

Date 15_0301 | **Subject** Lacey Hybrid FBC

To Lacey Hybrid FBC Project Management Team | **From** Urbsworks

Task 1.1.1 Interview Summary Memo, Pre Charrette Discussion Draft

The following table summarizes the comments received from Technical Team Meetings to date, Community Attributes’ interviews and Urbsworks’ interviews of City Planning staff. These will generally be used to inform the events and topics to be addressed at the Charrette. Specifically, we will use these comments as input for the first feedback cycle that occurs during the Charrette, and will summarize them at the Charrette Opening evening workshop, as a way of prompting additional and refined comments.

Theme	Comments
Improving process	<ul style="list-style-type: none"> • We currently struggle with vague design criteria. The intent language is not supported by clear and objective standards; better definitions and clear and objective standards. • Multiple standards for specific code areas: e.g. streams. • Combine site plan review and design review application and process. • Approvals for new development continue to be efficient. Streamline the development application and review process; Remove barriers, if possible. • Preserve Lacey’s reputation for business-friendly practices and efficient planning review and approvals.
Economic development	<ul style="list-style-type: none"> • Pacific Avenue should be the place that allows the idiosyncratic local businesses to succeed. We want to preserve and protect local small businesses. • Create a vibrant commercial center for the City of Lacey. Create value such that vacant parcels are redeveloped. • Diversify the local economy. The Woodland District should have a mix of jobs (office, employment, service, and retail), housing, and retail. • Revitalization of the Woodland District as a mixed-use zone of office, commercial, residential, and retail. It should include restaurants, coffee shops, and other destinations that attract people throughout the day and into the evening. • The Community College could be a catalyst to attracting new businesses immediately and new development in the long term. • Leverage the Community College in Woodland District to develop excitement and momentum. • Diversify the district –and the City’s– economy. • Increasing the day-time employment base is a critical component of attracting new retailers. • Many of the existing retail centers need to be rejuvenated. Additional retail and restaurants may be feasible on a smaller scale.
Land use, zoning, character of development	<ul style="list-style-type: none"> • You don’t need to tell people where the heart of their city is, they know. They have a “living room” for their celebrations and other observances. • Woodland District should be “inhabited.” It should be a complete neighborhood for living, working, shopping, and learning. Both South Sound and the Fred Meyer shopping areas would be redeveloped. • The Woodland District should become the downtown of Lacey and have

	<p>a distinctive character that is welcoming and safe. It should be a place to live as well as work, shop, and learn.</p> <ul style="list-style-type: none"> • The area needs a new identity. • Preserve trees. Use trees and tree groves to reinforce the identity of the Woodland District as “wooded.” • The old Post Office site has a significant evergreen tree that was often decorated with seasonal lights. There is some value in having such an element that promotes identity and provides a sense of place. • Transform the area into a safe, vibrant, attractive, mixed-use area. • Recognize and respect the suburban culture that currently exists in Lacey. Don’t recreate downtown Olympia; make some place unique to Lacey. • Preserve trees. Trees currently provide the only distinctive beauty and identity to the Woodland District. They are the “logo” and identity for Woodland. • Make the Woodland District into a destination that attracts residents and visitors; provide Lacey with its iconic image. • Make Lacey the heart of the community. • Respect the special park-like setting characterized by tall trees. • Increase the amount of mixed-use development. Add more residents and the retail and restaurants to serve them. Create a neighborhood that is active 24 hours a day, all days of the week. • Preserve the park-like atmosphere. Use tall trees to give an identity to the Woodland District. • Long term: A home to many. The go-to destination at the center of Lacey. • Woodland District as the city center. • The Woodland District represents the best opportunity in Lacey for large-scale mixed-use development; there is a significant opportunity to draw on existing assets (e.g. ample tree canopy, accessibility from the Interstate, existing retail concentration, nearby student population) to create a “day and night” destination for residents and visitors.
<p>Transportation, streets, trails and general connectivity</p>	<ul style="list-style-type: none"> • Street design would be “warmer” and feature a welcoming, walkable network of streets with character that connect to destinations like Huntamer Park. • Improve opportunities for pedestrians and bicyclists to arrive at their destinations safely and conveniently. • Establish a complete network of interconnected streets that provide people with convenient access –no matter what mode of transportation. The network should be clear and legible so that visitors can easily navigate to any destination. • Improve walkability. Improve the bicycle network. Make the area better connected. • Find a way to implement a complete network of interconnected streets. Take the asset that is the Fred Meyer and overcome the obstacle that it creates in the middle of the Woodland District.
<p>Other</p>	<ul style="list-style-type: none"> • Make sure that the development that is realized is maintained. We don’t want to see the derelict buildings and homeless people that characterize downtown Olympia.

- Obstacles that should be removed: City has staff with experience, knowledge, dedication, and drive. There is a culture of entrepreneurial action.
- The Library should be located in the Woodland District.
- Worst fear, 20 years from now: Old, empty buildings with low occupancies and little economic contribution to the city.
- There is substantial street parking available in the Woodland District, such that some developments may be able to accommodate some of the required parking on-street.
- There is an opportunity for developing at lower parking ratios (possibly below one space per dwelling unity) with shared daytime parking.