



LAND USE POLICY FRAMEWORK

2nd Administrative Draft

April 17, 2025





Table of Contents

Introduction	1
Purpose of the Policy Framework	1
Future Land Use Map (FLUM)	1
Urban Growth Area (UGA)	2
Implementation	4
Policy Foundations	5
Growth Management Act (GMA) Goals	5
Department of Commerce Checklist for Fully Planning Cities.....	6
Current Policy (2016 Comprehensive Plan)	8
Countywide Planning Policies	9
Community Engagement.....	12
Policy Framework.....	14
Approach	14
How to Read	14
Goals and Policies	15



INTRODUCTION

Purpose of the Policy Framework

This Administrative Draft Policy Framework identifies an initial set of Land Use Element goals and policies for discussion with City policy makers. After input from the Planning Commission and City Council and refinement in collaboration with City staff, it will serve as the foundation for the Public Draft Land Use Element.

Other than the Introduction, there are two main parts to this Administrative Draft. The first section, “Policy Foundations,” introduces and summarizes the work that informed the development of the second section, the “Policy Framework.”

Future Land Use Map (FLUM)

The Land Use Element has two principal components: first, the Future Land Use Map (FLUM) and second, land use policies, which are organized by goal area. This Policy Framework focuses uniquely on land use policies.

The preparation of the FLUM is on a parallel, concurrent path. The FLUM performs the following functions in carrying out the vision of Lacey’s Comprehensive Plan:

- Allocates land use within the Lacey Planning Area (comprising of the City of Lacey and the Lacey Urban Growth Area) to accommodate the housing, employment and service needs of the Lacey community for the next twenty years.
- Determines land use allocations to reflect the mix of uses (such as residential, office, industrial) and the intensity of development (residential densities) required to adequately accommodate estimated changes in population and household characteristics, economic development goals and other community priorities.
- Identifies lands for public purposes as well as growth within the Lacey Urban Growth Area while maintaining the Comprehensive Plan vision and consistency with State and County planning policies.



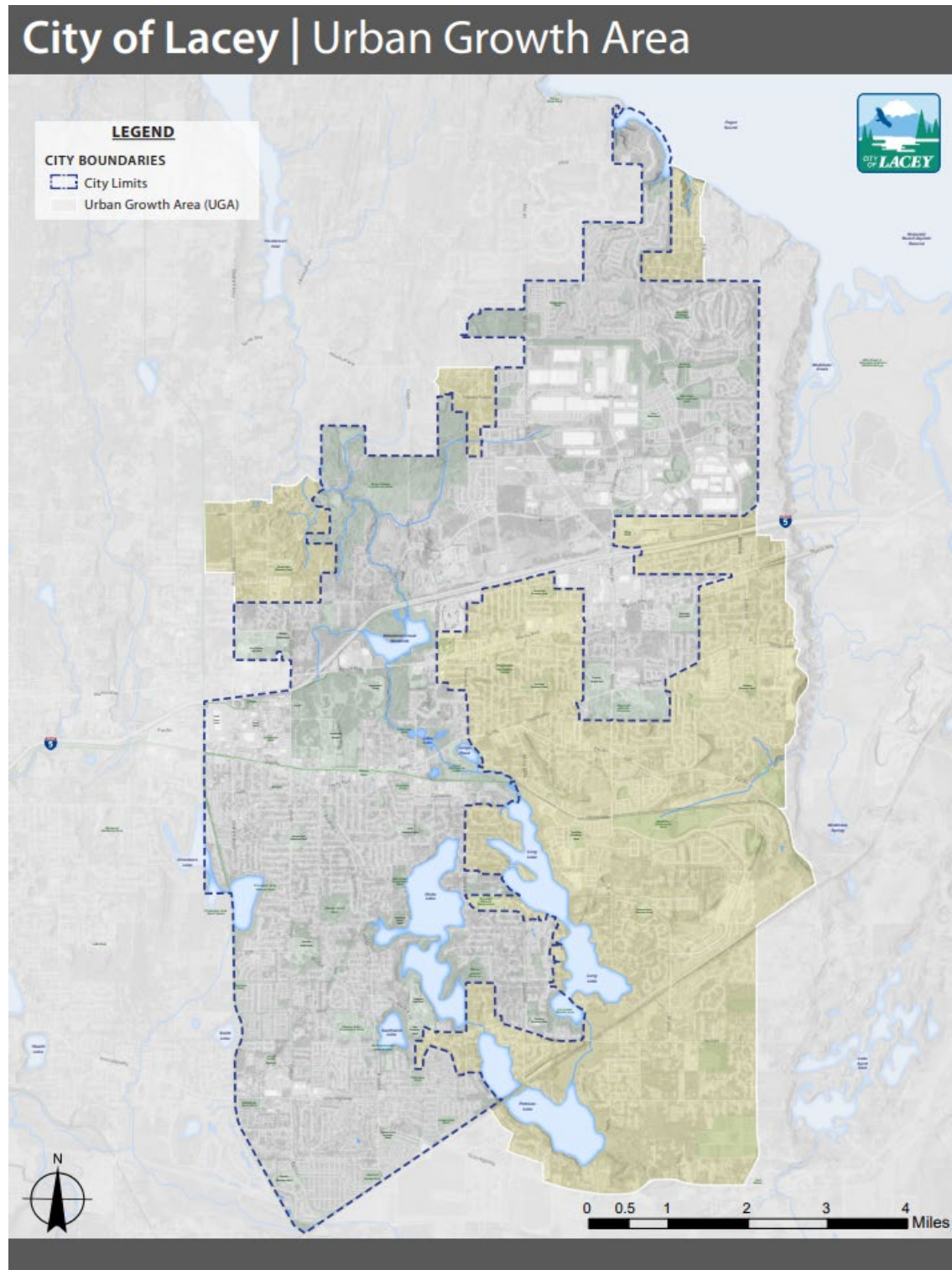
The update to the FLUM includes revised demographics and projections, integrates economic and housing data, addresses the potential consolidation of commercial zones, and implements a community-driven process for site-specific rezones.

The 2025 Land Use Element will feature six overarching land use categories in the Future Land Use Map (FLUM): General Commercial, Light Industrial, Commercial Mixed-Use, Transitional Mixed-Use, Residential, and Open Space Institutional. A separate zoning map will show the zoning designations that will implement the FLUM and will be coordinated with Title 16 (Zoning) of Lacey's Municipal Code. Only changes to the FLUM would require a formal amendment of the Comprehensive Plan, which can reduce the review and entitlement timelines for development proposals.

Urban Growth Area (UGA)

The Comprehensive Plan applies to the Lacey Planning Area, which comprises an area of approximately 21,295 acres and includes the City of Lacey as well as unincorporated Thurston County lands within the Lacey Urban Growth Area (UGA). The City of Lacey has jurisdiction over land use and development within its city boundary, and Thurston County has jurisdiction over land within the Lacey UGA but outside City of Lacey limits.

Lacey's 2016 Comprehensive Plan contains goals and policies in the Land Use Element that are intended to guide land use decisions for both the City of Lacey and the Lacey Urban Growth Area (UGA). In contrast, land use goals and policies for this Comprehensive Plan update, Envision Tomorrow, focuses on areas within the incorporated City of Lacey. The Joint Plan (described later in this section) provides policy guidance for the UGA. The 2023 Joint Plan Update sets goals and policies that apply to the unincorporated lands within the UGA. Until areas of the UGA are incorporated into the City, regulations adopted by each jurisdiction governing the UGA may temporarily differ; but the Growth Management Act requires regulations impacting land use to be consistent across jurisdictions within the UGA. The map below shows the extents of the Lacey UGA including the City of Lacey boundaries,





Implementation

The 2016 Comprehensive Plan includes “residential implementation strategies” in its Land Use Element. To make the plan more accessible, the 2025 update will focus on goals and policies, with the assumption that the strategies will be defined in more detail in Lacey’s subarea plans, zoning code and related implementation tools.



POLICY FOUNDATIONS

This section provides a background summary of what has informed the drafting of goals and policies in the Land Use Policy Framework. The “Sources” column of the Policy Framework tables cross-references the sub-sections below.

Growth Management Act (GMA) Goals

A starting point for the Land Use Element update is the State Growth Management Act (**RCW 36.70A.020**). The Growth Management Act (GMA) has fifteen goals to guide the development and adoption of local Comprehensive Plans. Most of the GMA goals are relevant to the Land Use Element, but several relate directly to land use:

- **Urban growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- **Reduce sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands and discourage incompatible uses.
- **Open space and recreation.** Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- **Environment.** Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.



- **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.

Department of Commerce Checklist for Fully Planning Cities

The State Department of Commerce (Commerce) provides detailed guidance for Comprehensive Plan updates, outlining requirements in the form of a checklist for jurisdictions to follow when assessing compliance with RCW 36.70A.070(1), as amended in 2023¹ (see the Appendix). The 2016 Comprehensive Plan is compliant with State guidance, so the focus in this Policy Framework is on the recently adopted State legislation noted immediately below.

Environmental Justice

Jurisdictions must give special consideration to achieving environmental justice in goals and policies, including efforts to avoid creating or worsening environmental health disparities. ([RCW 36.70A.070\(1\)](#) amended in 2023).

“Environmental justice” means the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice includes addressing disproportionate environmental and health impacts in all laws, rules, and policies with environmental impacts by prioritizing vulnerable populations and overburdened communities and the equitable distribution of resources and benefits. (RCW 36.70A.030(16))

Vulnerable populations in Lacey are identified in the Vulnerability and Risk Assessment prepared for the Resilience Sub-element. Lacey has no overburdened communities². However, the Washington Environmental Health Disparities Map³ identifies several Census tracts in Lacey

¹ <https://deptofcommerce.box.com/s/yz46cek0susmbc93nislraox4cc9xcj>

² <https://storymaps.arcgis.com/stories/c10bdbfc69984a9d85346be1a23f6338> and <https://ecology.wa.gov/air-climate/climate-commitment-act/overburdened-communities>

³ <https://deohs.washington.edu/washington-environmental-health-disparities-map-project> and <https://doh.wa.gov/data-and-statistical-reports/washington-tracking-network-wtn/washington-environmental-health-disparities-map>



with high health disparities relative to other communities in Washington, primarily due to socioeconomic factors, concentrations of sensitive populations, and/or proximity to hazardous waste facilities or heavy traffic. Therefore, the model goals and policies in the 2020 final report of the Environmental Justice Task Force were adapted for inclusion in this Policy Framework.

If helpful, a more detailed methodology can be included in future drafts of the Land Use Policy Framework.

Wildfire

The Land Use Element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools and through wildfire preparedness and fire adaptation measures. ([RCW 36.70A.070\(1\)](#) amended in 2023). Currently, land use policies related to climate change and natural hazards, including wildfire, are incorporated into the Resilience Sub-Element Policy Framework.

E2SHB 1110, Sec. 3(1)(a) adopted in 2023

This legislation outlines middle housing requirements for communities. Lacey is a “Tier 2” city (with a population of at least 25,000 but less than 75,000) and is required to allow a minimum density of 2 dwelling units per lot (du/lot) in predominantly residential zones and a minimum density of 4 du/lot within a ¼ mile walking distance of a major transit stop in predominantly residential zones, unless zoning permits higher densities. Cities must implement the requirements no later than six months after their next periodic update required under RCW 36.70A.130, which for Lacey would mean implementation by mid-2026.



Current Policy (2016 Comprehensive Plan)

Goals and Policies in the 2016 Comprehensive Plan Land Use Element

The 2016 Comprehensive Plan includes goals and policies related to land use and related topics in Chapter III, Community Vision. The goals and policies are organized under several categories. A short summary is provided below, and the Appendix includes tables that track how existing (2016) Land Use Element goals and policies have been integrated into the Policy Framework.

- The Community Vision chapter provides a set of “Framework Land Use Policies,” which function as overarching policies. **These have been incorporated into the Policy Framework as goals.**
- The Community Vision chapter also provides additional goals and policies under the following categories: Residential, Commercial and Industrial, Subarea, Urban Growth Area, Transportation, Parks and Open Spaces, Utilities and Capital Facilities, and Essential Public Facilities. Relevant goals from these sections have been integrated into the Policy Framework.
- The most relevant categories for this purpose were Residential, Commercial and Industrial, and Subareas. Tables at the end of this document show how the policies in each of these sections have been incorporated into the Policy Framework.
- The Urban Growth Area goals have not been specifically included, since the focus of this update is on the incorporated City of Lacey; however, the intent of these goals is reflected in the Policy Framework.
- The goals and policies pertaining to the Transportation, Parks and Open Spaces, Utilities and Capital Facilities, and Essential Public Facilities are referenced in the Policy Framework, but most are quite specific and are better addressed in other Elements.



Countywide Planning Policies

Joint Plan (2023 Update)

As of 2023, the City of Lacey and its UGA encompasses a total of 33.27 square miles (19.02 square miles in the City and 14.25 square miles in the UGA).

Thurston County, with the Cities of Lacey, Olympia, and Tumwater, initiated the process of joint planning in 1988. The 1990 Growth Management Act (GMA) required Thurston County and each of its cities to adopt a Comprehensive Plan and to establish a 20-year urban growth boundary jointly for each urban area. To guide this planning effort, the Act mandated Thurston County to create County-Wide Planning Policies (CWPP's), which the county adopted in 1992 in collaboration with its cities and towns. The CWPPs ensure internal and inter-jurisdictional consistency as well as consistency with other plans and regulations.

The Joint Plan is updated at regular intervals to reflect changes in existing conditions and to address the needs of the community over the next twenty years. The 2023 Joint Plan Update includes a community vision, goals and policies, an updated land inventory and population forecasts. It also takes into account the growing need for affordable housing and the impacts of climate change, while preparing for future uncertainties within the next twenty years.

The goals and policies apply to the unincorporated lands within the UGA. Until areas of the UGA are incorporated into the City, regulations adopted by each jurisdiction governing the UGA may temporarily differ. However, underlying land use regulations are required by the GMA to be consistent across jurisdictions within the UGA and this is done through compliance with the CWPP's.

Annexation

Annexations are carried out through a legislative action that can be initiated by individual property owners or through a collaborative effort between the City of Lacey and Thurston County. (RCW 35A.14 – Annexation by Code Cities).

Since its incorporation in January of 1967, the City of Lacey has increased in area through the annexation process 51 times. The boundaries of the City of Lacey and Lacey UGA are a result of these annexation actions. Consistent with the "1988 Memorandum of Understanding: An Urban



Growth Management Agreement between Thurston County and Its Cities”, UGAs establish the areas of the county where future city annexations are possible.

(Note: Content will be added here by the City once the annexation strategy is finalized.)

County-Wide Planning Policies

To achieve coordinated regional planning efforts, the GMA requires counties and the cities therein to jointly develop policies to guide the development of each jurisdiction’s comprehensive plan. These policies are called County-Wide Planning Policies (CWPP’s). Each local plan is then required to demonstrate that the policies have been followed in the development of their plan. The CWPPs for Thurston County were last updated in 2014, and the 2016 Lacey Comprehensive Plan is consistent with those CWPPs. Likewise, this Policy Framework maintains that CWPP consistency.

The Buildable Lands Program

Understanding the amount of land available for development is important to understand where projected growth can be accommodated and how much land will be set aside for environmental protection, parks and recreational uses, and resource lands. The GMA requires cities and counties to develop plans on how they will accommodate growth. Lacey and the cities in Thurston County worked in conjunction with the County and TRPC to establish UGAs. In 1997, the State legislature added a monitoring and evaluation provision to the GMA for six western Washington counties. This provision is referred to as the “Buildable Lands Program,” which includes Thurston County and all the cities and towns within. The Buildable Lands Report is a monitoring report developed and updated by the TRPC to determine if growth in Thurston County is consistent with the goals of the state GMA. In particular, it answers two key growth-related questions:

- Is residential development in the UGAs occurring at the densities envisioned in local comprehensive plans?
- Is there adequate land in the UGAs for the projected growth in population and employment?

If the answer to either of these questions is no, Thurston County and its cities and towns are required to identify reasonable measures in their Comprehensive Plan updates to bring development trends into alignment with GMA. The 2021 Buildable Lands Report found that



development in Thurston County is consistent with GMA's goals and reasonable measures are not necessary. Specifically, the following key metrics were assessed:

- Achieved densities in urban areas are more than 4 housing units per acre and increasing. Rural densities are being achieved in rural areas.
- There is sufficient land in urban areas to accommodate the next 20 years of growth, with an 18 percent surplus. There is also sufficient vacant and redevelopable land for commercial and industrial development.

Sustainable Thurston

In 2013, the Thurston Regional Planning Council adopted the regional **“Creating Places — Preserving Spaces: A Sustainable Development Plan for the Thurston Region”** plan that includes twelve priority goals, two of which address land use and development patterns in urban and rural areas:

- **Create vibrant centers, corridors, and neighborhoods while accommodating growth.** This set a target to have 72 percent of all (new and existing) households in Thurston cities, towns, and unincorporated UGAs to be within a half-mile (comparable to a 20-minute walk) of an urban center, corridor, or neighborhood center by 2035, with access to goods and services to meet some of their daily needs. This target has not been met; the percentage is currently at 57 percent.
- **Preserve environmentally sensitive lands, farmlands, forest lands, prairies, and rural lands and develop compact urban areas.** This sets a target that between 2010 and 2035, no more than five percent of new housing will locate in rural areas, and 95 percent will be within cities, towns, unincorporated urban growth areas, and tribal reservations. Rural areas are defined as outside of the cities, towns, unincorporated urban growth areas, and tribal reservations. At present, approximately 13 percent of new housing is projected to locate in rural areas, thus not meeting the target.

Sustainable Thurston falls outside of GMA’s planning framework, and failing to meet its goals does not require Thurston County jurisdictions to identify and adopt reasonable measures. However, to align with regional goals, Sustainable Thurston includes recommended strategies for the cities and county to include as part of their periodic Comprehensive Plan updates due in 2025. Similarly, the Thurston Climate Mitigation Plan, adopted in 2021 by Lacey, sets targets



related to reduction of greenhouse gases that are more ambitious than currently required by the State.

Meeting the targets set by Sustainable Thurston and the Thurston Climate Mitigation Plan will require changes to expected development patterns, focusing more growth in urban areas and limiting conversion of natural resource lands in rural areas. This policy direction is reflected in the Policy Framework.

Community Engagement

The 2045 Comprehensive Plan update is being informed by robust outreach, in which over 45,000 community members have been contacted. Of those who have provided feedback as of March 2025, 88 percent live in Lacey (with over 60 percent having lived in Lacey for over five years).

Summer 2024 Visioning Sessions

The Comprehensive Plan update process was initiated in 2024 with visioning sessions held by the City Council, Planning Commission, and Youth Council to guide the priorities surrounding the update within the framework of the GMA and other legislative requirements. Key themes from these sessions highlighted the importance of strong community relationships, abundant parks and natural beauty, the growing need for more walkable commercial activity centers, and the critical issue of affordable housing. Each of those themes is reflected in the Policy Framework.

Fall 2024 Community Survey and Core Community Priorities

The online survey for the Comprehensive Plan conducted in the Fall of 2024 included two overarching questions regarding how Lacey could grow:

1. When thinking about the future of our city, what do you want it to look like?
2. In what ways can the City of Lacey support and improve upon our community's quality of life?

Based on the responses, the City of Lacey identified the following **six core community priorities**:

1. Create **connected neighborhoods** where people can walk and bike easily.



2. Establish City services and infrastructure that promote **public health and safety**.
3. Develop spaces for a **diversity of housing types** and income levels that enhances our built environment.
4. **Preserve our natural resources** and focus on environmentally sustainable practices.
5. Build a compelling **community identity** with family-friendly parks, amenities, and diverse activity centers.
6. Promote **economic vitality** and support commercial areas so local businesses can thrive.

Each of these priorities is reflected in the Policy Framework.



POLICY FRAMEWORK

Approach

The recommended goals and policies for the 2025 Land Use Element have been developed by using the following approach:

- The 2016 Comprehensive Plan is the foundation for this update. As described in the Policy Foundations section, the 2016 Land Use Element’s “Framework Land Use” policies, which are overarching in scope, have been used to frame the recommended goals in the Policy Framework.
- The goals and policies within the “Residential”, “Commercial and Industrial”, “Sub-area”, “Transportation and Land Use”, “Parks and Open Spaces”, “Utilities and Capital Facilities” and “Essential Public Facilities” sections of the 2016 Land Use Element were integrated as policies, as described in the Policy Foundations section (with additional detail in the Appendix).
- As needed, additional policies were added that address the state Growth Management Act’s guidance for Land Use Element updates, as described in the Policy Foundations section.
- The goals and policies also align with the regional vision of Sustainable Thurston, Thurston Climate Mitigation Plan and the Joint Plan; and reflect best practices in land use planning.
- The six core community priorities that were identified through community outreach (listed in the Policy Foundation section) also informed the policies.

How to Read

To facilitate review of draft goals and policies, this Administrative Draft of the Policy Framework is organized as a table below that includes supplemental information about each goal and policy. Subsequent drafts of the Policy Framework may not include all of this information, and the Land Use Element will likely only include the goal and policy text.



Each row in the table is dedicated to a single policy. To facilitate review of draft goals and policies, each goal of the Land Use Element is stated, followed by a table with the following information organized into columns:

- **Policy Signpost:** a shorthand summary of the policy
- **Policy Text:** the full text of the draft policy
- **Sources:** Policy Foundations introduced above inform the policy
- **Related Elements:** other Comprehensive Plan Elements that are related to the policy (such as Housing; Transportation; Environment/Climate Change; Stormwater; Parks, Culture, and Recreation; Capital Facilities; Utilities and Economic Development.

Goals and Policies

The City of Lacey’s overall goal is to enrich the quality of life for all citizens by building an attractive, inviting, and secure community. The City will work in partnership with the community to foster community pride, to develop a vibrant and diversified economy, to plan for the future, and to preserve and enhance the natural beauty of our environment. To carry out this overarching goal, the following goals are recommended for the Land Use Element update:

- **Goal 1: Promote compact development.**
- **Goal 2: Establish walkable neighborhoods.**
- **Goal 3: Increase housing diversity.**
- **Goal 4: Promote economic vitality.**
- **Goal 5: Advance multimodal connectivity.**
- **Goal 6: Encourage neighborhood scale mixed-use centers.**
- **Goal 7: Prioritize environmental best practices.**
- **Goal 8: Strengthen Lacey’s unique identity.**
- **Goal 9: Advance environmental justice.**
- **Goal 10: Ensure robust community engagement.**



- **Goal 11: Develop and implement subarea plans.**
- **Goal 12: Proactively implement.**
- **Goal 13: Annexations**



GOAL 1: Promote compact development.

Promote compact development that prioritizes infill, supports mixed-use development, and multimodal transportation.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 1.A: Prioritize compact, mixed-use development.	Update land use designations and zoning to provide greater housing diversity and promote compact, mixed-use development to avoid sprawl. Prioritize mixed-use development to provide greater access to jobs, amenities and services.	Commerce Checklist Item (New in 2024) 2016 CP Res Goal 1 Policy A and Res/Infill Goal 1 Policies A, C 2016 CP Comm & Ind Goal 1 Policy B	Climate Change Housing Transportation Capital Facilities Utilities Economic Development	Community Core Priorities #1, #4	Existing Policy (Modified)
Policy 1.B: Prioritize infill development in areas with existing transportation and utility infrastructure.	Incentivize infill over greenfield development, and prioritize corridors, centers and areas with established infrastructure.	Commerce Checklist Item (New in 2024) 2016 CP Res/Infill Goal 1 Policies A, B	Climate Change Stormwater Housing Transportation Capital Facilities Utilities Economic Development	Community Core Priorities #1, #2, #4	Existing Policy (Modified)

		2016 CP Comm & Ind Goal 1 Policy A			
Policy 1.C: Annex areas within the UGA in coordination with the County.	Annex only after carefully considering available infill opportunities, and consistent with annexation policies. Coordinate annexation plans with other jurisdictions to align with County policies.	2016 CP Res/Infill Goal 1 Policy A	Climate Change Transportation Capital Facilities Utilities Economic Development	Community Core Priority #4	Existing Policy (Modified)
Policy 1.D: Align infrastructure improvements with land use planning.	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.	2016 CP Res/Infill Goal 1 Policy B	Stormwater Transportation Capital Facilities Utilities	Community Core Priorities #1,2	Existing Policy (Modified)
Policy 1.E: Mitigate incompatibility between adjacent uses.	Avoid the co-location of incompatible land uses and employ mitigating measures like vegetated buffers as needed to address conflicts between adjacent land uses.	2016 CP Res/ Infill Goal 1 Policy C 2016 CP Comm & Ind Goal 1 Policy B	Housing Transportation Parks, Culture, and Recreation Capital Facilities Utilities Economic Development	Community Core Priority #2	Existing Policy (Modified)



GOAL 2: Establish walkable neighborhoods.

Establish walkable neighborhoods that improve public health and safety.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 2.A: Develop design and planning guidance for walkable neighborhoods in new development and redevelopment.	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.	2016 CP Res Goal 2 Policy B 2016 CP Comm & Ind Goal 1 Policy C	Housing Transportation Parks, Culture, and Recreation Capital Facilities Utilities Economic Development	Community Core Priorities #1, #4	Existing Policy (Modified)
Policy 2.B: Allow flexibility in land use and development regulations to promote walkable communities.	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.	2016 CP Res Goal 2 Policy B 2016 CP Res/Infill Goal 1 Policy C 2016 CP Comm & Ind Goal 1 Policy C	Housing Transportation Economic Development	Community Core Priorities #1, #3, #4, #6	Existing Policy (Modified)



Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 2.C: Reinforce the nexus between land use and transportation in planning projects.	Align land use and transportation project goals and objectives to be mutually supportive in creating walkable places.	Commerce Checklist Item (New in 2024)	Housing Transportation Economic Development	Community Core Priorities #1, #2	New policy



GOAL 3: Increase housing diversity.

Increase housing diversity to support a range of household types, income levels and lifestyle preferences.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 3.A: Enable greater housing diversity.	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, such as Encourage innovation in housing types to allow aging-in-place and multi-generational living.	2016 CP Res Goal 1 Policy A 2016 CP Res Goal 2 Policy A	Housing	Community Core Priority #3	Existing (modified)
Policy 3.B: Increase minimum residential densities.	Increase minimum residential densities in primary residential areas to provide for housing diversity and to enable compact growth patterns.	2016 CP Res Goal 1 Policy A 2016 CP Res Goal 2 Policy A	Housing	Community Core Priorities #1, #3	Existing (modified)
Policy 3.C: Develop strategies to increase housing choice, affordability and equity.	Expand housing choices for both market-rate and subsidized housing. Develop strategies to promote homeownership.	Community Core Priorities (2024-25 outreach)	Housing	Community Core Priority #3	New policy



GOAL 4: Promote economic vitality.

Promote economic vitality by attracting new investment and employment while protecting established local businesses.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 4.A: Establish Lacey Midtown as a regional destination.	Promote Lacey Midtown as an economically healthy city center offering a variety of retail, office, service, residential, cultural, civic, and recreational opportunities.	2016 CP Framework Policy D 2016 CP Comm & Ind Goal 1 Policy A 2016 CP Comm & Ind Goal 1 Policy A, D	Economic Development	Community Core Priority #6	Existing (modified)
Policy 4.B: Update corridor development standards.	Update development standards focusing new office and commercial uses along major transportation corridors.	2016 CP Comm & Ind Goal 1 Policy D 2016 CP Comm & Ind Goal 2 Policy C	Transportation Capital Facilities Utilities Economic Development	Community Core Priority #6	Existing (modified)

Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 4.C: Update regulations to protect and grow local and small businesses.	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.	Community Core Priorities (2024-25 outreach) 2016 CP Comm & Ind Goal 3	Economic Development	Community Core Priority #6	New policy
Policy 4.D: Mitigate adverse impacts of industrial uses.	Encourage industrial uses to adopt industry best practices to minimize environmental impacts.	2016 CP Comm & Ind Goal 3 Policy A 2016 CP Comm & Ind Goal 3 Policy F 2016 CP Comm & Ind Goal 3 Policy G	Climate Change Stormwater Capital Facilities Utilities Economic Development	None	Existing (modified)



Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 4.E: Consider new small-scale, light industrial, and “flex spaces” in suitable locations.	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.	2016 CP Res Goal 2 Policy B 2016 CP Comm & Ind Goal 3 2016 CP Comm & Ind Goal 3 Policy G	Economic Development	Community Core Priority #6	Existing (modified)

GOAL 5: Advance multimodal connectivity.

Advance multimodal (walk/bike/roll and transit) connectivity both within Lacey and to neighboring destinations.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 5.A: Establish a regional multimodal transportation network connecting	Expand existing alternate transportation facilities such as trails and bike paths, and plan new infrastructure to establish a comprehensive, connected	Commerce Checklist Item (New in 2024)	Climate Change Transportation Parks, Culture, and Recreation Economic Development	Community Core Priority #1	New policy



Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
key community destinations.	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.				
Policy 5.B: Design the transportation network with “complete streets.”	Ensure that street designs encourage all modes of transportation including transit, pedestrians, bicyclists, and automobiles, and are accessible to people using mobility devices	Commerce Checklist Item (New in 2024) 2016 CP Framework LU Policy H	Transportation	Community Core Priority #1	New policy
Policy 5.C: Prioritize safe walking, biking and rolling routes for schools, parks and	Prioritize a network of “safe routes” connecting schools, libraries, sports venues and other popular community destinations, to promote alternate	Community Core Priorities (2024-25 outreach)	Climate Change Housing Transportation Parks, Culture, and Recreation	Community Core Priority #1	New policy



Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
popular community destinations.	transportation modes. Design networks to prioritize the safety of the most vulnerable populations such as children, the elderly and users of mobility devices.				
Policy 5.D: Align public realm design and improvements with multimodal connectivity projects.	Establish public realm standards that prioritize walkability, accessibility, pedestrian comfort, and multimodal connectivity. Include amenities such as seating, shade, lighting, and bike parking.	Community Core Priorities (2024-25 outreach)	Transportation	Community Core Priorities #5, #6	New policy
Policy 5.E: Monitor GHG reduction benefits of multimodal connectivity projects.	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.	Commerce Checklist Item (New in 2024)	Climate Change Transportation	None	New policy



GOAL 6: Encourage neighborhood scale mixed-use centers.

Encourage the development of mixed-use centers at the neighborhood scale to provide convenient access to employment, amenities and services.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 6.A: Identify locations for neighborhood-scale mixed-use centers.	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.	2016 CP Res Goal 2 Policy B 2016 CP Comm & Ind Goal 1 Policy C 2016 CP Comm & Ind Goal 2 Policy A	Housing Transportation Utilities Economic Development	Community Core Priorities #1, #6	Existing (modified)
Policy 6.B: Allow flexibility in land use and development regulations to promote neighborhood centers.	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, home offices, etc.	2016 CP Res Goal 2 Policy B 2016 CP Comm & Ind Goal 1 Policy D	Economic Development	Community Core Priorities #1, #6	Existing (modified)



Policy Signpost	Policy Text	Sources	Related Elements	Community Priority	New or Existing
Policy 6.C: Allocate land use densities to support mixed-use.	Establish minimum residential densities to support centers of different sizes and land use mixes.	2016 CP Res Goal 2 Policy A 2016 CP Res Goal 2 Policy B	Housing Economic Development	None	Existing (modified)
Policy 6.D: Support neighborhood-scale mixed-use development.	Update development regulations to provide incentives to support the development of retail and amenities in mixed-use centers.	Community Core Priorities (2024-25 outreach)	Economic Development	Community Core Priority #6	New policy



GOAL 7: Prioritize environmental best practices.

Preserve natural resources and use resilient design strategies in planning open space networks, community amenities and public realm improvements.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priorities	New or Existing
Policy 7.A: Protect and enhance important environmental assets.	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.	Commerce Checklist Item (New in 2024) 2016 CP Framework LU Policy I	Climate Change Stormwater Parks, Culture, and Recreation Utilities	Community Core Priorities #2, #4	Existing (modified)
Policy 7.B: Increase in tree cover.	Preserve mature or heritage trees in development projects and develop strategies to increase tree cover citywide.	City staff	Climate Change Stormwater Parks, Culture, and Recreation Utilities	Community Core Priority #4	New policy
Policy 7.C: Focus redevelopment in areas with existing infrastructure.	Focus on redevelopment in areas where existing infrastructure is available.	Commerce Checklist Item (New in 2024) 2016 CP Res/Infill Goal 1 Policies A, B	Climate Change Stormwater Housing Transportation Capital Facilities Utilities Economic Development	Community Core Priorities #1, #2, #4	Existing (modified)



GOAL 8: Strengthen Lacey’s unique identity.

Design and develop public spaces to build a unique identity and a strong sense of community.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priorities	New or Existing
Policy 8.A: Design public spaces to strengthen the sense of community.	Design public spaces to be multipurpose, accessible, easy to maintain, and inviting as community gathering locations.	Community Core Priorities (2024-25 outreach)	Parks, Culture, and Recreation	Community Core Priority #5	New policy
Policy 8.B: Invest in community character.	Make investments that emphasize Lacey as a welcoming place and enhance the character of the community.	Community Core Priorities (2024-25 outreach)	Parks, Culture, and Recreation	Community Core Priority #5	New policy
Policy 8.C: Develop attractive and welcoming communities	Update Development regulations to consider the public realm, particularly providing for opportunity for gathering spaces, placemaking, art, and walkability.	Community Core Priorities (2024-25 outreach)	Parks, Culture, and Recreation	Community Core Priority #5	New policy



GOAL 9: Advance environmental justice.

Advance environmental justice by mitigating environmental health disparities for vulnerable populations.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priorities	New or Existing
Policy 9.A: Monitor vulnerabilities and health disparities.	Monitor community vulnerabilities and environmental health disparities.	Commerce Checklist Item (New in 2024)	Climate Change Housing Capital Facilities Economic Development	Community Core Priority #2	New policy
Policy 9.B: Prioritize areas with vulnerabilities and disparities.	Prioritize City amenities for known vulnerable communities and areas with environmental health disparities.	Commerce Checklist Item (New in 2024)	Climate Change Housing Transportation Parks, Culture, and Recreation Capital Facilities Utilities Economic Development	None	New policy
Policy 9.C: Assess potential impacts of new legislation.	Analyze and seek community input on whether new legislation will reduce, increase, or have no impact on environmental justice and vulnerable communities.	Commerce Checklist Item (New in 2024)	Housing Transportation Parks, Culture, and Recreation Capital Facilities Economic Development	None	New policy



GOAL 10: Ensure robust community engagement.

Carry out robust community engagement for planning projects, with a focus on equity and inclusion.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priorities	New or Existing
Policy 10.A: Advance effective and equitable community engagement.	Employ outreach best practices to ensure robust community input informs local planning. Monitor engagement to evaluate success and continue to improve existing outreach processes.	Commerce Checklist Item (New in 2024)	Housing Transportation Parks, Culture, and Recreation Capital Facilities Economic Development	None	New policy
Policy 10.B: Direct placemaking with community input.	Use community visioning and input to carry out placemaking initiatives and enhance the sense of community and identity in planning projects.	Community Core Priorities (2024-25 outreach)	Parks, Culture, and Recreation	Community Core Priority #5	New policy



GOAL 11: Develop and implement subarea plans.

To implement the Comprehensive Plan vision, develop and implement subarea plans in coordination with regional partners.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priorities	New or Existing
Policy 11.A: Use subarea plans to advance land use goals.	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.	<p>Commerce Checklist Item (New in 2024)</p> <p>2016 CP Subarea Goal 1 Policy A + Policy C</p> <p>2016 CP Comm & Ind Goal 2 Policy B</p> <p>2016 CP Comm & Ind Goal 3 Policy C</p> <p>2016 CP Comm & Ind Goal 3 Policy E</p>	<p>Climate Change</p> <p>Stormwater</p> <p>Housing</p> <p>Transportation</p> <p>Parks, Culture, and Recreation</p> <p>Capital Facilities</p> <p>Utilities</p> <p>Economic Development</p>	None	Existing (modified) policy

Policy Signpost	Policy Text	Sources	Related Elements	Community Priorities	New or Existing
Policy 11.B: Employ planning best practices and tools in subarea plans.	Implement innovative zoning and development tools, such as form-based codes, objective design standards, etc. Utilize subarea plans to enhance community character and identity through placemaking initiatives. Include community engagement with a variety of local stakeholders with different viewpoints to inform subarea plans.	2016 CP Subarea Goal 1 Policy B	Housing Transportation Parks, Culture, and Recreation Capital Facilities Utilities Economic Development	Community Core Priority #5	Existing (modified) policy
Policy 11.C: Align subarea planning efforts with city and county initiatives for efficiency and prioritize public investment.	Use the scope and timeline of sub-area planning efforts to identify and prioritize future public investments.	Commerce Checklist Item (New in 2024) 2016 CP Subarea Goal 1 Policy D	Climate Change Stormwater Housing Transportation Parks, Culture, and Recreation Capital Facilities Utilities Economic Development	None	Existing (modified) policy



GOAL 12: Proactively implement.

Develop strategic alliances with regional partners, explore innovative partnership models, and development incentives to attract investment and catalyze revitalization.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priorities	New or Existing
Policy 12.A: Explore public-private partnerships.	Proactively solicit development partners and employ public-private partnerships to implement priority projects.	Best practices	Economic Development	None	New policy



GOAL 13: Annexation.

Continue to complete annexations to balance growth while ensuring financial sustainability.

Policy Signpost	Policy Text	Sources	Related Elements	Community Priorities	New or Existing
Policy 13.A: Continue to complete annexations of the Urban Growth Area.	Prioritize completion of annexations that qualify as unincorporated islands, contain significant development capacity, contain commercial development, and qualify for the state sales tax credit.	Annexation Strategy	Economic Development	None	New policy
Policy 13.B: Prior to annexation, consider the financial impacts to annexation.	Carefully assess the fiscal impacts of annexation to avoid straining municipal services and reducing levels of service.	Annexation Strategy	Capital Facilities	None	New Policy
Policy 13.C: Establish a process to provide a regular review of the impacts of annexations	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.	Annexation Strategy	None	None	New Policy



2nd Admin Draft Land Use Policy Framework