needs and goals.

The Element includes a Capital Facilities Plan that helps the City plan, prioritize, and fund public infrastructure. The Capital Facilities Plan draws from facility-specific master plans for water, sewer, stormwater, parks, and transportation, and is reviewed annually to adjust priorities. It also addresses general government facilities not covered in other plans, such as City Hall, Public Works Headquarters, and the Senior Center.



Background

Capital facilities—such as streets, parks, public buildings, and water and sewer systems—form the essential infrastructure the public relies on every day. These facilities require careful, long-term planning to ensure they are available and sufficient when needed.

Under the Growth Management Act (GMA), jurisdictions must provide public facilities in step with new development or population growth — a requirement known as concurrency. This means facilities must either be in place at the time of demand or have funding to be built within six years. They must also meet locally defined levels of service, which are measurable standards like park acres per capita or water system capacity. If a city cannot maintain these standards, it must either limit new development or adjust the service levels. Lacey's Capital Facilities Plan identifies where and when these facilities will be needed and outlines how the City will fund them to uphold concurrency and service standards.

Capital Facilities Goals and Policies

The Capital Facilities Element relies on the Capital Facilities Plan—a vital tool that helps the City of Lacey plan, prioritize, and fund the infrastructure necessary to support a growing community. This plan ensures that essential public facilities are

available, sufficient, and aligned with the City's long-term goals. By guiding responsible growth and maintaining service standards, it helps preserve Lacey's high quality of life. The Capital Facilities Plan addresses goals for the following facility types:

Government Facilities

The 2023 Government Facilities Master Plan guides Lacey's facility investments for the next 20 years. It prioritizes immediate needs and proposes a phased investment strategy for Public Works, Animal Services, Administration and Public Safety, and Parks, Culture and Recreation facilities. The plan recommends a new Police Station and a Museum and Cultural Center. With Lacey's population expected to grow to 72,326 by 2045, the plan enables the City to address updates to outdated facilities, meet increasing service demands, and pursue opportunities for land acquisition and facilities partnerships.¹



Parks Facilities

The 2023–2029 Lacey Parks, Culture & Recreation Comprehensive Plan outlines key goals, major challenges, and investment priorities to enhance the city's parks and cultural amenities. It sets a clear vision for creating an equitable, high-quality, and diverse parks, culture, and recreation system. The plan also defines the goals, policies, and strategies Lacey will use to achieve that vision.



Transportation Facilities

The City aims to support future growth and enhance mobility for all users by developing new transportation infrastructure guided by “Complete Streets”

¹ BERK. (2025). OFM, 2025

principles.² This approach prioritizes walkability, multimodal options, and safety for all travelers. The Transportation Element provides additional direction for transportation investments, while the Safety Action Plan identifies high-risk areas, addresses equity concerns, and recommends safety improvements. At the same time, the City continues expanding its bicycle and pedestrian network through the Pedestrian and Bicycle Plan, working to create a more connected and accessible system.

Wastewater Facilities

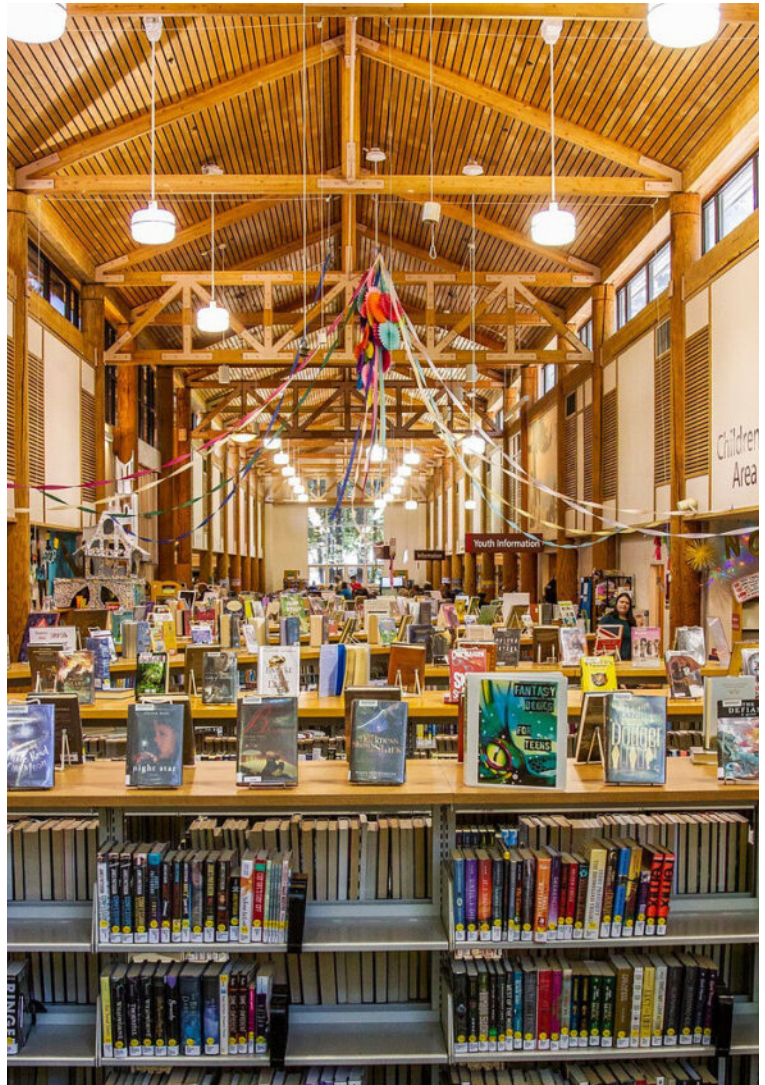
Lacey's Wastewater Plan seeks to simplify, reduce maintenance, and ensure growth capacity of our wastewater system. It focuses on replacing aging pump stations, upgrading infrastructure, and phasing out outdated components.

Stormwater Facilities

The City's Stormwater Management Program protects water resources while reducing flooding and erosion risks. In the near term, the program focuses on meeting regulatory requirements, implementing water quality retrofits, and enhancing planning, coordination, and tracking efforts.

Water Facilities

Lacey's Water System Plan addresses long-term needs for water quality, capacity, and infrastructure. Planned projects support population growth, regulatory compliance, and the repair or replacement of aging systems.



² City of Lacey. (2023). 2023-2042 Capital Facilities Plan, 11.

Utilities

Introduction

The Utilities Element of the Comprehensive Plan defines the City's goals and policies to ensure sustainable, efficient, and equitable utility services while prioritizing environmental protection and supporting community growth.

This Element addresses both City-managed and privately provided utilities. The City manages public utilities—including drinking water, wastewater, and stormwater—while private entities provide services such as electricity, natural gas, telecommunications, and cable. Lacey guides its utility services through the Water System Comprehensive Plan, Wastewater Comprehensive Plan, and Stormwater Comprehensive Plan. These plans inform the Capital Facilities Plan and supplement this high-level Utility Element overview.



Background

The City of Lacey operates and maintains drinking water, wastewater, and stormwater utilities, each governed by an individual comprehensive plan. The City manages public utilities—including drinking water, wastewater, and stormwater—while private entities provide services such as electricity, natural gas, telecommunications, and cable. Individual utility plans for water systems, wastewater, and stormwater inform the Capital Facilities Plan and supplement the high-level Utility Element.

Drinking Water Utility

Lacey manages its drinking water system under state oversight and serves most of Lacey and its Urban Growth Area (UGA). Lacey coordinates with neighboring jurisdictions and continues to secure new water rights to support future demand. The City aims to expand service, acquire additional rights, and promote reclaimed water use to ensure long-term supply.

Wastewater Utility

Lacey operates a wastewater system that provides service to approximately 13,800

acres, with regional facilities treating the collected wastewater¹. The Wastewater Comprehensive Plan guides expansion to 21,200 acres by 2032².

Stormwater Utility

Lacey manages stormwater using low-impact development (LID) techniques and was the first city in Washington to adopt a zero-effect drainage ordinance. The City requires LID Best Management Practices where feasible, and coordinates regionally to improve stormwater outcomes.



Natural Gas Service

Puget Sound Energy (PSE) provides natural gas to approximately 13,000 customers in Lacey as of 2016³. As an investor-owned utility, PSE plans services based on demand, coordinates with other providers, and uses shared utility corridors for efficient infrastructure development.

Electrical Service

PSE supplies electricity to Lacey and surrounding areas, using a mix of renewable and fossil fuel sources. Its Integrated Resource Plan guides future demand and conservation efforts. PSE typically places infrastructure in public rights-of-way and seeks public input for new facilities.

Telephone, Telecommunications, and Cable Service

CenturyLink serves as Lacey's primary phone provider, with other companies operating through agreements. The federal Lifeline program assists low-income residents in maintaining phone access. Lacey aims to update zoning to accommodate evolving wireless technologies and minimize land use conflicts. Comcast holds the local cable franchise, providing high-speed internet and TV service through extensive

¹ City of Lacey. (2016). City of Lacey Utilities Element of the Lacey Comprehensive Plan, 3

² Ibid.

³ Ibid.

fiber and coaxial infrastructure, coordinating efforts with other utilities.

Utilities Goals and Policies

City of Lacey shaped the Utilities Element goals and policies through requirements of the Growth Management Act, interdepartmental coordination, and public engagement. The 2025 update removes outdated references and integrates climate-related requirements. The utility goals emphasize sustainable growth, resource conservation, coordination, equity, and community input.

We aim to ensure that the residents and businesses within City of Lacey and the Urban Growth Area are adequately supplied with utilities and services for planned growth while protecting and conserving surface and groundwater resources. Key policy themes include evaluating development impacts, securing water rights, and promoting reclaimed water use. To protect water quality, the City prioritizes safeguarding wellhead areas, connecting septic systems to the sewer where possible, and enforcing stormwater regulations. Because coordinated utility and land use planning is essential to meet future needs, Lacey promotes multi-jurisdictional cooperation, shared data, and timely permitting. We also focus our efforts on energy efficiency in water and wastewater systems and advocate that utilities follow environmentally sensitive management practices.

The City of Lacey aims to ensure that residents and businesses within its limits and the Urban Growth Area receive reliable utility services that support planned growth while conserving surface and groundwater resources.

UTILITIES ELEMENT POLICY FRAMEWORK

Goal	Description
Goal U-1	Ensure that water, sewer, and stormwater utility services are adequately served through planning that considers growth demand, the environment, and asset management
U-1A	Analyze all proposed developments for anticipated impact on utilities and services.
Goal U-2	Protect ground and surface water resources to maintain adequate supplies of clean drinking water
U-2A	Protect the City's wellhead protection areas from contamination to prevent the need for additional treatment.
U-2B	Protect City's water supplies, lakes, and Puget Sound by encouraging existing septic systems to connect to sewer, should the service be available.
U-2C	Support strategies for extending the wastewater collection system into areas not currently served in the City and UGA.
U-2D	Protect groundwater and ensure that projects meet or exceed the most current stormwater requirements.
U-2E	Control runoff from new development, redevelopment, and construction sites through plan review and enforcement coordination, documentation, and tracking.
U-2F	Use Class A reclaimed water to recharge aquifers and enhance stream flows.
Goal U-3	Coordinate utility and land use plans so that utility services can be provided and maintained for anticipated future land uses
U-3A	Consider resources necessary to serve urban development needs at the earliest possible stages of planning for development. Plan critical facilities with consideration for resiliency and disaster preparedness.
U-3B	Collaborate in planning multi-jurisdictional agreements and improvements.
U-3C	Continue to encourage coordination and cooperation between the City and the various private utilities.
U-3D	Coordinate with utilities to share information regarding development plans, population growth projections, and other relevant data related to growth and connected demand for services for the development and implementation of capital improvement programs and area plans.
U-3E	Incorporate input from utilities in developing ordinances or resolutions that may impact utility services.
Goal U-4	Support programs that conserve resources and reduce costs for residents and businesses
U-4A	Analyze contracts of private utility providers to ensure that services are coordinated, efficient, and cost effective. Provide resources and education to enable improvements.
Goal U-5	Designate utility corridors
U-5A	Coordinate with the utilities to designate utility corridors to be located in public rights-of-way where feasible.
Goal U-6	Require joint trenching of utility corridors and facilities consistent with prudent utility practice
U-6A	Coordinate with utilities to provide timely and pertinent information necessary for planning joint trenching including plats, LID's, and road construction projects.
Goal U-7	Require compatibility of utility development with existing and planned land uses
U-7A	Require buffers and/or screening with native and/or drought-tolerant vegetation and/or architecturally compatible integration of all new above-ground utility facilities.
U-7B	Review and update siting and design standards for wireless communication facilities to integrate them into the surrounding environment and limit negative aesthetic impacts.
Goal U-8	Encourage public participation during planning for the siting of utilities
U-8A	Provide for community input on the siting of proposed utility facilities.
Goal U-9	Regulate vegetation management by utilities
U-9A	Enforce regulations that, except in an emergency situation, require approval from the City prior to spraying, trimming, or removing vegetation within the public right-of-way and prior to vegetation removal on private property. After approval and prior to the work being done, notify affected property owners and neighbors.

U-9B	Enforce regulations that require trimming and vegetation removal to be performed according to professional arboricultural specifications and standards. Educate the community on proper pruning practices (i.e. no tree topping), directional pruning, and phased replacement of incompatible vegetation within the right-of-way.
U-9C	Implement requirements for trees planted under power lines by planting appropriate species that will not grow to interfere with the lines, or become potential hazard trees to the lines because of size.
Goal U-10	Increase the efficiency of water and wastewater infrastructure
U-10A	Encourage efficiency improvements to municipal water and sewage treatment systems. Prioritize the replacement of components that consume the most energy and have high greenhouse gas emissions, and plan for resilience.
U-10B	Encourage conservation of energy in City utility facilities.
Goal U-11	Encourage provisions for land resources for utilities
U-11A	Where possible accommodate land resources for utility substations and improvements within the developments that necessitate the utility improvements.
U-11B	Coordinate regionally to develop regulations for battery energy storage locations that carefully consider appropriate areas for siting facilities.

Shorelines

Introduction

The Shorelines Element provides clear direction for the protection and wise management of Lacey's shoreline resources.

The Shorelines Element was drawn from the City of Lacey Shoreline Master Program document created in 2021, which provides general provisions, environmental designations, use and development standards, and other important information related to Lacey's shorelines.

Background

The state Shoreline Management Act was adopted by the voters in 1972. It demonstrated a broad public support for the wise management of the state's shoreline resources.

There are three pillars of the Act that provide the fundamental concepts implemented in this Shoreline Master Program (SMP). These are:

- Protection of environmental functions and values of our shoreline resources
- Prioritizing the use of shorelines dependent upon the need to be located on shorelines
- Public access and public use and enjoyment of shoreline resources

The Shoreline Management Act identifies certain shorelines as "shorelines of statewide significance" and raises their status by setting use priorities and requiring "optimum implementation" of the Act's policy.



Shorelines Goals and Policies

The Shoreline Act's policy of protecting ecological functions, fostering reasonable use and maintaining the public's right of navigation, access and corollary uses encompasses the general goals and policies contained in the Comprehensive Plan.

These goals and policies provide the framework for development of Lacey's Shoreline Program and compliance with state requirements.



SHORELINES ELEMENT POLICY FRAMEWORK

Goal	Description
Goal SH-1	Provide an opportunity for public participation in the update of the Shoreline Master Program to help identify key issues for Lacey, develop a program meeting state and local objectives and achieve community support for the wise management, protection, restoration and use of Lacey's shoreline resources
SH-1A	Ensure the public has opportunity to provide early, continuous and meaningful input into development of Lacey's shoreline program and periodic updates and amendments.
SH-1B	Look for and utilize a full range of approaches for educating and informing the public about shoreline management concepts that promote healthy shorelines, water quality, more productive habitat and other public interests.
Goal SH-2	Identify functions and values specific to Lacey's shoreline resources to develop a program tailored to Lacey's needs that will provide protection, restoration and utilization of these resources
SH-2A	Identify and designate each distinct shoreline reach with a classification based upon its function, values and public benefit.
SH-2B	Use the shoreline inventory to achieve the best utilization and management of Lacey's shoreline resources.
SH-2C	Base land use decisions on the shoreline designation and what is necessary to maintain shoreline functions and values and provide priority shoreline use to the public.
SH-2D	Incorporate input from utilities in developing ordinances or resolutions that may impact utility services.
SH-2E	Preserve large, intact ecological systems such as floodplains, wetlands or tidelands.
SH-2F	Designate an adequate supply of land for future water-dependent or water-related uses.
Goal SH-3	Develop a Shoreline Master Program that will achieve integration with the state Growth Management Act (GMA) to provide a long-range community vision for the wise management and use of Lacey's shoreline resources over the long term; provide development standards designed to regulate and protect areas within shoreline jurisdiction as Lacey faces urbanization under GMA; no net loss of ecological functions and restoration of impacted areas to protect and improve the public's long term interest in shoreline resources
SH-3A	To provide consistent treatment of critical areas in shoreline jurisdiction, reference and apply critical area ordinance standards as part of the SMP.
SH-3B	Provide opportunities for land use form that will achieve GMA goals for urbanization, while providing superior opportunities for protection of shoreline processes and public access opportunities.
SH-3C	Design, locate and construct residential development in a manner that will maintain existing public access to the publicly-owned shoreline, not interfere with the public use of water areas fronting such shorelines, and not adversely affect aquatic habitat.
SH-3D	Adopt a full range of development standards and incentive opportunities to protect and achieve no net loss of existing shoreline ecological functions and processes.
Goal SH-4	Achieve public access opportunities necessary to serve the needs of the Lacey community
SH-4A	Develop a public access plan that will use a full range of strategies and incentive program(s) approved by the Lacey Council to gain public access and acquire ownership of shoreline resources for the Lacey community.