Regional Benchmarks

For Thurston County

Tracking Growth Management
Policy Implementation

June 2000

Prepared by:
Thurston Regional Planning Council

Thurston Regional Planning Council (TRPC) is a 14-member intergovernmental board made up of local governmental jurisdictions within Thurston County plus the Nisqually Indian Tribe. The Council was established in 1967 under RCW 36.70.060 which authorized creation of regional planning councils.

TRPC's mission is to ***"Provide Visionary Leadership on Regional Plans, Policies and Issues."*** The primary functions of TRPC are to develop regional plans and policies for **transportation** (as the federally recognized Metropolitan Planning Organization and state recognized Regional Transportation Planning Organization), **growth management**, **environmental quality** and other topics determined by the Council; provide **data and analysis to support local and regional decision making**; act as a **"convener"** to build **community consensus** on regional issues, through information and citizen involvement; build **intergovernmental consensus** on regional plans, policies and issues, and advocate local implementation; and provide **planning, historic preservation and technical services** on a contractual basis.

This report was prepared as part of the Thurston Regional Planning Council's 2000 regional work program.

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If you choose to complete the form below and mail it back to us, we would be most grateful. Your comments will make a big difference in preparing future updates of the Regional Benchmarks Report.

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How did this report come to your attention? _____

_____

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What were your primary objectives regarding using this report? _____

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Has the report satisfied your objectives? (check one)

_____ Completely _____ Somewhat _____Not at all

What changes or suggestions do you have? _____

_____

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Which section was the most important to you and what feature of the report did you like the best?

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Table of Contents

Table of Contents

Table of Contents

List of Tables

Table of Contents

List of Figures

Table of Contents

Table of Contents

List of Tables

List of Figures

List of Tables

Table of Contents

List of Figures

Table of Contents

List of Tables

List of Figures

Table of Contents

List of Tables

Table of Contents

List of Figures

Introduction

Overview

In 1996 Thurston Regional Planning Council (TRPC) published a Regional Benchmarks Report, as the first of what was to be an annual monitoring of the region's progress toward achieving the 13 goals of the 1990 Growth Management Act (GMA). Specifically, the intent of the program was to help jurisdictions measure results of their efforts in achieving the goals and policies in their comprehensive plans. Covering the variety of areas within GMA, the first report had five chapters, Growth, Transportation, Economy, Environment, and Housing, with a total of 14 benchmarks.

Plans for additional benchmarks reports were interrupted when, in 1997, GMA was amended to add a new growth monitoring section. Meeting the requirements of this new legislation came to be commonly known as the "buildable lands program" because of the law's emphasis on determining how much buildable land is in the urban areas of the six counties affected by these amendments to GMA. The resulting need to shift the focus of TRPC's growth management monitoring to meeting the requirements of the buildable lands legislation accounts for the interval in time between the first TRPC benchmarks report and this report.

The 2000 publication of the second Regional Benchmarks Report, Regional Benchmarks for Thurston County, *Tracking Growth Management Policy Implementation*, marks more than just an update of the first benchmarks report. Some things remain the same, such as the five chapters covering GMA as a whole. And many of the benchmarks have been carried forward from the first report. However, a significant number of new benchmarks have been added, bringing up the total number of benchmarks in this report to 25. In addition, a new format has been incorporated into the report giving the data a depth of meaning that was not available in the first report. New analysis and context for the data will make this report an improved tool in monitoring policy in our region.

It will be apparent to the reader that Chapter II, on Growth, has received the most attention compared to the other chapters. The reason for this difference in chapter development is due to the fact that the Growth chapter incorporates the data that has been generated thus far from the "buildable lands" program. The data in this report is not a complete fulfillment of requirements in the buildable lands legislation. Rather it is Phase I of the buildable lands work the agency is working on, and focuses primarily on the residential side of the buildable lands equation. Another chapter with significant additions in this report is the Environment chapter, Chapter V. Future reports will see further development in other chapters.

Introduction

Regarding selecting the benchmarks, it should be emphasized that these benchmarks were developed in order to compare what's actually happening on the ground with Comprehensive Plan policies already in place. Whether those policies are promoting a trend that the community wishes to continue to support, is not the subject of this report. This is a question for policy makers in our region to answer as trends are monitored over time. The purpose of this report is to measure already adopted policy.

Using This Report

- **Overall Chapter Organization:**

  Each chapter begins with a cover page listing the relevant GMA Goals and County-Wide Planning Policies for the data provided in that chapter, as well as a summary list of the indicators used to measure progress in those areas. Next is a brief overview, leading into the benchmark pages (see next paragraph). In the Growth and Environment chapters, some text discussion follows the benchmark pages giving additional context and meaning to the data. Chapters end with the source data tables from which the benchmark data were derived. Other than a general orientation map in the Introduction chapter, only the Growth chapter currently has maps.

- **The Benchmark Pages:**

  The benchmarks themselves are presented in a standard two page format. The left hand page contains visually oriented information, such as graphs, while the right hand page is oriented towards text, including a list of Key Observations related to the data.

  For those readers interested in getting a brief overview only, these pages have been designed for a quick review of the status of each benchmark. The benchmark itself runs along the side of each page. At the top of the left hand page is the Outlook for the benchmark and at the top of the right hand page is the Assessment for the benchmark. There are three possible "Outlooks": 1) **Sunny**, overall positive results, 2) **Partly Sunny/ Partly Cloudy**, and 3) **Stormy**, concerns for the future. The Assessment language mirrors the language of the benchmark itself.

  The data for each benchmark are presented in the figures on the left hand benchmark page. Each benchmark focuses in on a specific measure, however, there is a significant amount of additional

see page I-4 for a complete list of Benchmarks found in this report.

see page I-7 for "Outlook" icons

related data. Cross-references to the source data tables allow the reader to view this information. Data analysis and context is provided in an easy to grasp format in the Key Observations on the right hand benchmark page, which includes additional references to source data tables.

Key Dates in Recent Growth Management Planning in Thurston County

1988	Urban Growth Area Boundary interjurisdictional agreement
1990	State Growth Management Act (GMA)
1990	County downzones most of rural area to 1 unit per 5 acres
1993	First post-GMA Regional Transportation Plan
1994-95	Development of jurisdictional implementing regulations
1997	"Buildable lands" amendment to GMA
1998	Regional Transportation Plan update
2002	State deadline for GMA comprehensive plan updates
2002	State deadline for "Buildable lands" Report

Summary

Benchmarks have the potential to play an important role in determining whether implementation of jurisdictional comprehensive plans' is achieving the desired results. TRPC's Regional Benchmarks Report is a work in progress. As such, feedback and comments are welcome. The reader is strongly encouraged to fill out the Reader Survey at the beginning of this report.

see page i-iii for Reader Survey

Acknowledgements

The staff at TRPC wish to thank the many interjurisdictional staff that have provided source data and information used in this report. Without their cooperation, this report would not be possible.

Introduction

Benchmarks found in this report

Benchmark 1: Population Grows Faster In Urban Areas Than Rural Areas.
Outlook: sunny, overall positive results

Benchmark 2: Urban Areas Have A Higher Growth Rate In Number Of Dwelling Units Than The Rural Areas Over Time.
Outlook: partly sunny/partly cloudy.

Benchmark 3: Net Residential Density Of All Residentially Zoned Land Will Increase Faster In The Urban Areas Than The Rural Areas.
***Outlook*:** sunny, overall positive results

Benchmark 4: The Amount Of Land Available For Residential Development Remains At Or Above The Forecast Amount, Thereby Ensuring A 25 Year Supply Of Land.
Outlook: sunny, overall positive results

Benchmark 5: The Percentage Of Small Lots Created In Subdivisions In The Cities And Gas Increases Over Time.
Outlook: partly sunny/partly cloudy, sunny in cities, not enough data in UGAs.

Benchmark 6: Number Of Approved Dwelling Units Per Total Acre In Subdivisions Increases Over Time In Urban Areas.
Outlook: partly sunny/partly cloudy, sunny in cities, clouds in UGAs

Benchmark 7: Percentage Of Worksites That Meet Their Commute Trip Reduction Goals Increases Over Time.
***Outlook*:** sunny, overall positive results

Benchmark 8: The Number Of Transit Trips Per Person Increases Or Remains Steady Over Time.
Outlook: partly sunny/partly cloudy

Benchmark 9: Vehicle Miles Traveled (VMT) Per Capita Decreases Over Time.
Outlook: not enough data are available

Benchmark 10: Real Wages Increase Over Time.
Outlook: sunny, overall positive results

Benchmark 11: Percent Of Employment Decreases For Retail Trade And Services As Economy Diversifies.
***Outlook*:** partly sunny/partly cloudy

Benchmark 12: The Number Of Farms In Thurston County Increases Or Remains Steady Over Time.
***Outlook*:** sunny, overall positive results

Benchmark 13: Acres Of Agricultural Land Enrolled In The Open Space Tax Program Increase Or Remains Steady Over Time.
***Outlook*:** partly sunny/partly cloudy

Benchmark 14: Acres Of Land Enrolled In Timberland Tax Programs Increase Or Remains Steady Over Time.
***Outlook*:** sunny, overall positive results

Benchmark 15: Acres Of Land Zoned In Long-Term Agriculture And Forestry Remains Constant Over Time.
***Outlook*:** sunny, overall positive results

Benchmark 16: The Amount Of Land Designated To Parks And Preserves Per Capita Remains Constant Or Increases.
***Outlook*:** sunny, overall positive results

Benchmark 17: Acres Of Open Space Per New Dwelling Unit In Subdivisions Increase Or Remains Steady.
***Outlook*:** sunny, overall positive results

Benchmark 18: Acres Of Open Space Land Enrolled In The Open Space Tax Program Increase Or Remains Steady Over Time.
***Outlook*:** sunny, overall positive results

Benchmark 19: Acres Of Right-Of-Ways Per Approved Dwelling Unit In Subdivisions Decreases Or Remains Steady.
Outlook: partly sunny/partly cloudy, sunny in cities, not enough data in UGAs

Benchmark 20: The Solid Waste Recycle Rate Per Capita Increases Over Time.
Outlook: stormy, concerns for the future

Introduction

Benchmark 21: Highest Annual Readings For Particulate Matter (PM10) Remain At Or Below The National Standard Of 150 Micrograms Per Cubic Meter.
***Outlook*:** sunny, overall positive results

Benchmark 22: Highest Annual Readings For Carbon Monoxide Remain At Or Below The National Standard Of Nine Parts Per Million.
***Outlook*:** sunny, overall positive results

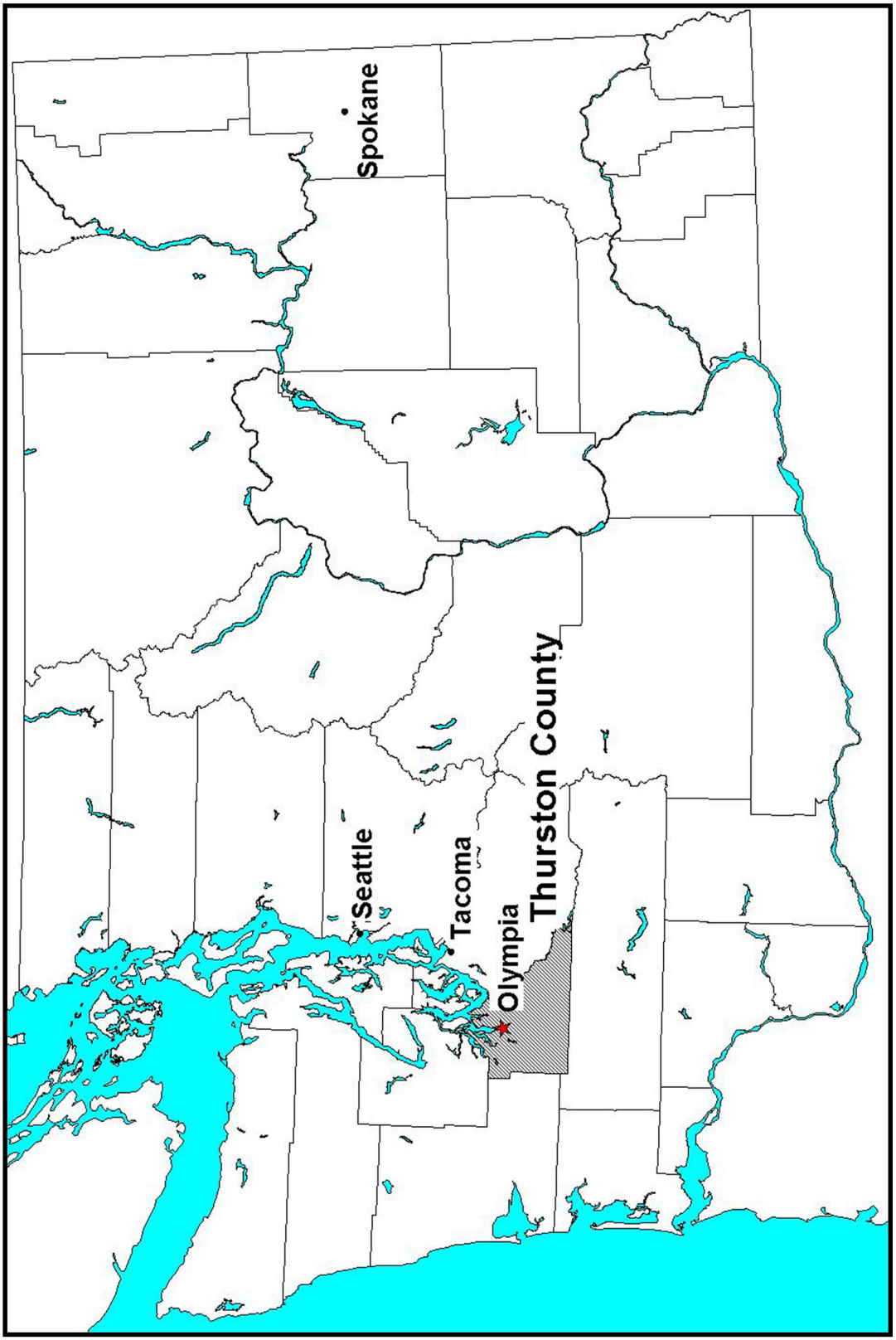
Benchmark 23: The Difference Between The Annual Change In Medium Household Income And Annual Change In Average Housing Sale Price Is No Greater Than One Percent.
***Outlook*:** sunny, overall positive results

Benchmark 24: The Housing Affordability Index For First Time Buyers Increases, And The Affordability Index For All Buyers Remains Above 100.
***Outlook*:** sunny, overall positive results

Benchmark 25: The Apartment Vacancy Rate Remains At Or Around Five Percent.
***Outlook*:** sunny, overall positive results

Possible "Outlooks" for Benchmarks

Map I-1: Thurston County Vicinity Map



Growth

Related GMA Goals:

GMA Goal (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

GMA Goal (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Indicators Used:

- Population growth
- Dwelling Unit growth
- Overall Residential Density
- Land Available for Residential Development
- Lot Size
- Subdivision Density

Related County-Wide Planning Policies:

Urban growth within Thurston County will occur only in designated urban growth areas.

Thurston County and each city and town will concentrate development in growth areas.

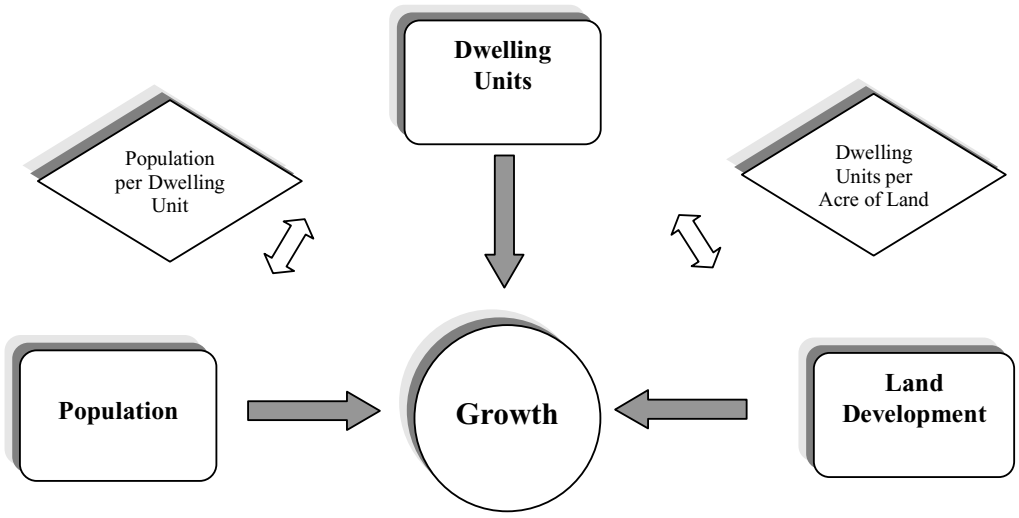
Growth

Overview

There are several different ways that growth is measured in this report. The figure below illustrates how these assorted data pieces are linked together to give a picture of growth related trends.

- **Population** data measures changes in population of a given jurisdiction over time.
- **Population per Dwelling Unit**, a combination of household size and vacancy rate, provides the link between population and dwelling units.
- **Dwelling Unit** data measures changes in the number of dwellings in a given jurisdiction over time.
- **Dwelling Units per Acre of Land** data measures changes in the number of dwelling units per residential acre and provide the crucial link between dwelling unit data and land development data. This concept is frequently referred to as "density." Density is the crux of many issues related to the relationship between growth and land use.
- **Land Development** data measures changes in land development over time. It includes developed, developable and non-developable lands.

Ways of Measuring Growth



Ways of Looking at the Data

Data in this chapter of the report are presented in a variety of formats.

- **Raw Numbers** provide the original data as is. Population is measured as number of people. Dwelling units are measured as number of dwellings, and Land Development is measured in acres.
- **Distribution** compares one jurisdiction against another, and is measured as a percent. For instance, the population distribution in 1999 revealed that 24 percent of the population lived in Olympia. Another way to think of distribution is as "location."
- **Growth Rate** provides a measure of how the rate of growth is changing in a given area over time. It is a comparison of one year against another, and is measured as Year 2 minus Year 1, divided by Year 1. Growth rate is measured as a percent.

Time Frame and Geographies

Most data presented in this chapter are given on a yearly basis from 1990 to 1999. Some data sets, such as those on subdivisions, have been collected over a longer period of time, and are measured in decades for the period prior to 1990, and on a yearly basis subsequently. Data calibrated to the U.S. Census are reported for April 1 of each year. Other data are developed by the calendar year.

Unless otherwise noted, all data are presented with 1998 jurisdictional boundaries, or the city and urban growth area boundaries that were in place in 1998. This is done to provide a consistent frame of reference for comparisons. The exception is the population section, which has been calibrated to reflect changes in population as a result of annexation.

see Map 2, page II-2

References to the Urban Area mean that portion of land within the city limits and the unincorporated Urban Growth Area. References to the Rural Area mean that portion of the unincorporated county which is outside the Urban Growth Area.

Growth

Levels of Comparison

The Benchmarks in this chapter firstly, present a comparison of trends between the urban and rural areas, and secondly, within urban areas, that is, between cities and urban growth areas.

Further detail can be found in the **text discussion** following the benchmarks, or in the **tables and supplementary graphs**. The greatest level of detail presented in this chapter is the jurisdictional level, which includes each incorporated jurisdiction in Thurston County, their urban growth areas, and the rural unincorporated County.

Growth

List of Benchmarks found in this chapter

Benchmark 1:
Population Grows Faster In Urban Areas Than Rural Areas.

Benchmark 2:
Urban Areas Have A Higher Growth Rate In Number Of Dwelling Units Than The Rural Areas Over Time.

Benchmark 3:
Net Residential Density Of All Residentially Zoned Land Will Increase Faster In The Urban Areas Than The Rural Areas.

Benchmark 4:
The Amount Of Land Available For Residential Development Remains At Or Above The Forecast Amount, Thereby Ensuring A 25 Year Supply Of Land.

Benchmark 5:
The Percentage Of Small Lots Created In Subdivisions In The Cities And UGAs Increases Over Time.

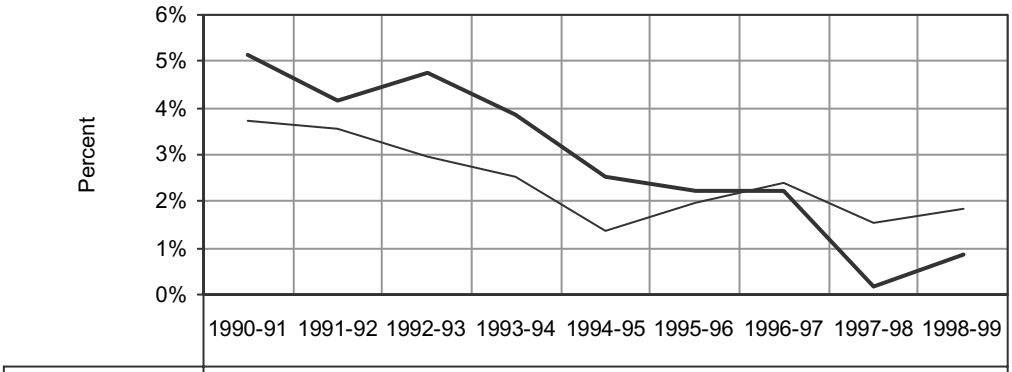
Benchmark 6:
Number Of Approved Dwelling Units Per Total Acre In Subdivisions Increases Over Time In Urban Areas.

Benchmark 1

Population Grows Faster in Urban Areas than Rural Areas

Outlook:
sunny, overall positive results

Figure II-1
Annual Rate of Change in Population, Urban and Rural



	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99
Urban Areas	3.7%	3.6%	3.0%	2.5%	1.4%	2.0%	2.4%	1.5%	1.8%
Rural County	5.1%	4.1%	4.7%	3.9%	2.5%	2.2%	2.2%	0.2%	0.8%

Source: Table II-4

Figure II-2
Annual Rate of Change in Population, Cities and UGAs

Source: Table II-4

Benchmark 1

Population Grows Faster in Urban Areas than Rural Areas

Assessment:
Since 1996, population has been growing faster in urban areas than rural areas.

Key Observations:

- Population has grown by over 40,000 people in Thurston County in the 1990s. Of those new people, 26,000 located in urban areas and 15,000 located in rural areas. see Table II-2
- Since 1996, the distribution of population has been increasing in the urban areas. However, over the decade as a whole, the distribution between rural and urban areas has remained quite stable. see Figure II-13 and Table II-3
- The population growth rate has been declining countywide throughout the 1990s. see Table II-4
- There has been a steady decline in population per dwelling unit (household size) countywide throughout the decade. see Figure II-17 and Table II-7
- High population growth in cities versus low population growth in unincorporated urban growth areas is mainly a result of annexation, rather than concentrated growth. see Tables II-2 and II-6

For Further Information:

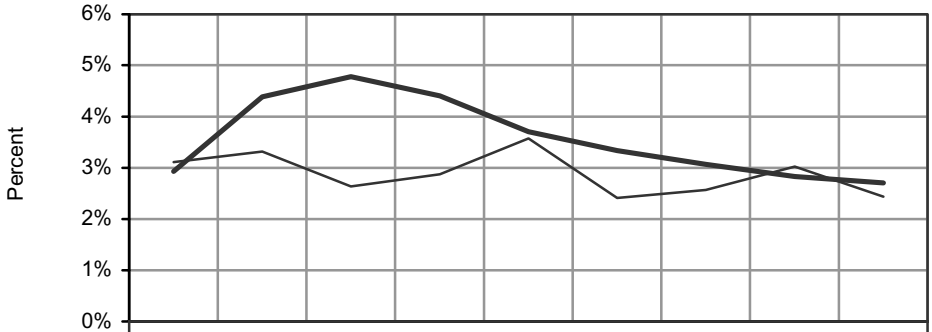
See discussion in Section 1 of this chapter following the Benchmarks, Figures II-13 to II-17, Tables II-1 to II-7 and Chapter II of The Profile.

Benchmark 2

Urban Areas Have a Higher Growth Rate in Number of Dwelling Units Than The Rural Areas Over Time

Outlook:
partly sunny/partly cloudy,

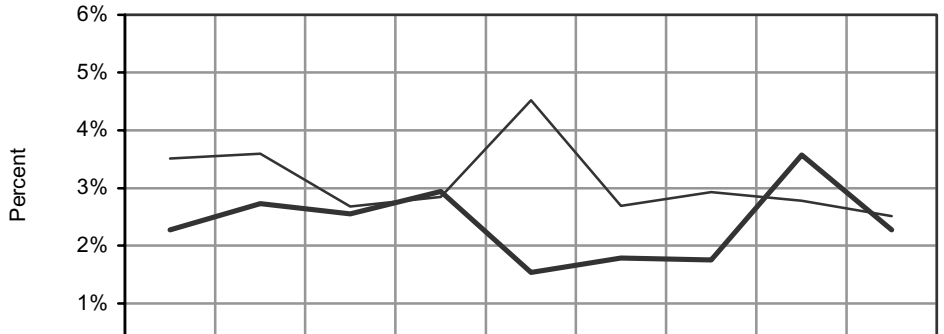
Figure II-3
Annual Rate of Change in Total Dwelling Units, Urban and Rural Areas



	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99
Urban Areas	3.1%	3.3%	2.6%	2.9%	3.6%	2.4%	2.6%	3.0%	2.4%
Rural County	2.9%	4.4%	4.8%	4.4%	3.7%	3.3%	3.1%	2.8%	2.7%

Source: Table II-10

Figure II-4
Annual Rate of Growth in Total Dwelling Units, Cities and UGAs



	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99
Cities	3.5%	3.6%	2.7%	2.8%	4.5%	2.7%	2.9%	2.8%	2.5%
UGAs	2.3%	2.7%	2.6%	2.9%	1.5%	1.8%	1.8%	3.6%	2.3%

Source: Table II-10

Benchmark 2

Urban Areas Have a Higher Growth Rate in Number of Dwelling Units Than The Rural Areas Over Time

Assessment:
The annual average growth rate in dwelling units has been relatively evenly distributed between the urban and rural areas since 1997.

Key Observations:

- Since 1992, growth in dwelling units has been declining in the rural county while urban growth has been steady over the same period of time. see Figure II-3 and Table II-10
- Although declining steadily for a good portion of the decade, on average the rate of growth in dwelling units has nevertheless remained higher in the rural county than the urban areas. see Table II-10
- The result of those trends in dwelling unit growth rates is that the distribution of dwelling units has remained relatively consistent throughout this decade. see Figure II-21 and Table II-10
- On average, the rate of growth in dwelling units has been higher inside the city limits than in the unincorporated portions of the UGA.
- Over 21,000 dwelling units have been added to the County between 1990 and 1999. Of those, 13,289 were located in the urban areas and 7,758 were located in the rural area. That is, although dwelling unit growth rates remain higher in the rural area than the urban area, the urban area continues to be the location of the majority of new dwelling units. see Figure II-18 and Table II-8

For Further Information:

See discussion in Section 2 of this chapter following the Benchmarks, Figures II-18 to II-21; Tables II-8 to II-11 and Chapter III of The Profile.

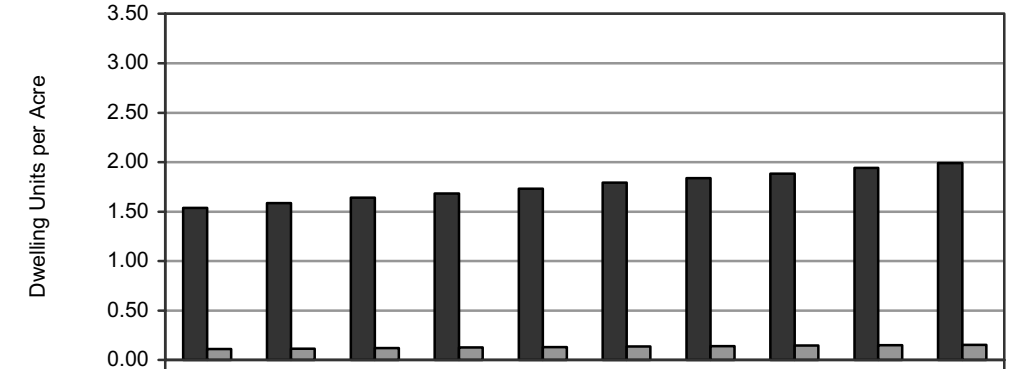
Benchmark 3

Net Residential Density of all Residentially Zoned Land Will Increase Faster in the Urban Areas than the Rural Areas

Source: Table II-12

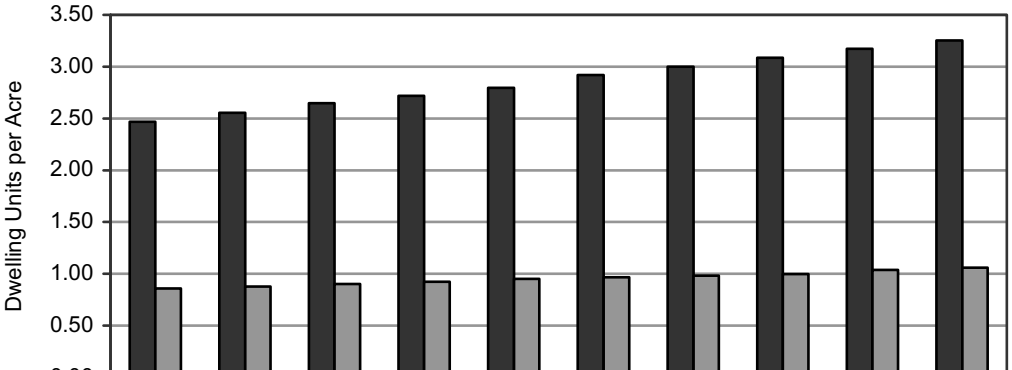
Outlook:
sunny, overall positive results

Figure II-5
Net Residential Density, Urban and Rural Areas



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Urban Areas	1.54	1.59	1.64	1.68	1.73	1.79	1.84	1.88	1.94	1.99
Rural County	0.11	0.12	0.12	0.13	0.13	0.14	0.14	0.15	0.15	0.16

Figure II-6
Net Residential Density, Cities and UGAs



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Cities	2.47	2.55	2.65	2.72	2.79	2.92	3.00	3.09	3.17	3.25
UGAs	0.86	0.88	0.90	0.92	0.95	0.96	0.98	1.00	1.03	1.06

Source: Table II-12

Assessment:
Density has increased faster in the urban areas than the rural areas.

Benchmark 3

Net Residential Density of all Residentially Zoned Land Will Increase Faster in the Urban Areas than the Rural Areas

Key Observations:

- Net residential density of all residentially zoned land has increased by almost 0.5 a dwelling units per acre in the urban areas between 1990 and 1999 from 1.54 to 1.99 units per acre. Net density has increased by 0.05 dwelling units per acre in the rural areas, from 0.11 in 1990 to 0.16 in 1999. see Table II-12
- This calculation of density includes all residentially zoned land, both developed and developable. Excluded is nondevelopable lands, which are Critical Areas, Public Lands (including designated Open Space in subdivisions) and Right-of-Ways. see Table II-12
- Net residential density is over 3 dwelling units per acre in the cities in 1999. see Table II-12
- Net residential density is increasing much faster in the cities compared to the unincorporated urban growth areas. see Table II-12
- Net residential density in rural areas remains below 1 dwelling unit per 5 acres. see Table II-13
- Net residential density is dependent on the amount of land zoned for residential uses. see Tables II-12 and II-13
- Net residential density is not increasing very quickly in the unincorporated urban growth areas, where a larger proportion of the land is zoned for residential uses.

For Further Information:

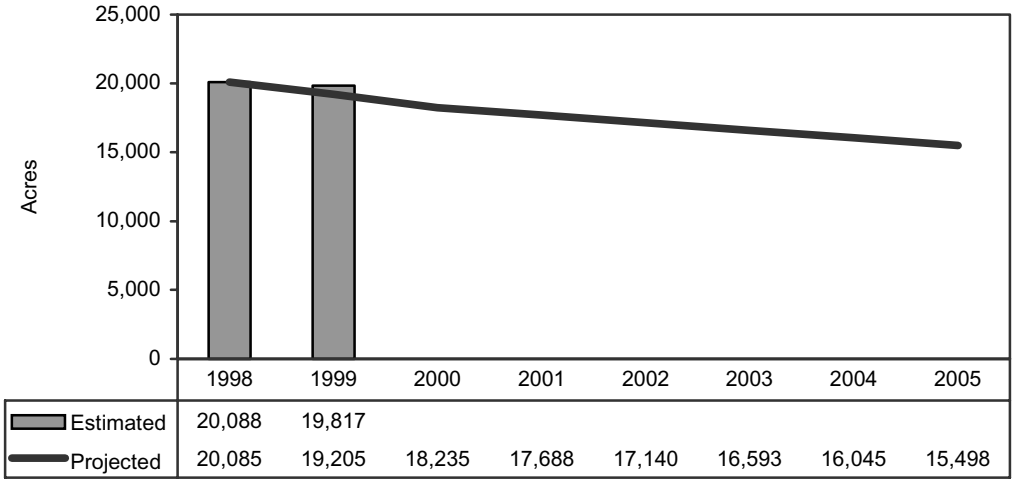
See discussion in Section 3 of this chapter following the Benchmarks and Tables II-12 to II-13.

Benchmark 4

The Amount of Land Available for Residential Development Remains at or Above the Forecast Amount

Outlook:
sunny, overall positive results

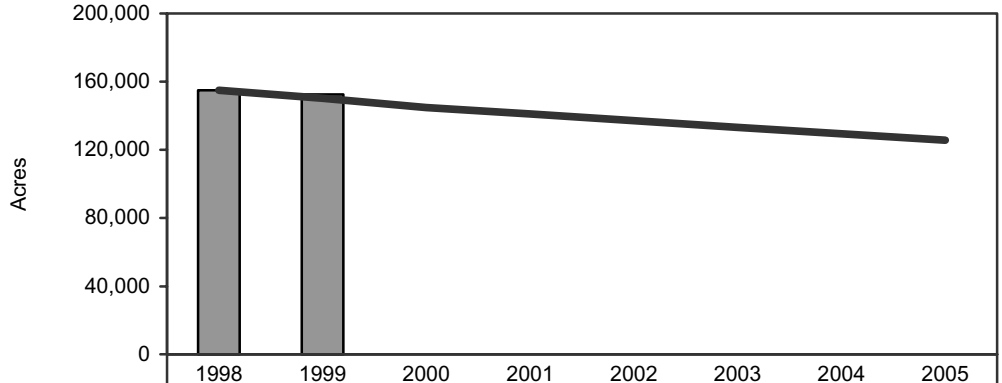
Figure II-7
Amount of Developable Land, Estimated vs. Projected, Cities and UGAs



	1998	1999	2000	2001	2002	2003	2004	2005
Estimated	20,088	19,817						
Projected	20,085	19,205	18,235	17,688	17,140	16,593	16,045	15,498

Source: Table II-15

Figure II-8
Amount of Developable Land, Estimated vs. Projected, Total Thurston County



	1998	1999	2000	2001	2002	2003	2004	2005
Estimated	154,808	152,483						
Projected	154,805	150,142	144,791	140,956	137,121	133,286	129,451	125,617

Source: Table II-15

Benchmark 4

The Amount of Land Available for Residential Development Remains at or Above the Forecast Amount

Assessment:

The amount of land available for residential development is greater than the amount forecast.

Key Observations:

- The amount of land available for residential development is greater than the amount forecast.* This ensures that there is an adequate supply of land for future development, given existing policies and anticipated growth in population. see Table II-15
- The land supply is adequate in both rural and urban areas. see Table II-15
- In 1999, over 2,300 acres of land were developed for residential use. see Table II-15
- Most of this development occurred in the rural county, where development densities are low in order to maintain the rural characteristics of the land. see Table II-16
- Less land was developed than TRPC forecast, as the supply of existing small lots in the rural county were used at a higher rate than anticipated. see Table II-15

For Further Information:

See discussion in Section 4 of this chapter following the Benchmarks, The 1999 Population and Employment Forecast for Thurston County, and Tables II-14 to II-16.

***Note:** forecast is adjusted to actual growth.

Benchmark 5

The Percentage of Small Lots* Created in Subdivisions in the Cities and UGAs Increases Over Time

Outlook:
partly sunny/partly cloudy, sunny in cities, not enough data in UGAs

* Note: For purposes of this report, the definition of small lots varies between cities and the unincorporated urban growth areas. In the cities, a "small" lot is less than one seventh of an acre. In the UGAs, a "small" lot is less than a quarter acre.

Source: Table II-21

Figure II-9
Percentage of Lots Created at a Size of less than 0.15 acres (one seventh of an acre) in Cities

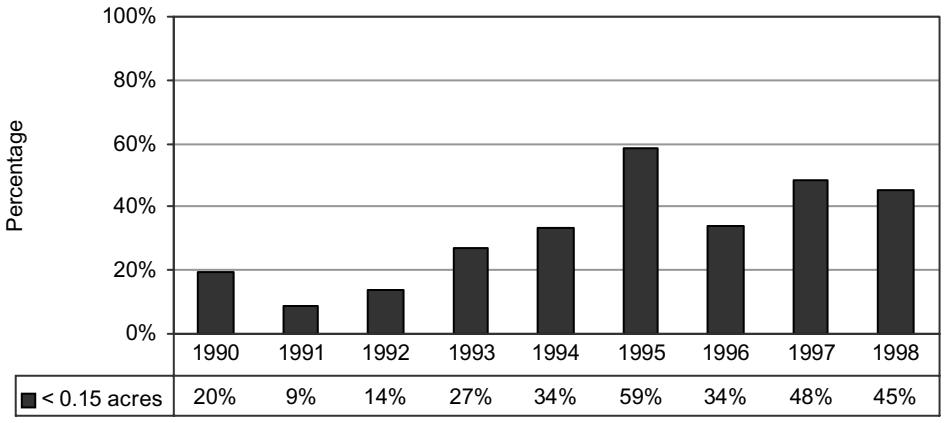
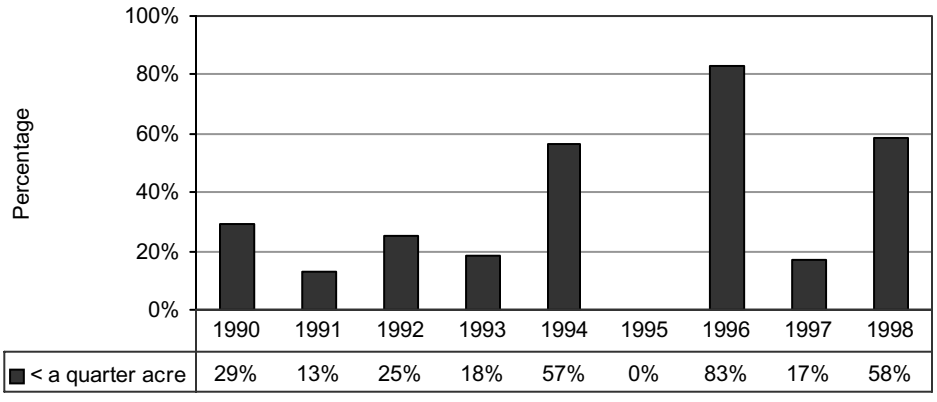


Figure II-10
Percentage of Lots Created at a Size of less than a quarter acre in UGAs



Source: Table II-21

Benchmark 5

The Percentage of Small Lots* Created in Subdivisions in the Cities and UGAs Increases Over Time

Assessments:

The percentage of small lots created in subdivisions has been increasing over time in the cities but has been variable in the unincorporated urban growth areas.

Key Observations:

- Lot size measures differ from density measures in that these data do not include rights-of-way and open space. See Benchmark 6 for overall density of subdivisions.
- In urban areas, the amount of lots created at a size of less than one seventh of an acre (7 lots per acre) more than tripled between the 1980s and the 1990s. see Tables II-18 and II-19
- In the urban areas as a whole, the amount of small lots has been steadily increasing, while the amount of medium and large urban lots (half acre to a quarter acre in size) has been steadily decreasing. see Tables II-18 and II-19
- Developed regions of the unincorporated urban growth areas are more likely to be annexed into a city than undeveloped regions.** This is a large part of the explanation as to why trends are more difficult to detect in the UGAs.
- In the rural areas, there has been a steady trend toward larger lots. In the 1970s it was common to find rural subdivisions with lot sizes less than a half acre in size. By the 1990s, these lots had become very rare. see Tables II-18 to II-21
- Approval of subdivisions can stretch over many years and many subdivisions were vested prior to 1995 when new regulations were implemented. It may take several more years before these subdivisions work their way through the system and the effects of new regulation are seen.

**Note: This analysis only looks at those areas that were already designated as urban growth areas as of 1998, the baseline year for these data. It does not separately track subdivisions that were approved in urban growth areas and subsequently annexed by a city.

For Further Information:

See discussion in Section 4 of this chapter following the Benchmarks, and Tables II-17 to II-21.

Benchmark 6

Number of Approved* Dwelling Units Per Total Acre in Subdivisions Increases Over Time in Urban Areas

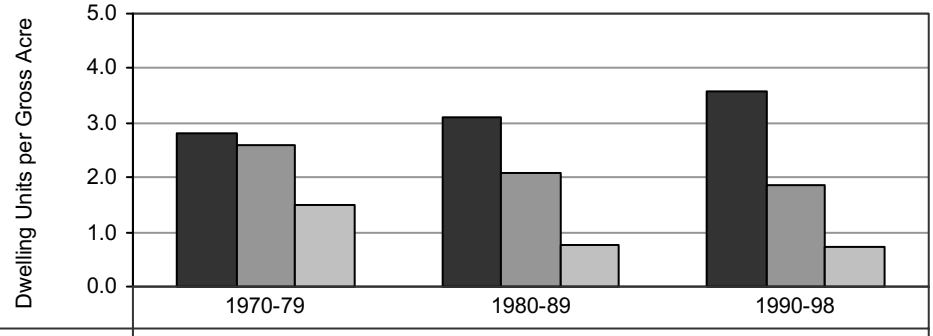
*Note: This measure is a combination of recorded single-family subdivision plats and built multifamily units.

Source: Table II-24

Sources: Table II-26

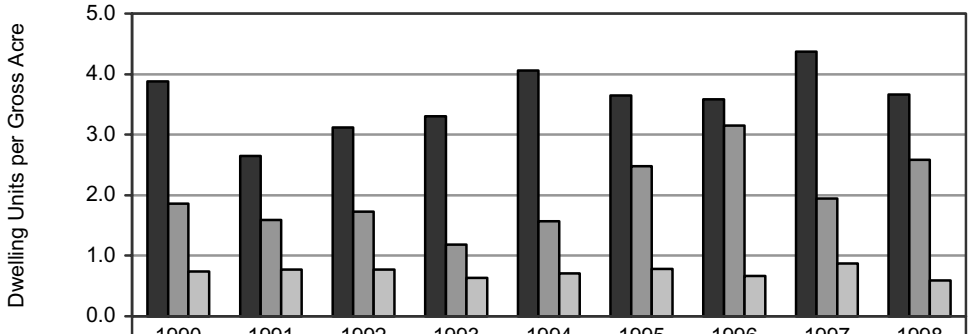
Outlook:
partly sunny/partly cloudy, sunny in cities, clouds in UGAs

Figure II-11
Number of Approved Dwelling Units per Total Acres in Subdivisions, 1970-1998



	1970-79	1980-89	1990-98
Cities	2.79	3.10	3.57
UGAs	2.58	2.09	1.85
Rural County	1.50	0.76	0.73

Figure II-12
Number of Approved Dwelling Units per Total Acres in Subdivisions, 1990-1998



	1990	1991	1992	1993	1994	1995	1996	1997	1998
Cities	3.88	2.65	3.12	3.30	4.06	3.65	3.59	4.37	3.67
UGAs	1.86	1.59	1.73	1.18	1.57	2.48	3.15	1.95	2.59
Rural County	0.74	0.77	0.77	0.63	0.70	0.78	0.66	0.87	0.59

Benchmark 6

Number of Approved* Dwelling Units Per Total Acre in Subdivisions Increases Over Time in Urban Areas

Assessment:
The number of approved dwelling units per total acre in subdivisions has increased in cities, but has decreased in unincorporated urban growth areas over time.

Key Observations:

- The number of approved dwelling units per total acre measures overall density in subdivisions, as it includes lands set aside for open space and right-of-ways, as well as land given to new residential development.
- The long-term trend in the cities has been for subdivision densities to increase. This trend is continuing through the 1990s. see Table II-24
- The long-term trend in unincorporated urban growth areas has been for subdivision densities to decrease. This trend has been reversing in the 1990s. Urban growth areas were defined in 1988. see Table II-24
- The long-term trend in rural areas has been for subdivision densities to decrease. This is consistent with County planning goals to keep the rural areas rural in character. The amount of land being platted as subdivisions in the rural county has not varied substantially over the last three decades. see Tables II-22 and II-24

For Further Information:

See discussion in Section 4 of this chapter following the Benchmarks, and Tables II-22 to II-26.

Growth

Background

Section 1 - Population

Population estimates provide an indication of where people choose to live within Thurston County. There are several ways that the population of an area can grow:

> **Natural Growth** is the increase of births over deaths in a community. Natural growth contributes to changes in household size and housing preference.
>
> **Migration** is the difference between the number of people entering into a community in relation to the number of people leaving a community.
>
> **Annexation** is the redefining of a community's boundaries. In Thurston County, most annexation takes place between a jurisdiction's urban unincorporated growth area and its incorporated area. Annexation does not have an effect at a county-wide level.

see Table II-1

Every ten years the U.S. Bureau of the Census provides accurate population counts of cities and counties. Between Census cycles, many state and local governments provide annual population estimates by tracking changes in the number of dwelling units, household sizes, and annexations. The Washington State Office of Financial Management (OFM) provides these estimates to the city level. In Thurston County, TRPC further breaks down the estimates to the unincorporated urban growth area level.

Historic trends in population distribution between incorporated areas and unincorporated areas are presented in The Profile, published annually by TRPC. In 1970, 53 percent of Thurston County's population lived in incorporated areas of the County. By 1980, this number had dropped to 42 percent, and remained at 42 percent up to 1990.

In the 1988, when urban growth areas were defined around most of the incorporated jurisdictions within Thurston County, the relationship between incorporated and unincorporated population distribution became secondary to the relationship between urban and rural population jurisdiction.

Growth

Historically population growth rates have fluctuated in Thurston County. The early 1900s was a period of high growth, followed by a drop in growth in the 1930s. In the 1960s the growth rate started to increase, culminating in the 1970s, when population growth was at its highest level of the century - an average annual rate of growth of 5.5 percent. The 1980s saw a downward cycle to the growth rates, with the decade finishing with a 2.9 percent average annual growth rate.

Average annual population growth started out at an average annual rate of 4.2 percent between 1990 to 1991. Throughout this decade, the rate of growth has continued to slow, approaching 1 percent in the latter part of the decade. The average annual rate of growth in the 1990s was 2.6 percent.

see Table II-4

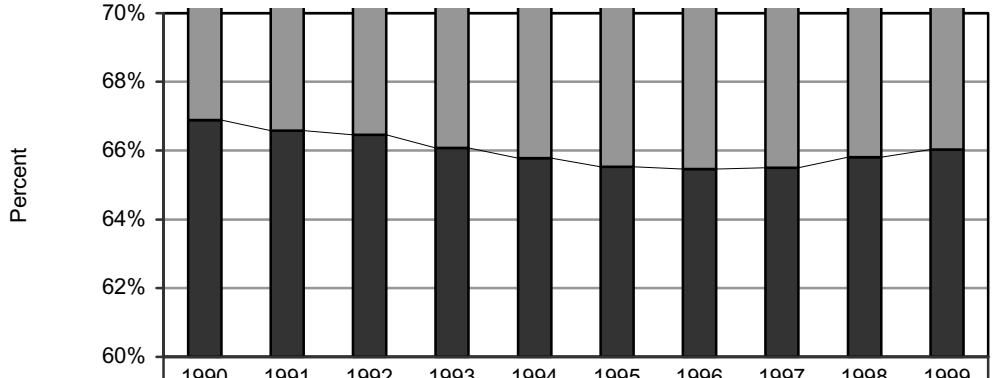
More significant is the change in growth between the urban and rural areas. When the decade started, the rural areas of the county were experiencing a 5.1 percent average annual rate of growth. Compare this to the 3.7 percent experienced in urban areas. By 1996-1997 the trends had shifted, with the rural areas of the county now showing a slower rate of growth than the urban areas.

see Table II-4

This shift in population growth rates has resulted in a slight change to the overall distribution of population in Thurston County. In the early part of the 1990s, the rural regions of the county were increasing their share of the county's population. By 1996, the cities and urban growth areas began to capture an increasing share.

see Figures II-13 and II-14

Figure II-13
Population Distribution, Urban and Rural Areas

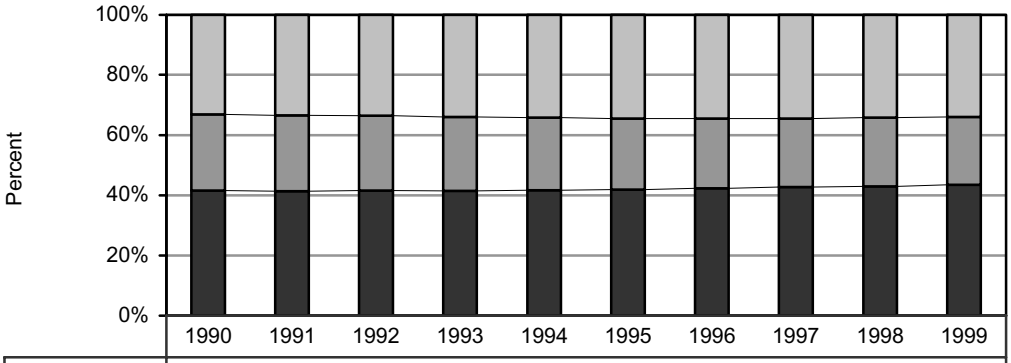


	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Rural County	33.1%	33.4%	33.5%	33.9%	34.2%	34.5%	34.5%	34.5%	34.2%	34.0%
Urban Areas	66.9%	66.6%	66.5%	66.1%	65.8%	65.5%	65.5%	65.5%	65.8%	66.0%

Source: Table II-3

Growth

Figure II-14
Population Distribution, Cities, UGAs, and Rural Areas



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Rural County	33.1%	33.4%	33.5%	33.9%	34.2%	34.5%	34.5%	34.5%	34.2%	34.0%
UGAs	25.2%	25.2%	24.9%	24.5%	24.1%	23.6%	23.1%	22.8%	22.8%	22.5%
Cities	41.6%	41.4%	41.6%	41.5%	41.7%	41.9%	42.4%	42.7%	43.0%	43.6%

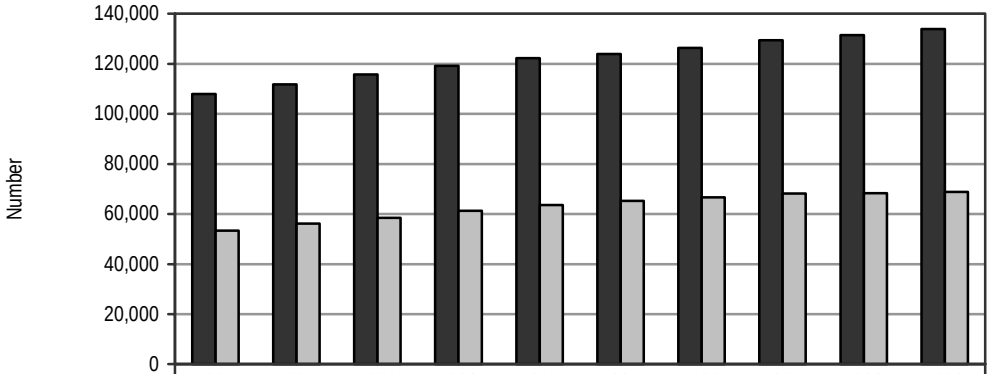
Source: Table II-3

see Figures II-15 and II-16; Tables II-2 to II-6

see maps 3 and 4, pages II-33 and II-34

In 1990, it is estimated that almost 108,000 people (67 percent) lived in urban regions of Thurston County, as opposed to the over 53,000 (33 percent) who lived in rural areas. By the end of the decade, the rural areas held a shade more of the population (34 percent), and the urban areas a shade less (66 percent). Although the distribution of people living in cities grew from 41.6 percent in 1990 to 43.6 percent in 1999, this was deceiving, as a large amount of the change in distribution came through annexation, or a change in city boundaries, and not by redirecting new growth into the urban areas.

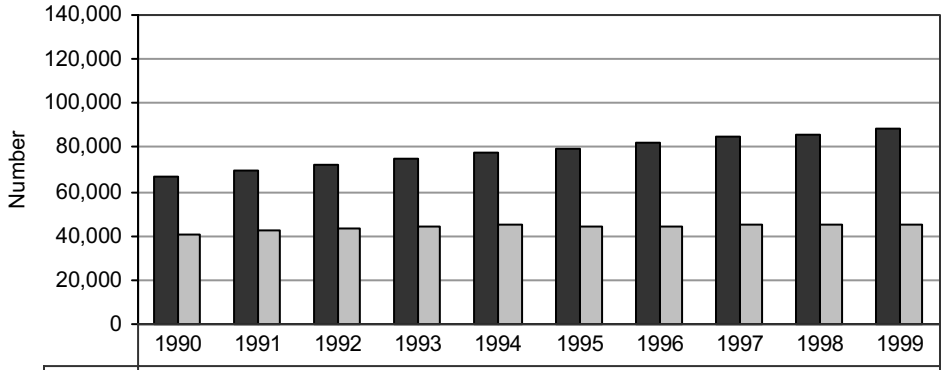
Figure II-15
Population, Urban and Rural Areas



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Urban Areas	107,840	111,860	115,836	119,263	122,292	123,984	126,418	129,440	131,421	133,850
Rural County	53,398	56,140	58,464	61,237	63,608	65,216	66,682	68,160	68,279	68,850

Source: Table II-2

Figure II-16
Population, Cities and UGAs



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Cities	67,140	69,554	72,447	74,965	77,518	79,340	81,855	84,470	85,885	88,325
UGAs	40,700	42,306	43,389	44,298	44,774	44,644	44,563	44,970	45,536	45,525

Source: Table II-2

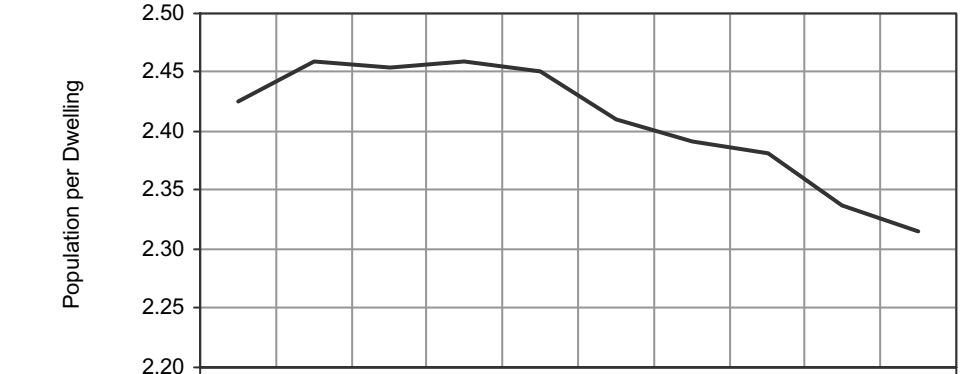
Population per Dwelling Unit

see Figure II-17; Table II-7

Population per dwelling units is measured by taking the total population and dividing it by the total number of dwelling units. It is a combination of household size and vacancy rate. The last accurate measure of population per dwelling unit was taken during the 1990 Census. Since then, OFM has provided yearly dwelling unit and population updates, from which the population per dwelling unit can be calculated. TRPC calculated a 1998 population per dwelling unit by Census Tract for their 1999 Population and Employment Forecast. Years between 1990 and 1998 were calculated by adjusting to OFM's population estimates. There was a slight increase in population per dwelling units between 1990 and 1991, but since then it has been decreasing steadily.

Growth

Figure II-17
Population per Dwelling Unit (Household Size)
Thurston County, 1990-1999



Source: Table II-7

Section 2 - Total Dwelling Units

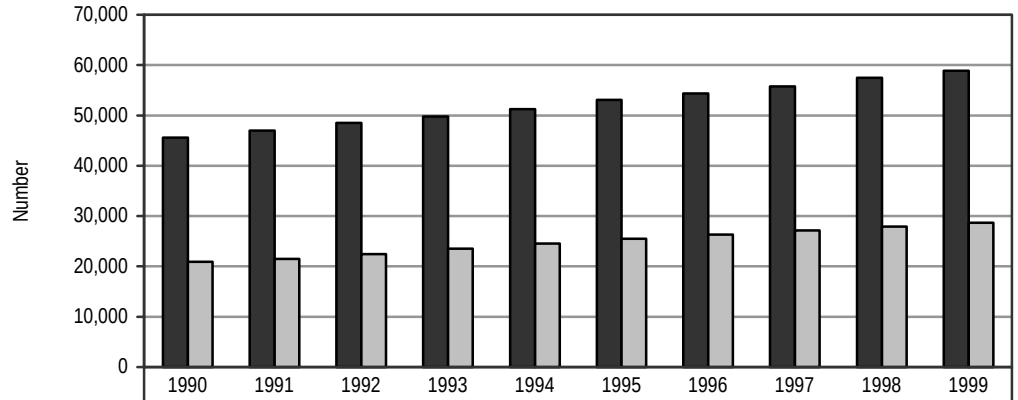
see Tables II-8 to II-11
see map 5, page II-35

TRPC has generated dwelling unit estimates by combining data available from the 1990 Census with our building permit database. Building permits were adjusted for the time lag between permit issue date and building completion, and for units that were permitted but not built. Data were calibrated to the Census and Office of Financial Management year, which runs from April 2 to April 1. Geographic boundaries were held constant to 1998 jurisdiction borders, which makes it possible to compare housing growth by jurisdiction, without having to account for the effects of annexation.

see Figures II-18 and II-19

More than 21,000 dwelling units were built in Thurston County in the 1990s. In raw numbers, 10,000 of these were placed into cities, 3,500 in unincorporated urban growth areas, and almost 7,500 in the rural unincorporated county.

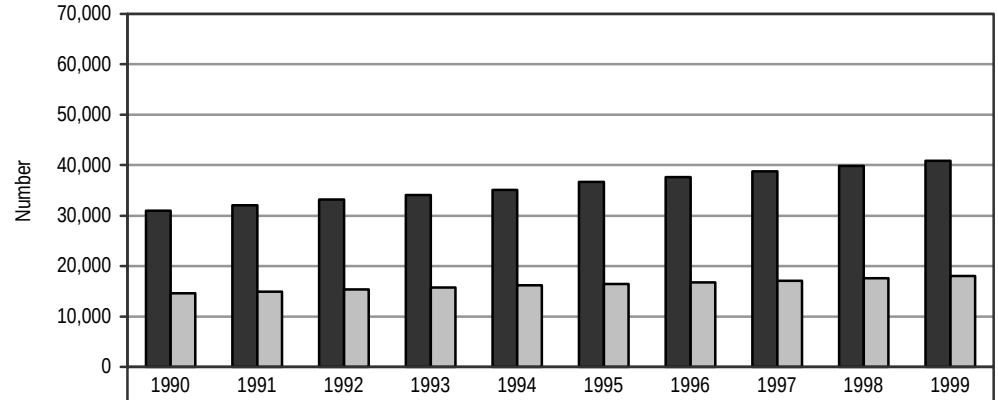
Figure II-18
Dwelling Units, Urban and Rural Areas



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Urban Areas	45,558	46,977	48,537	49,817	51,250	53,083	54,364	55,760	57,445	58,847
Rural County	20,906	21,518	22,462	23,536	24,572	25,482	26,332	27,140	27,908	28,664

Source: Table II-8

Figure II-19
Dwelling Units, Cities and UGAs



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Cities	30,965	32,052	33,204	34,093	35,064	36,649	37,636	38,738	39,816	40,817
UGAs	14,593	14,925	15,333	15,724	16,186	16,435	16,728	17,021	17,629	18,030

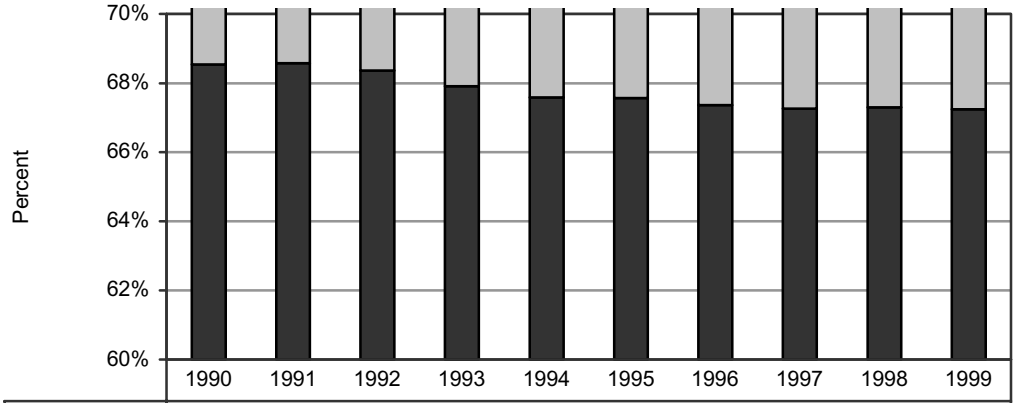
Source: Table II-8

At the start of the decade, 31.5 percent of the total housing stock of the county was in rural areas. By 1999, that number had climbed to 32.8 percent. The cities held their proportion of the county's housing stock steady at around 46.5 percent for the decade. The urban growth areas saw their proportion slip, from 22 percent in 1990, to 20.6 percent in 1999.

see Figures II-20 and 21

Growth

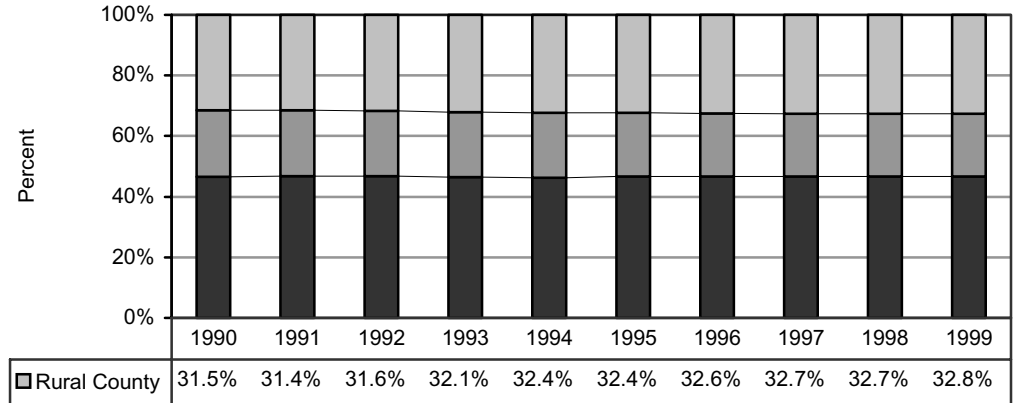
Figure II-20
Distribution of Dwelling Units, Urban and Rural Areas



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Rural County	31.5%	31.4%	31.6%	32.1%	32.4%	32.4%	32.6%	32.7%	32.7%	32.8%
Urban Areas	68.5%	68.6%	68.4%	67.9%	67.6%	67.6%	67.4%	67.3%	67.3%	67.2%

Source: Table II-9

Figure II-21
Distribution of Dwelling Units, Cities, UGAs and Rural Areas



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Rural County	31.5%	31.4%	31.6%	32.1%	32.4%	32.4%	32.6%	32.7%	32.7%	32.8%
UGAs	22.0%	21.8%	21.6%	21.4%	21.3%	20.9%	20.7%	20.5%	20.7%	20.6%
Cities	46.6%	46.8%	46.8%	46.5%	46.2%	46.6%	46.6%	46.7%	46.6%	46.6%

Source: Table II-9

see Table II-7;
see map 6, page II-36

While the rural county's population grew at an average annual rate of 2.9 percent throughout the 1990s, housing stock outpaced it with a growth rate of 3.6 percent. The same is true in the urban areas, where housing stock grew at an annual rate of 2.9 percent, versus a 2.4 percent rate of population growth. The difference in growth rates between population and dwelling units is acounted for by changes in household size.

There has been a slight decrease in the average annual rate of growth of dwelling units in the rural County. In the urban areas, the dwelling unit growth rate has held relatively constant.

Section 3 - Residential Density

Residential density is defined as the number of total dwelling units divided by the total area of land designated for residential development. Zoning, critical areas, the amount of vacant land and historic lot sizes all affect residential density.

see Table II-12; Map 7

Net residential density will increase in an area where population is increasing and the residential land supply is held constant. In Thurston County, net residential density, or population per acre of residentially zoned land, has increased from 0.3 dwellings per acre to 0.4 dwellings per acre in this decade. While the rate of growth in net residential density reflects that of the rate of growth in total dwellings, several interesting trends can be noted. Lacey started the decade with approximately two dwelling units per acre in their city limits, and completed it with three, a gain of one additional dwelling unit per acre. Tumwater followed closely, increasing from 2.5 dwelling units per acre, to 3.3 dwelling units per acre. Olympia climbed from 3.7 dwelling units per acre in 1990 to 4.4 dwelling units per acre in 1999. Over the urban areas as a whole, densities are increasing faster in the cities than the urban growth areas.

Residential Land Base

see Table II-13

In Thurston County, approximately 45 percent of the land base is available for use for residential uses. The majority of commercial activity is concentrated in Thurston County's cities, where land zoned for residential purposes takes up only 38 percent of the land base. The urban growth areas, which are typically considered suburban in development style, have almost sixty percent of their land base available for residential use. The rural regions of the county, which encompass 93 percent of the land area, have an average of 45 percent of their land available for residential use, and the remainder are in right of ways, forestry, industrial, military reservations, or other, non-residential uses.

Section 4 - Land Development

Developed, Developable and Non-Developable Land

The amount of land considered developed versus developable or non-developable varies according to Policy decisions. Developed land in this report consists of land that is currently occupied by a residential unit, and does not have enough area remaining for an additional residential unit under current zoning guidelines. Developable land consists of land that is

Growth

currently zoned for residential uses, and is either vacant, or has area remaining for an additional dwelling unit. Non-developable lands are those areas not zoned for residential uses, or have other characteristics that make them unsuitable for residential development. These areas can include critical areas, right of ways, lakes and water bodies, commercial and industrial lands, and parks and other public lands.

see Table II-14

A 1998 county-wide inventory of developed, developable and non-developable land was created by TRPC for the 1999 Population and Employment Forecast.

see Tables II-15 and II-16

Land developed between 1998 and 1999 was determined by tying building permit locations to parcel size and zoning class, and determining how much land became committed to each additional dwelling unit. In this manner, developed land is not a measure of land use, but rather land committed under current zoning policies and current lot sizes. More than 2,300 acres of land were developed between 1998 and 1999.

Current policies encourage growth in the cities and urban growth areas to occur at urban densities, generally considered to be at least 4 units per acre, while growth in the rural county is encouraged to occur at rural densities of no more than one dwelling per five acres. Therefore, five acres of land in the rural county may only accommodate one family, while the comparable amount of land in the cities or urban growth areas can accommodate a minimum of 20 families, and can easily accommodate more than that.

TRPC's 1999 Population and Employment Forecast small area allocations for population and dwelling units indicate that at development densities held consistent with zoning, and given current development patterns and existing policies, an adequate land supply exists in the cities, UGAs, and rural county for forecast growth for the next 25 years. The estimated amount of development in cities, UGAs, and the rural county lies below the forecast, indicating that given actual development patterns, growth will be accommodated with the available land supply.

Existing lot sizes often do not correspond to current zoning regulations. As the supply of these lots diminishes, the difference between forecast and estimated development will narrow.

Subdivision Development Patterns

Residential subdivision development patterns are one indication of how growth is occurring in our area. There are three types of subdivisions in Thurston County, all of which involve the division of contiguous property for the purpose of sale, lease, or transfer of ownership:

- **Subdivisions** divide property into five or more lots, any one of which is smaller than five acres in size.
- **Short subdivisions** divide property into four or fewer lots, any one of which is smaller than five acres in size.
- **Large lot subdivisions** divide property into two or more lots, any one of which is five acres in size or larger, but less than 40 acres in size.

see Table II-18

Large lot subdivisions occur only in the unincorporated County, while both regular and short subdivisions occur in all jurisdictions.

Subdivisions

The percentage of total lots created in subdivisions (rather than short subdivisions or large lot subdivisions) has ranged between 34 and 83 over the last two decades. In the 1990s, residential subdivision activity captured approximately 70 percent of the new lot development for Thurston County.

see Table II-17

Although subdivisions can also be approved for commercial and mixed use developments (mixed commercial and residential), most subdivisions are platted for residential lots, and most of that activity is for lots to support single-family dwellings. In Thurston County, over 23,000 lots have been created in subdivisions for single-family residences (one home per lot) over the last three decades. In comparison, 600 lots have been created to support multifamily dwellings. Clearly, much of the multifamily building activity is occurring outside of subdivisions.

Subdivisions can provide information on a variety of types of land development. In the Benchmarks report, subdivision data will be examined for the following:

see Tables II-18 to II-27

- Actual lot sizes for single-family residential lots.
- Gross density of approved dwelling units per total acre in subdivisions.

Growth

- Net density of approved dwelling units per acre devoted to residential uses.
- Acres in subdivisions devoted to open space and right-of-ways.

Additional information on subdivisions can be found in Chapter V, on Environment. These data include:

- Acres of open space per approved dwelling unit.
- Acres of right of ways per approved dwelling unit.

Subdivision Lot Sizes

Regulations passed by our local governments in the mid 1990s were put into place to encourage growth in urban areas, and in the regions surrounding our existing urban areas where it is likely that infrastructure such as sewers, roads, and transit can be extended to support denser development. These regions were designated as urban growth areas (UGAs). Suburban-style development, or areas where there are less than 2 lots per acre (lot sizes are more than a half acre), are discouraged, while urban development, where there are more than 4 lots per acre are encouraged. Approval of subdivisions can stretch over many years and many subdivisions were vested prior to 1995 when new regulations were implemented. It may take several more years before these subdivisions work their way through the system and before the effects of new regulations are seen.

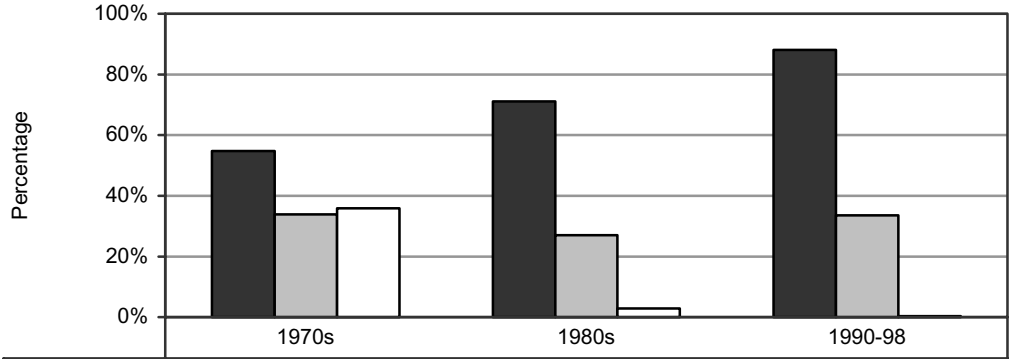
see Tables II-18 to II-21

In Thurston County's cities, a trend toward higher densities of development has been occurring steadily over the last three decades. In the 1970s approximately 55 percent of all lots created were a quarter acre or smaller (or densities were 4 lots per acre or more). This figure increased to 71 percent in the 1980s, and is averaging 88 percent in the 1990s. In contrast, only 34 percent of lots created in the unincorporated urban growth areas were at densities of 4 lots per acre or more in both the 1970s and the 1990s. More lots are being created that fall within the range of 2 lots per acre to 4 lots per acre.

see Figure II-22

The trends in the rural areas are the opposite of the urban areas. In the 1970s 36 percent of lots in the rural county were created at densities of greater than 4 lots per acre. By the 1990s, no new lots were created in the rural county at densities greater than 4 lots per acre.

Figure II-22
Percentage of Lots Created at a Size of Less Than a Quarter Acre



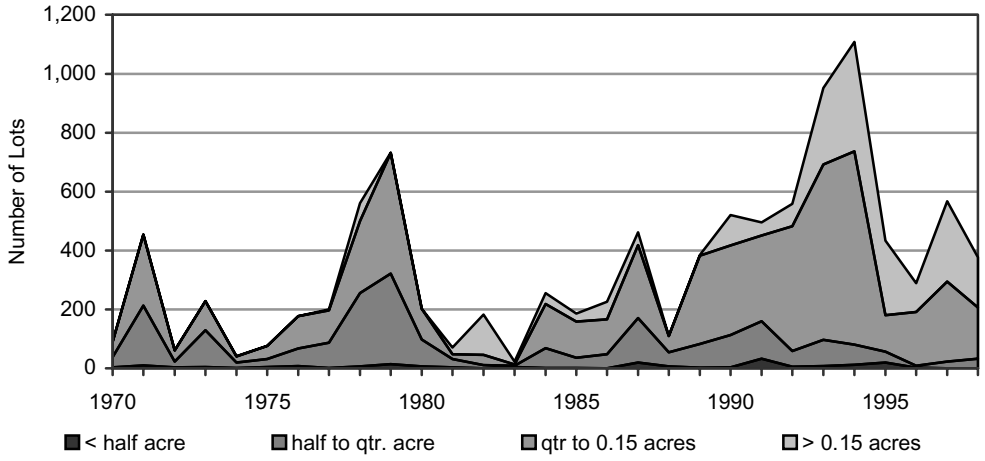
	1970s	1980s	1990-98
Cities	55%	71%	88%
UGAs	34%	27%	34%
Rural County	36%	3%	0%

Source: Table II-19

Although trends are highly variable, small urban lots (less than a seventh of an acre in size) only began to be platted in the cities in the early 1980s. By the 1990s, they were a standard component of the housing stock. In the unincorporated urban growth areas, small urban lots began to be platted in the late 1990s.

see Figures II-23 and II-24

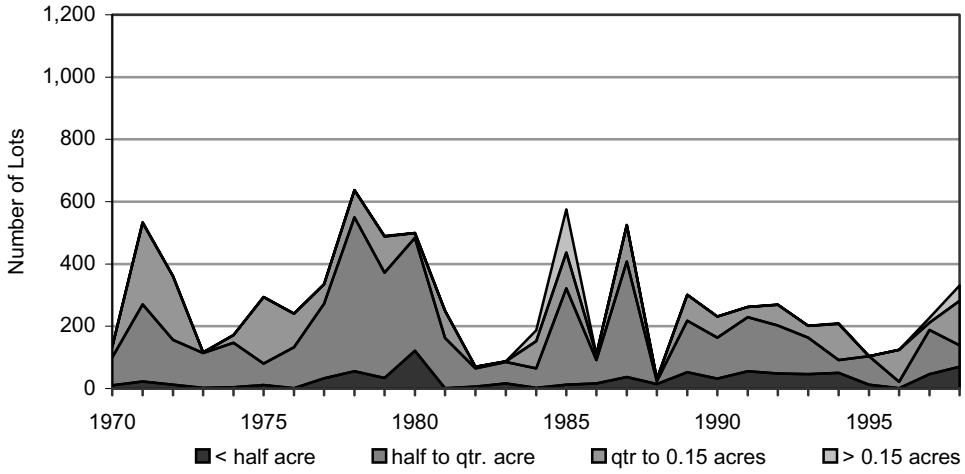
Figure II-23
Number of Single-Family Residential Lots Created in Subdivisions, by Lot Size, Cities



Source: Table II-20

Growth

Figure II-24
Number of Single-Family Residential Lots
Created in Subdivisions, by Lot Size, Urban Growth Areas



Sourc: Table II-20

This historic look at development patterns illustrates that in most urban (incorporated cities) areas and in the rural regions of the county, the trends toward higher densities and lower densities respectively, are apparent. The unincorporated urban growth areas clearly lie somewhere in between, and will be monitored over the coming years to see how development patterns change under new regulations.

Subdivision Gross Residential Density

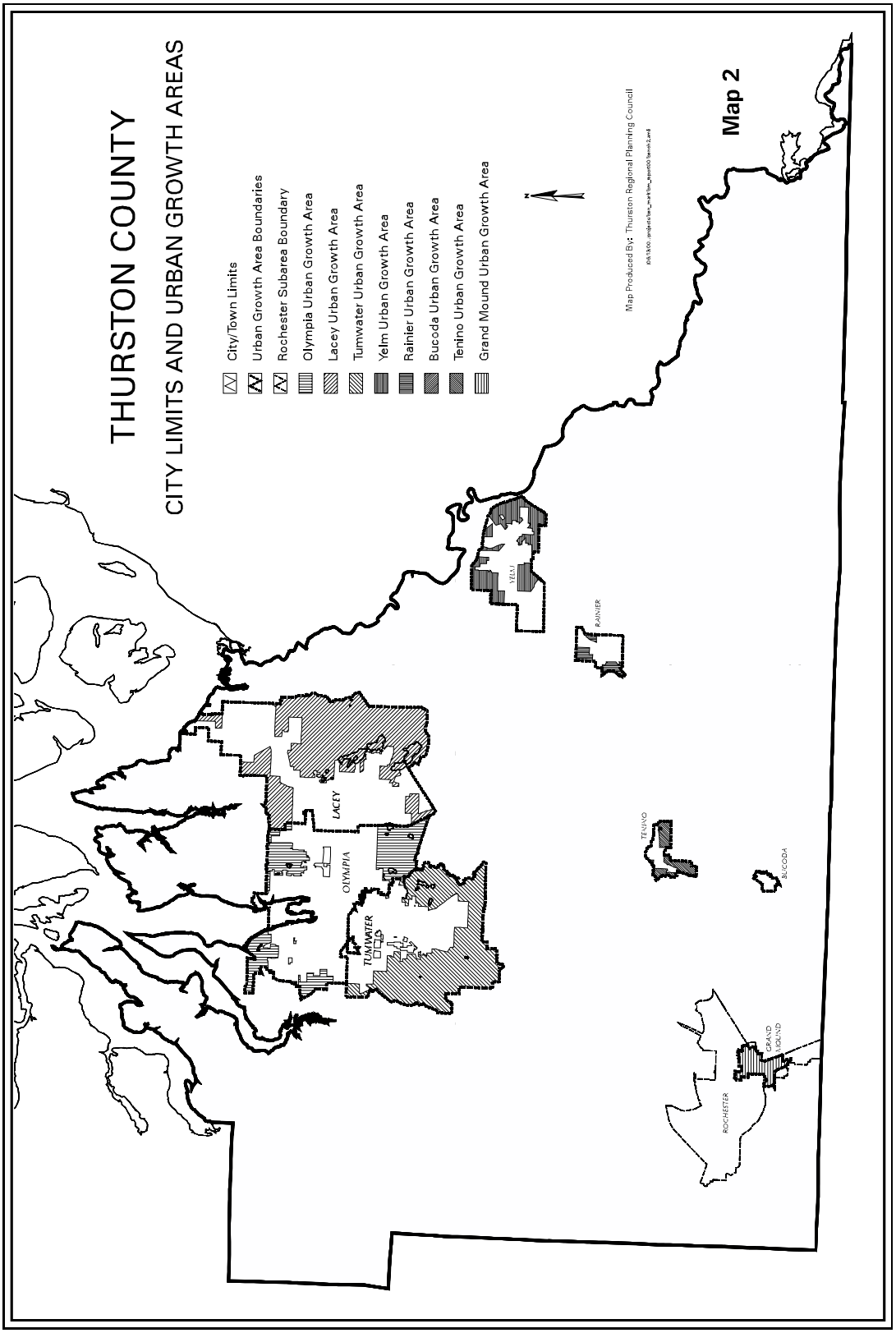
see Tables II-22 and II-23

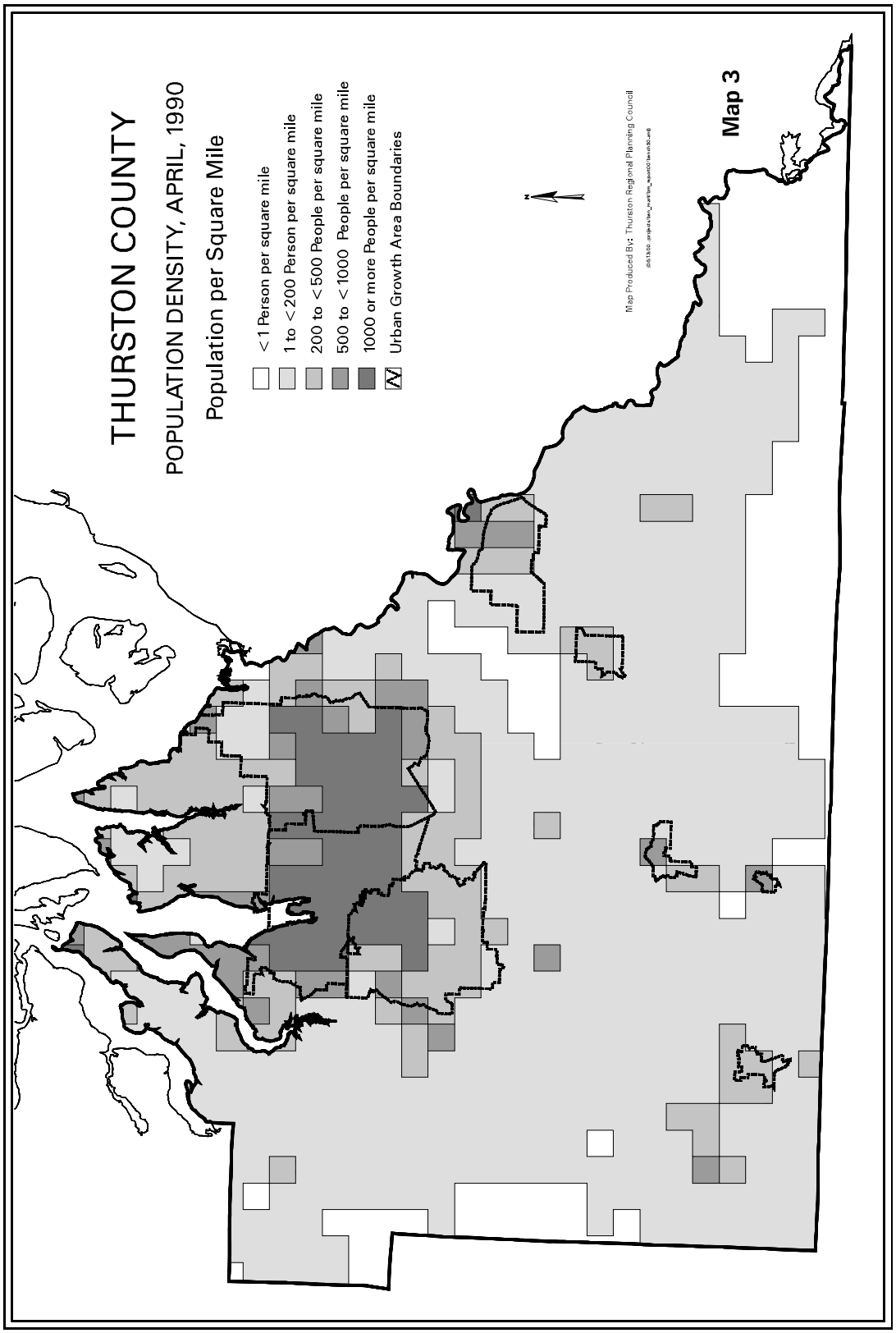
Of the over 12,000 acres of land that were divided into residential subdivisions over the last three decades, almost 8,600 acres (71 percent) were placed into residential lots, over 1,800 acres (15 percent) were devoted to open space or community areas, and an additional 1,700 acres (14 percent) were placed into right-of-ways.

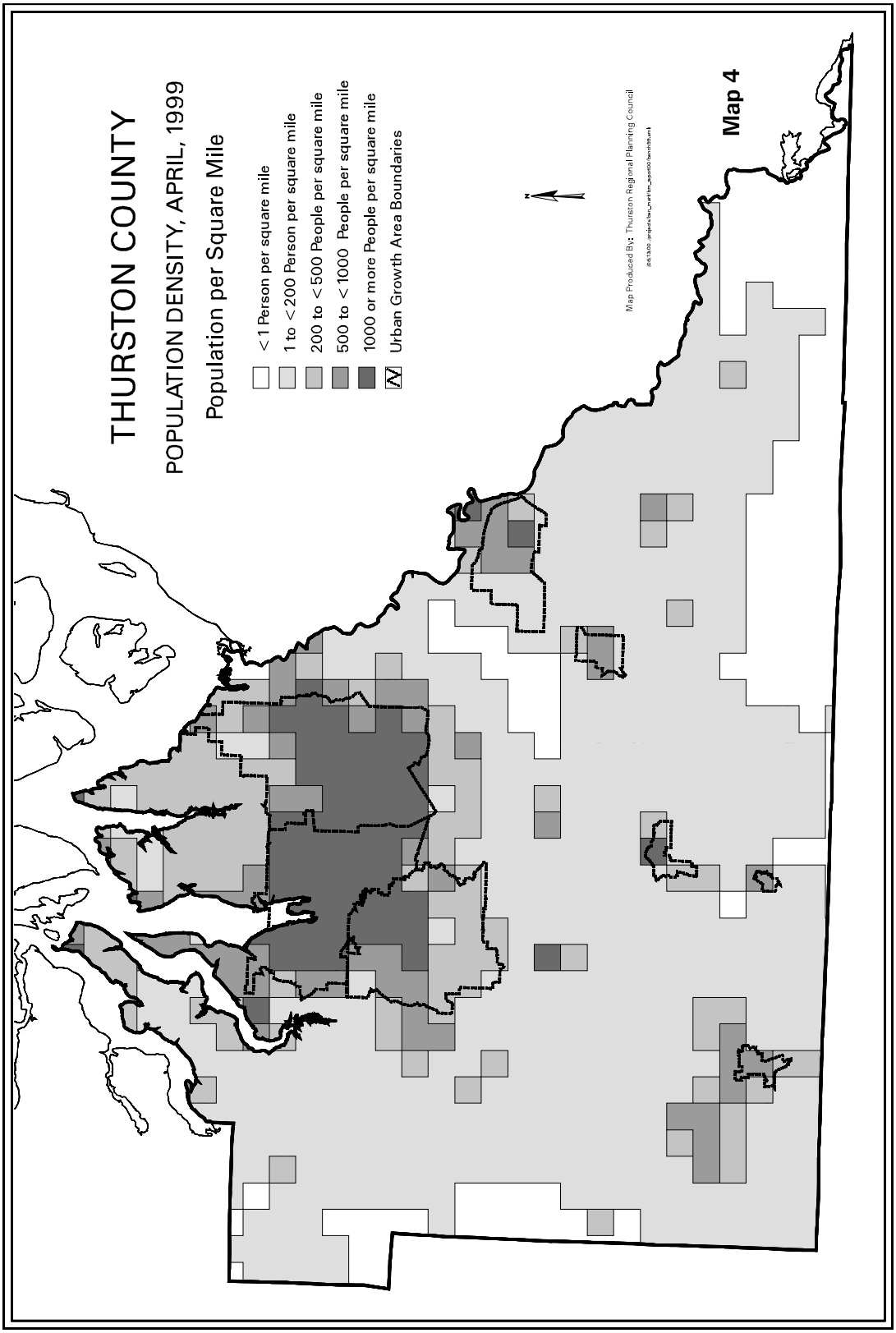
see Table II-24

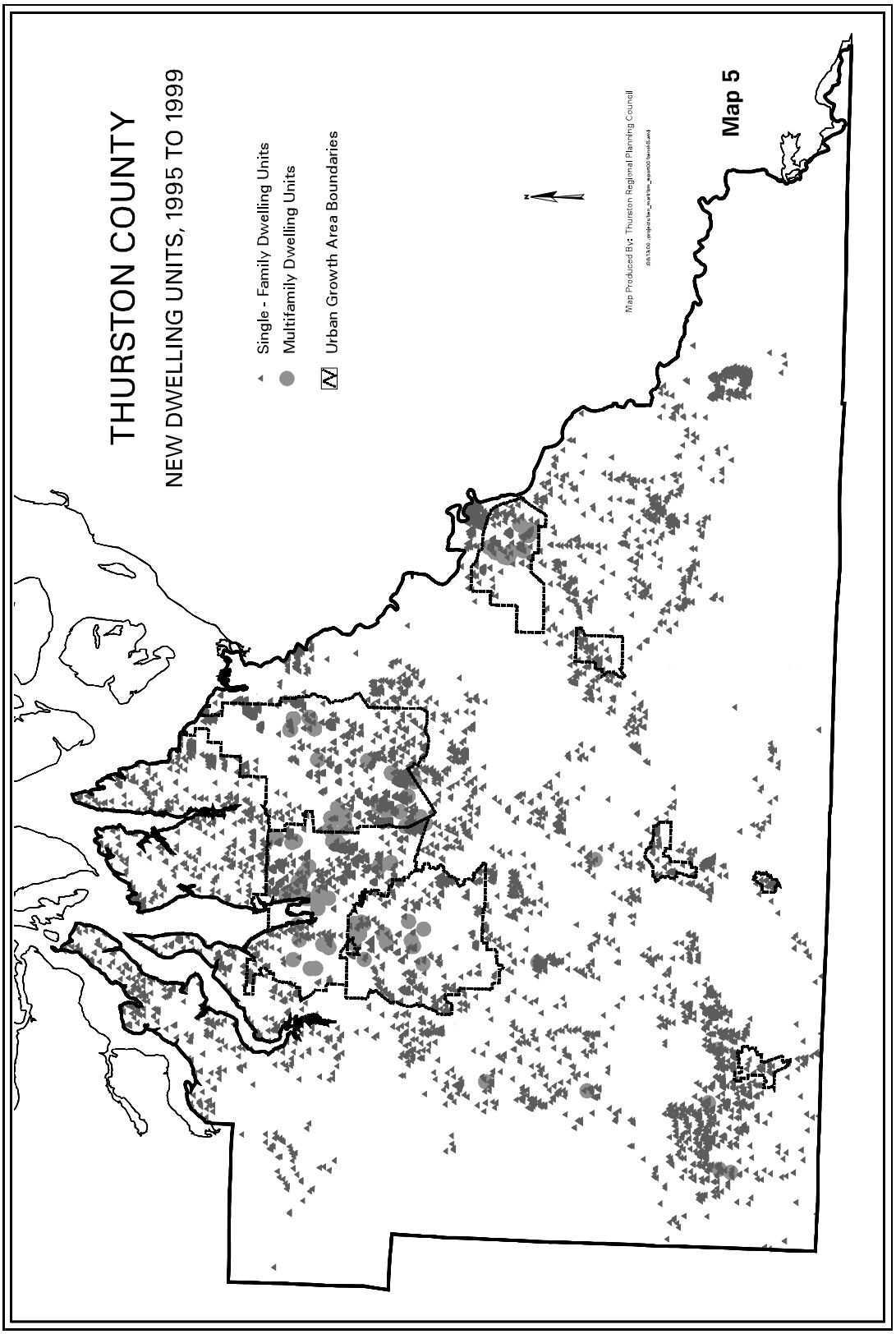
The gross density of single-family residences in subdivisions has increased over the last three decades in the incorporated areas. In the 1970s, the cities were achieving a gross density of 2.8 potential dwellings per total acre in a subdivision. By the 1990s, this number had increased to 3.6. The trend in the unincorporated urban growth areas is the opposite. In

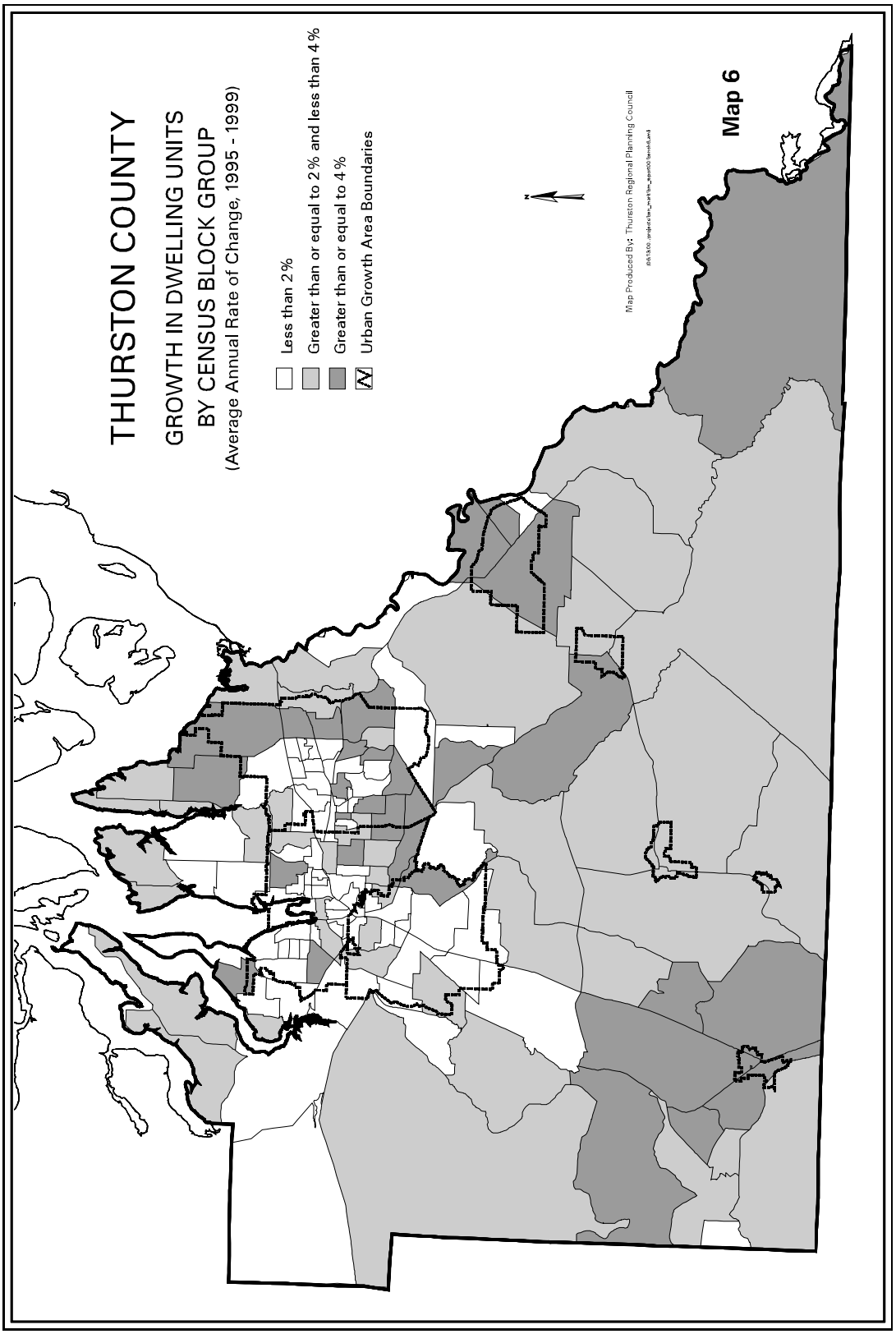
the 1970s, the unincorporated urban growth areas were achieving a gross density of 2.6 potential dwelling units per total acre. This had decreased to 2.1 in the 1980s, and dropped to 1.9 in the 1990s, with a net loss of over half a dwelling unit per acre over this period of time. In the rural areas, where less dense growth is encouraged, the number of potential dwelling units per acre in subdivisions decreased from 1.5 in the 1970s, to 0.7 in the 1980s and 1990s.


THURSTON COUNTY
CITY LIMITS AND URBAN GROWTH AREAS
City/Town Limits
Urban Growth Area Boundaries
Rochester Subarea Boundary
Olympia Urban Growth Area
Lacey Urban Growth Area
Tumwater Urban Growth Area
Yelm Urban Growth Area
Rainier Urban Growth Area
Bucoda Urban Growth Area
Tenino Urban Growth Area
Grand Mound Urban Growth Area
Map Produced By: Thurston Regional Planning Council
Map 2
LACEY
OLYMPIA
TUMWATER
YELM
RAINIER
TENINO
BUCODA
GRAND MOUND
ROCHESTER


THURSTON COUNTY
POPULATION DENSITY, APRIL, 1990
Population per Square Mile
< 1 Person per square mile
1 to < 200 Person per square mile
200 to < 500 People per square mile
500 to < 1000 People per square mile
1000 or more People per square mile
Urban Growth Area Boundaries
N
Map Produced By: Thurston Regional Planning Council
Map 3


THURSTON COUNTY
POPULATION DENSITY, APRIL, 1999
Population per Square Mile
< 1 Person per square mile
1 to < 200 Person per square mile
200 to < 500 People per square mile
500 to < 1000 People per square mile
1000 or more People per square mile
Urban Growth Area Boundaries
Map Produced By: Thurston Regional Planning Council
Map 4


THURSTON COUNTY
NEW DWELLING UNITS, 1995 TO 1999
Single - Family Dwelling Units
Multifamily Dwelling Units
Urban Growth Area Boundaries
N
Map Produced By: Thurston Regional Planning Council
Map 5


THURSTON COUNTY
GROWTH IN DWELLING UNITS
BY CENSUS BLOCK GROUP
(Average Annual Rate of Change, 1995 - 1999)
Less than 2%
Greater than or equal to 2% and less than 4%
Greater than or equal to 4%
Urban Growth Area Boundaries
N
Map Produced By: Thurston Regional Planning Council
Map 6

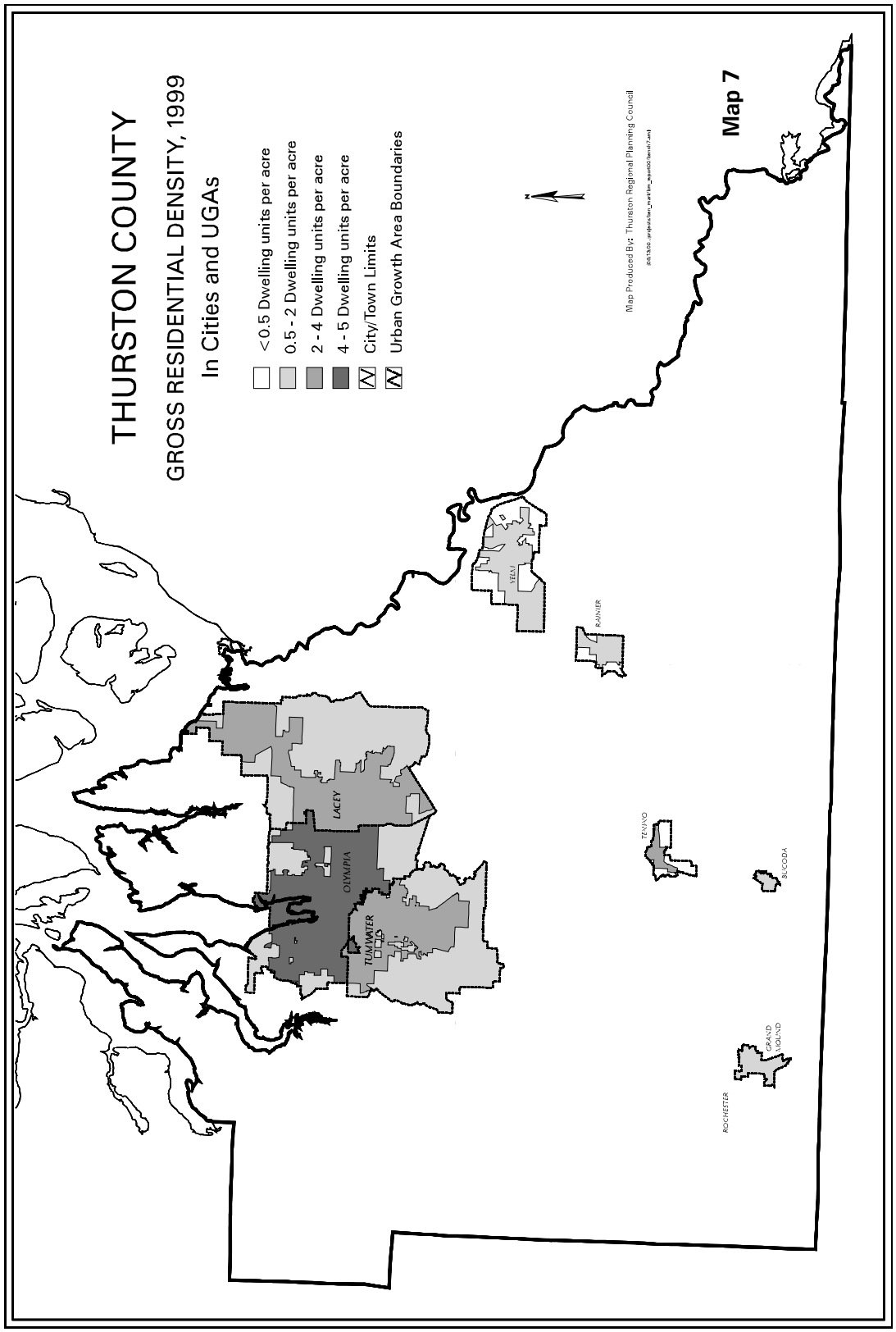

THURSTON COUNTY
GROSS RESIDENTIAL DENSITY, 1999
In Cities and UGAs
<0.5 Dwelling units per acre
0.5 - 2 Dwelling units per acre
2 - 4 Dwelling units per acre
4 - 5 Dwelling units per acre
City/Town Limits
Urban Growth Area Boundaries
Map Produced By: Thurston Regional Planning Council
Map 7
LACEY
OLYMPIA
TUMWATER
YELM
RAINIER
TENINO
BUCODA
GRAND MOUND
ROCHESTER

Table II-1
Population Trends, Thurston County, 1890-1999

Population										
Year	Bucoda	Lacey	Olympia	Rainier	Tenino	Tumwater	Yelm	Incorp.	Unincorp.	Total Pop.
1890	- -	- -	4,698	- -	- -	410	- -	5,108	4,567	9,675
1900	- -	- -	3,863	- -	- -	270	- -	4,133	5,794	9,927
1910	- -	- -	6,996	- -	1,038	490	- -	8,524	9,057	17,581
1920	442	- -	7,795	- -	850	472	- -	9,559	12,807	22,366
1930	703	- -	11,733	- -	938	793	384	14,551	16,800	31,351
1940	541	- -	13,254	- -	952	955	378	16,080	21,205	37,285
1950	473	- -	15,819	331	969	2,725	470	20,787	24,097	44,884
1960	390	- -	18,273	245	836	3,885	479	24,108	30,941	55,049
1970	421	9,696	23,296	382	962	5,373	628	40,758	36,132	76,890
1980	519	13,940	27,447	891	1,280	6,705	1,294	52,076	72,188	124,264
1990	536	19,279	33,729	991	1,292	9,976	1,337	67,140	94,098	161,238
1999	645	29,020	40,210	1,570	1,600	12,530	2,750	88,325	114,375	202,700
Percentage Change (average annual rate of change)										
Year	Bucoda	Lacey	Olympia	Rainier	Tenino	Tumwater	Yelm	Incorp.	Unincorp.	Total Pop.
1900-10	- -	- -	6.1%	- -	- -	6.1%	- -	7.5%	4.6%	5.9%
1910-20	- -	- -	1.1%	- -	-2.0%	-0.4%	- -	1.2%	3.5%	2.4%
1920-30	4.7%	- -	4.2%	- -	1.0%	5.3%	- -	4.3%	2.8%	3.4%
1930-40	-2.6%	- -	1.2%	- -	0.1%	1.9%	-0.2%	1.0%	2.4%	1.7%
1940-50	-1.3%	- -	1.8%	- -	0.2%	11.1%	2.2%	2.6%	1.3%	1.9%
1950-60	-1.9%	- -	1.5%	-3.0%	-1.5%	3.6%	0.2%	1.5%	2.5%	2.1%
1960-70	0.8%	--	2.5%	4.5%	1.4%	3.3%	2.7%	5.4%	1.6%	3.4%
1970-80	2.1%	3.7%	1.7%	8.8%	2.9%	2.2%	7.5%	2.5%	7.2%	4.9%
1980-90	0.3%	3.3%	2.1%	1.1%	0.1%	4.1%	0.3%	2.6%	2.7%	2.6%
1990-99	2.1%	4.6%	2.0%	5.2%	2.4%	2.6%	8.3%	3.1%	2.2%	2.6%
Population Distribution										
Year	Bucoda	Lacey	Olympia	Rainier	Tenino	Tumwater	Yelm	Incorp.	Unincorp.	Total Pop.
1890	- -	- -	48.6%	- -	- -	4.2%	- -	52.8%	47.2%	100%
1900	- -	- -	38.9%	- -	- -	2.7%	- -	41.6%	58.4%	100%
1910	- -	- -	39.8%	- -	5.9%	2.8%	- -	48.5%	51.5%	100%
1920	2.0%	- -	34.9%	- -	3.8%	2.1%	- -	42.7%	57.3%	100%
1930	2.2%	- -	37.4%	- -	3.0%	2.5%	1.2%	46.4%	53.6%	100%
1940	1.5%	- -	35.5%	- -	2.6%	2.6%	1.0%	43.1%	56.9%	100%
1950	1.1%	- -	35.2%	0.7%	2.2%	6.1%	1.0%	46.3%	53.7%	100%
1960	0.7%	- -	33.2%	0.4%	1.5%	7.1%	0.9%	43.8%	56.2%	100%
1970	0.5%	12.6%	30.3%	0.5%	1.3%	7.0%	0.8%	53.0%	47.0%	100%
1980	0.4%	11.2%	22.1%	0.7%	1.0%	5.4%	1.0%	41.9%	58.1%	100%
1990	0.3%	12.0%	20.9%	0.6%	0.8%	6.2%	0.8%	41.6%	58.4%	100%
1999	0.3%	14.3%	19.8%	0.8%	0.8%	6.2%	1.4%	43.6%	56.4%	100%

Sources: U.S. Bureau of the Census; Washington State Office of Financial Management; TRPC

Table II-2
Small Area Population Estimates, Thurston County, 1990-1999

Jurisdiction		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bucoda											
	Total	**536**	**535**	**530**	**545**	**611**	**610**	**610**	**625**	**635**	**645**
Lacey											
	City	19,279	20,210	21,290	22,660	24,280	25,110	26,170	27,570	28,240	29,020
	UGA	25,127	26,003	26,472	26,839	27,068	26,974	27,136	27,209	27,661	27,621
	Total	**44,406**	**46,213**	**47,762**	**49,499**	**51,348**	**52,084**	**53,306**	**54,779**	**55,901**	**56,641**
Olympia											
	City	33,729	34,739	35,689	36,520	36,740	37,170	37,960	38,650	39,070	40,210
	UGA	7,195	7,482	7,757	7,931	8,114	8,106	7,865	8,008	8,243	8,276
	Total	**40,924**	**42,221**	**43,446**	**44,451**	**44,854**	**45,276**	**45,825**	**46,658**	**47,313**	**48,486**
Rainier											
	City	991	1,035	1,175	1,290	1,432	1,440	1,490	1,530	1,560	1,570
	UGA	65	68	71	71	81	80	81	123	131	131
	Total	**1,056**	**1,103**	**1,246**	**1,361**	**1,513**	**1,520**	**1,571**	**1,653**	**1,691**	**1,701**
Tenino											
	City	1,292	1,310	1,315	1,330	1,360	1,495	1,525	1,570	1,590	1,600
	UGA	193	195	200	200	200	106	110	109	109	109
	Total	**1,485**	**1,505**	**1,515**	**1,530**	**1,560**	**1,601**	**1,635**	**1,679**	**1,699**	**1,709**
Tumwater											
	City	9,976	10,360	10,950	11,110	11,200	11,420	11,790	12,130	12,230	12,530
	UGA	6,053	6,334	6,526	6,816	7,140	7,224	7,177	7,300	7,210	7,216
	Total	**16,029**	**16,694**	**17,476**	**17,926**	**18,340**	**18,644**	**18,967**	**19,430**	**19,440**	**19,746**
Yelm											
	City	1,337	1,365	1,498	1,510	1,895	2,095	2,310	2,395	2,560	2,750
	UGA	1,360	1,421	1,483	1,510	1,194	1,145	1,156	1,151	1,120	1,115
	Total	**2,697**	**2,786**	**2,981**	**3,020**	**3,089**	**3,240**	**3,466**	**3,546**	**3,680**	**3,865**
Grand Mound UGA											
	Total	**708**	**804**	**880**	**931**	**977**	**1,009**	**1,037**	**1,070**	**1,063**	**1,057**
Total Cities		**67,140**	**69,554**	**72,447**	**74,965**	**77,518**	**79,340**	**81,855**	**84,470**	**85,885**	**88,325**
Total UGAs		**40,700**	**42,306**	**43,389**	**44,298**	**44,774**	**44,644**	**44,563**	**44,970**	**45,536**	**45,525**
Total Urban Areas		**107,840**	**111,860**	**115,836**	**119,263**	**122,292**	**123,984**	**126,418**	**129,440**	**131,421**	**133,850**
Rural Unincorporated County		**53,398**	**56,140**	**58,464**	**61,237**	**63,608**	**65,216**	**66,682**	**68,160**	**68,279**	**68,850**
Thurston County Total		**161,238**	**168,000**	**174,300**	**180,500**	**185,900**	**189,200**	**193,100**	**197,600**	**199,700**	**202,700**

Sources: Washington State Office of Financial Management; TRPC
Explanation: UGA is unincorporated Urban Growth Area. UGA figures include that population outside the city limits but within the long-term Urban Growth Managment boundary. Includes population growth by annexation. Data are for April 1 of each year.

Table II-3
Population Distribution by Percentage, Thurston County, 1990-1999

Jurisdiction		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bucoda											
	Total	**0.3%**	**0.3%**	**0.3%**	**0.3%**	**0.3%**	**0.3%**	**0.3%**	**0.3%**	**0.3%**	**0.3%**
Lacey											
	City	12.0%	12.0%	12.2%	12.6%	13.1%	13.3%	13.6%	14.0%	14.1%	14.3%
	UGA	15.6%	15.5%	15.2%	14.9%	14.6%	14.3%	14.1%	13.8%	13.9%	13.6%
	Total	**27.5%**	**27.5%**	**27.4%**	**27.4%**	**27.6%**	**27.5%**	**27.6%**	**27.7%**	**28.0%**	**27.9%**
Olympia											
	City	20.9%	20.7%	20.5%	20.2%	19.8%	19.6%	19.7%	19.6%	19.6%	19.8%
	UGA	4.5%	4.5%	4.5%	4.4%	4.4%	4.3%	4.1%	4.1%	4.1%	4.1%
	Total	**25.4%**	**25.1%**	**24.9%**	**24.6%**	**24.1%**	**23.9%**	**23.7%**	**23.6%**	**23.7%**	**23.9%**
Rainier											
	City	0.6%	0.6%	0.7%	0.7%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%
	UGA	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.1%
	Total	**0.7%**	**0.7%**	**0.7%**	**0.8%**	**0.8%**	**0.8%**	**0.8%**	**0.8%**	**0.8%**	**0.8%**
Tenino											
	City	0.8%	0.8%	0.8%	0.7%	0.7%	0.8%	0.8%	0.8%	0.8%	0.8%
	UGA	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
	Total	**0.9%**	**0.9%**	**0.9%**	**0.8%**	**0.8%**	**0.8%**	**0.8%**	**0.8%**	**0.9%**	**0.8%**
Tumwater											
	City	6.2%	6.2%	6.3%	6.2%	6.0%	6.0%	6.1%	6.1%	6.1%	6.2%
	UGA	3.8%	3.8%	3.7%	3.8%	3.8%	3.8%	3.7%	3.7%	3.6%	3.6%
	Total	**9.9%**	**9.9%**	**10.0%**	**9.9%**	**9.9%**	**9.9%**	**9.8%**	**9.8%**	**9.7%**	**9.7%**
Yelm											
	City	0.8%	0.8%	0.9%	0.8%	1.0%	1.1%	1.2%	1.2%	1.3%	1.4%
	UGA	0.8%	0.8%	0.9%	0.8%	0.6%	0.6%	0.6%	0.6%	0.6%	0.5%
	Total	**1.7%**	**1.7%**	**1.7%**	**1.7%**	**1.7%**	**1.7%**	**1.8%**	**1.8%**	**1.8%**	**1.9%**
Grand Mound UGA											
	Total	**0.4%**	**0.5%**	**0.5%**	**0.5%**	**0.5%**	**0.5%**	**0.5%**	**0.5%**	**0.5%**	**0.5%**
Total Cities		**41.6%**	**41.4%**	**41.6%**	**41.5%**	**41.7%**	**41.9%**	**42.4%**	**42.7%**	**43.0%**	**43.6%**
Total UGAs		**25.2%**	**25.2%**	**24.9%**	**24.5%**	**24.1%**	**23.6%**	**23.1%**	**22.8%**	**22.8%**	**22.5%**
Total Urban Areas		**66.9%**	**66.6%**	**66.5%**	**66.1%**	**65.8%**	**65.5%**	**65.5%**	**65.5%**	**65.8%**	**66.0%**
Rural Unincorporated County		**33.1%**	**33.4%**	**33.5%**	**33.9%**	**34.2%**	**34.5%**	**34.5%**	**34.5%**	**34.2%**	**34.0%**
Thurston County Total		**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Sources: Washington State Office of Financial Management; TRPC
Explanation: UGA is unincorporated Urban Growth Area. UGA figures include that population outside the city limits but within the long-term Urban Growth Management boundary. Includes population growth by annexation. Data are for April 1 of each year.

Table II-4
Average Annual Growth Rate in Population, Thurston County, 1990-1999

Jurisdiction		1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1990-99
Bucoda											
	Total	**-0.2%**	**-0.9%**	**2.8%**	**12.1%**	**-0.2%**	**0.0%**	**2.5%**	**1.6%**	**1.6%**	**2.1%**
Lacey											
	City	4.8%	5.3%	6.4%	7.1%	3.4%	4.2%	5.3%	2.4%	2.8%	4.6%
	UGA	3.5%	1.8%	1.4%	0.9%	-0.3%	0.6%	0.3%	1.7%	-0.1%	1.1%
	Total	**4.1%**	**3.4%**	**3.6%**	**3.7%**	**1.4%**	**2.3%**	**2.8%**	**2.0%**	**1.3%**	**2.7%**
Olympia											
	City	3.0%	2.7%	2.3%	0.6%	1.2%	2.1%	1.8%	1.1%	2.9%	2.0%
	UGA	4.0%	3.7%	2.2%	2.3%	-0.1%	-3.0%	1.8%	2.9%	0.4%	1.6%
	Total	**3.2%**	**2.9%**	**2.3%**	**0.9%**	**0.9%**	**1.2%**	**1.8%**	**1.4%**	**2.5%**	**1.9%**
Rainier											
	City	4.4%	13.5%	9.8%	11.0%	0.6%	3.5%	2.7%	2.0%	0.6%	5.2%
	UGA	6.0%	3.5%	0.1%	13.6%	-1.1%	2.1%	51.0%	6.3%	0.4%	8.2%
	Total	**4.5%**	**12.9%**	**9.2%**	**11.1%**	**0.5%**	**3.4%**	**5.2%**	**2.3%**	**0.6%**	**5.4%**
Tenino											
	City	1.4%	0.4%	1.1%	2.3%	9.9%	2.0%	3.0%	1.3%	0.6%	2.4%
	UGA	1.0%	2.8%	0.1%	-0.3%	-47.2%	4.0%	-0.7%	-0.4%	0.5%	-6.1%
	Total	**1.3%**	**0.7%**	**1.0%**	**1.9%**	**2.6%**	**2.1%**	**2.7%**	**1.2%**	**0.6%**	**1.6%**
Tumwater											
	City	3.8%	5.7%	1.5%	0.8%	2.0%	3.2%	2.9%	0.8%	2.5%	2.6%
	UGA	4.6%	3.0%	4.4%	4.8%	1.2%	-0.7%	1.7%	-1.2%	0.1%	2.0%
	Total	**4.1%**	**4.7%**	**2.6%**	**2.3%**	**1.7%**	**1.7%**	**2.4%**	**0.1%**	**1.6%**	**2.3%**
Yelm											
	City	2.1%	9.7%	0.8%	25.5%	10.6%	10.3%	3.7%	6.9%	7.4%	8.3%
	UGA	4.5%	4.4%	1.8%	-20.9%	-4.1%	0.9%	-0.5%	-2.7%	-0.5%	-2.2%
	Total	**3.3%**	**7.0%**	**1.3%**	**2.3%**	**4.9%**	**7.0%**	**2.3%**	**3.8%**	**5.0%**	**4.1%**
Grand Mound UGA											
	Total	**13.5%**	**9.5%**	**5.8%**	**4.9%**	**3.3%**	**2.8%**	**3.2%**	**-0.7%**	**-0.6%**	**4.6%**
Total Cities		**3.6%**	**4.2%**	**3.5%**	**3.4%**	**2.4%**	**3.2%**	**3.2%**	**1.7%**	**2.8%**	**3.1%**
Total UGAs		**3.9%**	**2.6%**	**2.1%**	**1.1%**	**-0.3%**	**-0.2%**	**0.9%**	**1.3%**	**0.0%**	**1.3%**
Total Urban Areas		**3.7%**	**3.6%**	**3.0%**	**2.5%**	**1.4%**	**2.0%**	**2.4%**	**1.5%**	**1.8%**	**2.4%**
Rural Unincorporated County		**5.1%**	**4.1%**	**4.7%**	**3.9%**	**2.5%**	**2.2%**	**2.2%**	**0.2%**	**0.8%**	**2.9%**
Thurston County Total		**4.2%**	**3.8%**	**3.6%**	**3.0%**	**1.8%**	**2.1%**	**2.3%**	**1.1%**	**1.5%**	**2.6%**

Sources: Washington State Office of Financial Management; TRPC
Explanation: UGA is unincorporated Urban Growth Area. UGA figures include that population outside the city limits but within the long-term Urban Growth Management boundary. Includes population growth by annexation. Data are for April 1 of each year.

Table II-5
Changes in Population, Thurston County, 1990-1999

Jurisdiction		1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98*	1998-99	1990-99
Bucoda											
	Total	**-1**	**-5**	**15**	**66**	**-1**	**0**	**15**	**10**	**10**	**109**
Lacey											
	City	931	1,080	1,370	1,620	830	1,060	1,400	670	780	9,741
	UGA	876	469	367	229	-94	162	73	452	-40	2,494
	Total	**1,807**	**1,549**	**1,737**	**1,849**	**736**	**1,222**	**1,473**	**1,122**	**740**	**12,235**
Olympia											
	City	1,010	950	831	220	430	790	690	420	1,140	6,481
	UGA	287	275	174	183	-8	-241	142	235	33	1,081
	Total	**1,297**	**1,225**	**1,005**	**403**	**422**	**549**	**832**	**655**	**1,173**	**7,562**
Rainier											
	City	44	140	115	142	8	50	40	30	10	579
	UGA	4	2	0	10	-1	2	41	8	1	67
	Total	**48**	**142**	**115**	**152**	**7**	**52**	**81**	**38**	**11**	**646**
Tenino											
	City	18	5	15	30	135	30	45	20	10	308
	UGA	2	5	0	-1	-94	4	-1	0	1	-84
	Total	**20**	**10**	**15**	**29**	**41**	**34**	**44**	**20**	**11**	**224**
Tumwater											
	City	384	590	160	90	220	370	340	100	300	2,554
	UGA	281	192	290	325	84	-47	123	-90	6	1,163
	Total	**665**	**782**	**450**	**415**	**304**	**323**	**463**	**10**	**306**	**3,717**
Yelm											
	City	28	133	12	385	200	215	85	165	190	1,413
	UGA	61	62	27	-316	-49	11	-5	-31	-5	-245
	Total	**89**	**195**	**39**	**69**	**151**	**226**	**80**	**134**	**185**	**1,168**
Grand Mound UGA											
	Total	**96**	**76**	**51**	**46**	**32**	**29**	**33**	**-7**	**-6**	**349**
Total Cities		**2,414**	**2,893**	**2,518**	**2,553**	**1,822**	**2,515**	**2,615**	**1,415**	**2,440**	**21,185**
Total UGAs		**1,606**	**1,083**	**909**	**476**	**-130**	**-80**	**406**	**566**	**-12**	**4,824**
Total Urban Areas		**4,020**	**3,976**	**3,427**	**3,029**	**1,692**	**2,435**	**3,021**	**1,981**	**2,428**	**26,009**
Rural Unincorporated County		**2,742**	**2,324**	**2,773**	**2,371**	**1,608**	**1,465**	**1,479**	**119**	**572**	**15,453**
Thurston County Total		**6,762**	**6,300**	**6,200**	**5,400**	**3,300**	**3,900**	**4,500**	**2,100**	**3,000**	**41,462**

Sources: Washington State Office of Financial Management; TRPC
Explanation: *Changes in population per dwelling unit estimate methodology resulted in a gradual overestimate of rural unincorporated county population in 1991 to 1997, compared to the 1998 calibration. UGA is unincorporated Urban Growth Area. UGA figures include that population outside the city limits but within the long-term Urban Growth Management boundary. Includes population growth by annexation. Data are for April 1 of each year.

Table II-6
Annexation of Population in Unincorporated Areas into Cities, Thurston County, 1990-1999

Jurisdiction		1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1990-99
Bucoda	Total	0	0	0	0	0	0	0	0	0	**0**
Lacey	Total	167	10	256	198	112	0	0	54	4	**801**
Olympia	Total	0	0	0	0	0	318	0	0	65	**383**
Rainier	Total	0	0	0	0	0	0	0	0	0	**0**
Tenino	Total	0	0	0	0	101	0	0	0	0	**101**
Tumwater	Total	1	10	2	0	0	107	0	4	0	**124**
Yelm	Total	0	0	12	358	90	0	2	0	0	**462**
Total Cities		**168**	**20**	**270**	**556**	**303**	**425**	**2**	**58**	**69**	**1,871**

Sources: Washington State Office of Financial Management. Data are for April 1 of each year

Table II-7
Population per Dwelling Unit (Household Size), Thurston County, 1990-1999

Jurisdiction		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bucoda											
	Total	**2.67**	**2.72**	**2.73**	**2.73**	**2.71**	**2.67**	**2.65**	**2.64**	**2.62**	**2.59**
Lacey											
	City	2.40	2.36	2.39	2.40	2.44	2.40	2.41	2.38	2.36	2.34
	UGA	2.75	2.80	2.82	2.82	2.79	2.76	2.73	2.73	2.66	2.63
	Total	**2.58**	**2.58**	**2.60**	**2.61**	**2.61**	**2.57**	**2.56**	**2.54**	**2.50**	**2.47**
Olympia											
	City	2.15	2.18	2.16	2.15	2.14	2.10	2.09	2.07	2.06	2.03
	UGA	2.49	2.53	2.56	2.59	2.54	2.51	2.49	2.49	2.42	2.40
	Total	**2.20**	**2.23**	**2.21**	**2.21**	**2.20**	**2.16**	**2.15**	**2.14**	**2.11**	**2.09**
Rainier											
	City	2.36	2.40	2.42	2.42	2.39	2.36	2.34	2.34	2.66	2.63
	UGA	2.37	2.41	2.43	2.43	2.41	2.39	2.36	2.35	2.20	2.18
	Total	**2.37**	**2.40**	**2.42**	**2.42**	**2.39**	**2.37**	**2.34**	**2.34**	**2.61**	**2.58**
Tenino											
	City	2.52	2.56	2.58	2.58	2.55	2.52	2.50	2.50	2.45	2.43
	UGA	2.64	2.68	2.70	2.70	2.68	2.64	2.62	2.61	2.56	2.53
	Total	**2.53**	**2.57**	**2.59**	**2.59**	**2.56**	**2.53**	**2.51**	**2.51**	**2.46**	**2.43**
Tumwater											
	City	2.28	2.31	2.23	2.25	2.32	2.15	2.13	2.14	2.11	2.09
	UGA	2.39	2.42	2.45	2.46	2.44	2.41	2.39	2.39	2.31	2.29
	Total	**2.31**	**2.35**	**2.31**	**2.32**	**2.36**	**2.24**	**2.22**	**2.22**	**2.18**	**2.16**
Yelm											
	City	2.43	2.47	2.49	2.48	2.46	2.40	2.37	2.36	2.45	2.42
	UGA	2.45	2.49	2.51	2.51	2.48	2.45	2.43	2.43	2.31	2.28
	Total	**2.44**	**2.48**	**2.50**	**2.49**	**2.47**	**2.42**	**2.39**	**2.38**	**2.41**	**2.38**
Grand Mound UGA											
	Total	**2.99**	**3.08**	**3.14**	**3.20**	**3.24**	**3.27**	**3.31**	**3.36**	**3.30**	**3.25**
Total Cities		**2.25**	**2.27**	**2.25**	**2.26**	**2.27**	**2.22**	**2.21**	**2.20**	**2.19**	**2.17**
Total UGAs		**2.64**	**2.68**	**2.70**	**2.71**	**2.68**	**2.65**	**2.63**	**2.63**	**2.55**	**2.52**
Total Urban Areas		**2.38**	**2.40**	**2.39**	**2.40**	**2.40**	**2.35**	**2.34**	**2.33**	**2.30**	**2.28**
Rural Unincorporated County		**2.53**	**2.59**	**2.58**	**2.58**	**2.55**	**2.52**	**2.50**	**2.49**	**2.42**	**2.40**
Thurston County Total		**2.43**	**2.46**	**2.45**	**2.46**	**2.45**	**2.41**	**2.39**	**2.38**	**2.34**	**2.32**

Sources: TRPC; U.S. Bureau of the Census; Lacey, Olympia, Rainier, Tenino, Yelm, and Thurston County building departments
Explanation: UGA is unincorporated Urban Growth Area. UGA figures include those dwelling units outside the city limits but within the long-term Urban Growth Management boundary. Assumes constant 1998 City and UGA boundaries. Methodology to calculated population per dwelling unit was adjusted in 1998.

Table II-8
Dwelling Unit Estimates of Cities and UGAs, Thurston County, 1990-1999

Jurisdiction		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bucoda											
	Total	**208**	**208**	**208**	**209**	**213**	**215**	**219**	**226**	**232**	**235**
Lacey											
	City	8,503	8,915	9,213	9,598	10,187	10,796	11,371	11,944	12,383	12,843
	UGA	8,741	8,923	9,106	9,308	9,510	9,632	9,798	9,918	10,286	10,503
	Total	**17,243**	**17,838**	**18,319**	**18,905**	**19,697**	**20,429**	**21,169**	**21,862**	**22,668**	**23,346**
Olympia											
	City	16,056	16,504	17,029	17,368	17,600	18,059	18,306	18,673	19,092	19,398
	UGA	2,734	2,785	2,882	2,941	3,032	3,062	3,123	3,202	3,360	3,464
	Total	**18,790**	**19,288**	**19,912**	**20,309**	**20,632**	**21,121**	**21,428**	**21,875**	**22,452**	**22,862**
Rainier											
	City	355	364	398	449	474	484	497	507	522	526
	UGA	27	28	29	29	33	33	34	52	59	60
	Total	**382**	**392**	**427**	**478**	**507**	**517**	**531**	**558**	**581**	**586**
Tenino											
	City	522	525	539	552	562	569	584	598	606	615
	UGA	34	34	36	36	36	39	41	41	42	43
	Total	**557**	**559**	**576**	**588**	**598**	**608**	**625**	**639**	**648**	**658**
Tumwater											
	City	4,573	4,778	5,039	5,124	5,231	5,663	5,711	5,742	5,865	5,966
	UGA	2,460	2,521	2,599	2,703	2,840	2,905	2,955	3,022	3,083	3,146
	Total	**7,033**	**7,299**	**7,638**	**7,827**	**8,071**	**8,568**	**8,667**	**8,764**	**8,948**	**9,113**
Yelm											
	City	748	758	777	794	797	863	948	1,049	1,116	1,234
	UGA	363	379	404	419	438	459	468	470	480	488
	Total	**1,110**	**1,137**	**1,181**	**1,213**	**1,235**	**1,321**	**1,416**	**1,519**	**1,596**	**1,723**
Grand Mound UGA											
	Total	**234**	**256**	**277**	**287**	**297**	**304**	**309**	**316**	**319**	**324**
Total Cities		**30,965**	**32,052**	**33,204**	**34,093**	**35,064**	**36,649**	**37,636**	**38,738**	**39,816**	**40,817**
Total UGAs		**14,593**	**14,925**	**15,333**	**15,724**	**16,186**	**16,435**	**16,728**	**17,021**	**17,629**	**18,030**
Total Urban Areas		**45,558**	**46,977**	**48,537**	**49,817**	**51,250**	**53,083**	**54,364**	**55,760**	**57,445**	**58,847**
Rural Unincorporated County		**20,906**	**21,518**	**22,462**	**23,536**	**24,572**	**25,482**	**26,332**	**27,140**	**27,908**	**28,664**
Thurston County Total		**66,464**	**68,495**	**70,998**	**73,353**	**75,822**	**78,565**	**80,696**	**82,900**	**85,353**	**87,511**

Sources: TRPC; U.S. Bureau of the Census; Lacey, Olympia, Rainier, Tenino, Yelm, and Thurston County building departments
Explanation: UGA is unincorporated Urban Growth Area. UGA figures include those dwelling units outside the city limits but within the long-term Urban Growth Management boundary. Assumes constant 1998 City and UGA boundaries. Data are for April 1 of each year.

Table II-9
Distribution of Total Dwelling Units for Cities and UGAs by Percentage, Thurston County, 1990-1999

Jurisdiction		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bucoda											
	Total	**0.3%**	**0.3%**	**0.3%**	**0.3%**	**0.3%**	**0.3%**	**0.3%**	**0.3%**	**0.3%**	**0.3%**
Lacey											
	City	12.8%	13.0%	13.0%	13.1%	13.4%	13.7%	14.1%	14.4%	14.5%	14.7%
	UGA	13.2%	13.0%	12.8%	12.7%	12.5%	12.3%	12.1%	12.0%	12.1%	12.0%
	Total	**25.9%**	**26.0%**	**25.8%**	**25.8%**	**26.0%**	**26.0%**	**26.2%**	**26.4%**	**26.6%**	**26.7%**
Olympia											
	City	24.2%	24.1%	24.0%	23.7%	23.2%	23.0%	22.7%	22.5%	22.4%	22.2%
	UGA	4.1%	4.1%	4.1%	4.0%	4.0%	3.9%	3.9%	3.9%	3.9%	4.0%
	Total	**28.3%**	**28.2%**	**28.0%**	**27.7%**	**27.2%**	**26.9%**	**26.6%**	**26.4%**	**26.3%**	**26.1%**
Rainier											
	City	0.5%	0.5%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%
	UGA	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.1%
	Total	**0.6%**	**0.6%**	**0.6%**	**0.7%**	**0.7%**	**0.7%**	**0.7%**	**0.7%**	**0.7%**	**0.7%**
Tenino											
	City	0.8%	0.8%	0.8%	0.8%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%
	UGA	0.1%	0.1%	0.1%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%
	Total	**0.8%**	**0.8%**	**0.8%**	**0.8%**	**0.8%**	**0.8%**	**0.8%**	**0.8%**	**0.8%**	**0.8%**
Tumwater											
	City	6.9%	7.0%	7.1%	7.0%	6.9%	7.2%	7.1%	6.9%	6.9%	6.8%
	UGA	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.6%	3.6%	3.6%
	Total	**10.6%**	**10.7%**	**10.8%**	**10.7%**	**10.6%**	**10.9%**	**10.7%**	**10.6%**	**10.5%**	**10.4%**
Yelm											
	City	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.2%	1.3%	1.3%	1.4%
	UGA	0.5%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%
	Total	**1.7%**	**1.7%**	**1.7%**	**1.7%**	**1.6%**	**1.7%**	**1.8%**	**1.8%**	**1.9%**	**2.0%**
Grand Mound UGA											
	Total	**0.4%**	**0.4%**	**0.4%**	**0.4%**	**0.4%**	**0.4%**	**0.4%**	**0.4%**	**0.4%**	**0.4%**
Total Cities		**46.6%**	**46.8%**	**46.8%**	**46.5%**	**46.2%**	**46.6%**	**46.6%**	**46.7%**	**46.6%**	**46.6%**
Total UGAs		**22.0%**	**21.8%**	**21.6%**	**21.4%**	**21.3%**	**20.9%**	**20.7%**	**20.5%**	**20.7%**	**20.6%**
Total Urban Areas		**68.5%**	**68.6%**	**68.4%**	**67.9%**	**67.6%**	**67.6%**	**67.4%**	**67.3%**	**67.3%**	**67.2%**
Rural Unincorporated County		**31.5%**	**31.4%**	**31.6%**	**32.1%**	**32.4%**	**32.4%**	**32.6%**	**32.7%**	**32.7%**	**32.8%**
Thurston County Total		**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Sources: TRPC; U.S. Bureau of the Census; Lacey, Olympia, Rainier, Tenino, Yelm, and Thurston County building departments
Explanation: UGA is unincorporated Urban Growth Area. UGA figures include those dwelling units outside the city limits but within the long-term Urban Growth Management boundary. Assumes constant 1998 City and UGA boundaries. Data are for April 1 of each year.

Table II-10
Average Annual Growth Rate of Dwelling Units, Thurston County, 1990-1999

Jurisdiction		1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1990-99
Bucoda											
	Total	**0.0%**	**0.0%**	**0.5%**	**1.8%**	**1.0%**	**1.8%**	**3.1%**	**2.9%**	**1.2%**	**1.4%**
Lacey											
	City	4.9%	3.3%	4.2%	6.1%	6.0%	5.3%	5.0%	3.7%	3.7%	4.7%
	UGA	2.1%	2.0%	2.2%	2.2%	1.3%	1.7%	1.2%	3.7%	2.1%	2.1%
	Total	**3.4%**	**2.7%**	**3.2%**	**4.2%**	**3.7%**	**3.6%**	**3.3%**	**3.7%**	**3.0%**	**3.4%**
Olympia											
	City	2.8%	3.2%	2.0%	1.3%	2.6%	1.4%	2.0%	2.2%	1.6%	2.1%
	UGA	1.8%	3.5%	2.0%	3.1%	1.0%	2.0%	2.5%	4.9%	3.1%	2.7%
	Total	**2.7%**	**3.2%**	**2.0%**	**1.6%**	**2.4%**	**1.5%**	**2.1%**	**2.6%**	**1.8%**	**2.2%**
Rainier											
	City	2.4%	9.5%	12.7%	5.6%	2.1%	2.7%	2.0%	3.1%	0.7%	4.5%
	UGA	3.5%	3.6%	0.2%	13.0%	0.7%	2.9%	52.2%	14.3%	1.6%	9.3%
	Total	**2.5%**	**9.1%**	**11.9%**	**6.0%**	**2.0%**	**2.7%**	**5.2%**	**4.1%**	**0.8%**	**4.9%**
Tenino											
	City	0.5%	2.7%	2.4%	1.8%	1.3%	2.6%	2.4%	1.4%	1.4%	1.8%
	UGA	0.0%	5.7%	0.1%	0.0%	7.8%	5.2%	0.2%	1.7%	2.3%	2.5%
	Total	**0.5%**	**2.9%**	**2.2%**	**1.7%**	**1.7%**	**2.8%**	**2.2%**	**1.4%**	**1.5%**	**1.9%**
Tumwater											
	City	4.5%	5.5%	1.7%	2.1%	8.3%	0.9%	0.5%	2.1%	1.7%	3.0%
	UGA	2.5%	3.1%	4.0%	5.1%	2.3%	1.7%	2.3%	2.0%	2.0%	2.8%
	Total	**3.8%**	**4.6%**	**2.5%**	**3.1%**	**6.2%**	**1.1%**	**1.1%**	**2.1%**	**1.8%**	**2.9%**
Yelm											
	City	1.4%	2.5%	2.1%	0.5%	8.2%	9.9%	10.6%	6.4%	10.6%	5.7%
	UGA	4.5%	6.5%	3.8%	4.5%	4.8%	2.0%	0.5%	2.0%	1.8%	3.4%
	Total	**2.4%**	**3.8%**	**2.7%**	**1.9%**	**7.0%**	**7.2%**	**7.3%**	**5.0%**	**8.0%**	**5.0%**
Grand Mound UGA											
	Total	**9.2%**	**8.3%**	**3.9%**	**3.5%**	**2.1%**	**1.7%**	**2.2%**	**1.0%**	**1.8%**	**3.7%**
Total Cities		**3.5%**	**3.6%**	**2.7%**	**2.8%**	**4.5%**	**2.7%**	**2.9%**	**2.8%**	**2.5%**	**3.1%**
Total UGAs		**2.3%**	**2.7%**	**2.6%**	**2.9%**	**1.5%**	**1.8%**	**1.8%**	**3.6%**	**2.3%**	**2.4%**
Total Urban Areas		**3.1%**	**3.3%**	**2.6%**	**2.9%**	**3.6%**	**2.4%**	**2.6%**	**3.0%**	**2.4%**	**2.9%**
Rural Unincorporated County		**2.9%**	**4.4%**	**4.8%**	**4.4%**	**3.7%**	**3.3%**	**3.1%**	**2.8%**	**2.7%**	**3.6%**
Thurston County Total		**3.1%**	**3.7%**	**3.3%**	**3.4%**	**3.6%**	**2.7%**	**2.7%**	**3.0%**	**2.5%**	**3.1%**

Sources: TRPC; U.S. Bureau of the Census; Lacey, Olympia, Rainier, Tenino, Yelm, and Thurston County building departments
Explanation: UGA is unincorporated Urban Growth Area. UGA figures include those dwelling units outside the city limits but within the long-term Urban Growth Management boundary. Assumes constant 1998 City and UGA boundaries. Data are for April 1 of each year.

Table II-11
Number of New Dwelling Units of Cities and UGAs, Thurston County, 1990-1999

Jurisdiction		1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1990-99
Bucoda											
	Total	**0**	**0**	**1**	**4**	**2**	**4**	**7**	**6**	**3**	**27**
Lacey											
	City	413	298	385	590	609	575	573	439	460	4,340
	UGA	182	183	202	202	122	166	120	367	217	1,762
	Total	**595**	**480**	**587**	**792**	**732**	**740**	**693**	**806**	**678**	**6,103**
Olympia											
	City	448	525	339	232	459	247	368	418	306	3,342
	UGA	50	98	59	91	30	61	79	158	104	730
	Total	**498**	**623**	**398**	**322**	**490**	**307**	**447**	**577**	**410**	**4,072**
Rainier											
	City	9	35	51	25	10	13	10	16	4	171
	UGA	1	1	0	4	0	1	18	7	1	33
	Total	**10**	**36**	**51**	**29**	**10**	**14**	**28**	**23**	**5**	**204**
Tenino											
	City	3	14	13	10	7	15	14	8	9	93
	UGA	0	2	0	0	3	2	0	1	1	9
	Total	**3**	**16**	**13**	**10**	**10**	**17**	**14**	**9**	**10**	**101**
Tumwater											
	City	204	261	85	107	432	48	31	123	101	1,393
	UGA	61	78	104	137	65	50	67	61	63	686
	Total	**265**	**339**	**190**	**244**	**497**	**98**	**98**	**184**	**165**	**2,079**
Yelm											
	City	11	19	17	4	65	86	101	67	118	487
	UGA	16	25	15	19	21	9	2	9	8	126
	Total	**27**	**44**	**32**	**23**	**86**	**95**	**103**	**77**	**127**	**613**
Grand Mound UGA											
	Total	**22**	**21**	**11**	**10**	**6**	**5**	**7**	**3**	**6**	**90**
Total Cities		**1,087**	**1,152**	**890**	**971**	**1,585**	**987**	**1,102**	**1,078**	**1,001**	**9,853**
Total UGAs		**332**	**408**	**391**	**462**	**248**	**294**	**293**	**607**	**401**	**3,437**
Total Urban Areas		**1,419**	**1,559**	**1,281**	**1,433**	**1,833**	**1,281**	**1,396**	**1,685**	**1,402**	**13,289**
Rural Unincorporated County		**612**	**943**	**1,074**	**1,037**	**910**	**850**	**808**	**768**	**756**	**7,758**
Thurston County Total		**2,031**	**2,503**	**2,354**	**2,470**	**2,743**	**2,131**	**2,204**	**2,453**	**2,158**	**21,047**

Sources: TRPC; U.S. Bureau of the Census; Lacey, Olympia, Rainier, Tenino, Yelm, and Thurston County building departments
Explanation: UGA is unincorporated Urban Growth Area. UGA figures include those dwelling units outside the city limits but within the long-term Urban Growth Management boundary. Assumes constant 1998 City and UGA boundaries. Data are for April 1 of each year.

Table II-12
Net Residential Density (Dwelling Units per Residentially-Zoned Acre), Thurston County, 1990-1999

Jurisdiction		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Bucoda											
	Total	**1.71**	**1.71**	**1.71**	**1.72**	**1.75**	**1.77**	**1.80**	**1.85**	**1.91**	**1.93**
Lacey											
	City	1.98	2.07	2.14	2.23	2.37	2.51	2.64	2.77	2.88	2.98
	UGA	1.31	1.34	1.37	1.40	1.43	1.45	1.47	1.49	1.54	1.58
	Total	**1.57**	**1.63**	**1.67**	**1.72**	**1.80**	**1.86**	**1.93**	**1.99**	**2.07**	**2.13**
Olympia											
	City	3.66	3.77	3.89	3.96	4.02	4.12	4.18	4.26	4.36	4.43
	UGA	0.91	0.93	0.96	0.98	1.01	1.02	1.04	1.07	1.12	1.16
	Total	**2.55**	**2.62**	**2.70**	**2.75**	**2.80**	**2.86**	**2.91**	**2.97**	**3.04**	**3.10**
Rainier											
	City	0.56	0.57	0.62	0.70	0.74	0.76	0.78	0.79	0.82	0.82
	UGA	0.08	0.08	0.08	0.08	0.09	0.09	0.10	0.15	0.17	0.17
	Total	**0.39**	**0.40**	**0.43**	**0.48**	**0.51**	**0.52**	**0.54**	**0.57**	**0.59**	**0.59**
Tenino											
	City	3.11	3.13	3.21	3.29	3.35	3.39	3.48	3.56	3.61	3.66
	UGA	0.06	0.06	0.06	0.06	0.06	0.07	0.07	0.07	0.07	0.07
	Total	**0.73**	**0.73**	**0.75**	**0.77**	**0.78**	**0.79**	**0.82**	**0.83**	**0.85**	**0.86**
Tumwater											
	City	2.54	2.66	2.80	2.85	2.91	3.15	3.18	3.19	3.26	3.32
	UGA	0.59	0.61	0.62	0.65	0.68	0.70	0.71	0.73	0.74	0.76
	Total	**1.18**	**1.22**	**1.28**	**1.31**	**1.35**	**1.44**	**1.45**	**1.47**	**1.50**	**1.53**
Yelm											
	City	0.66	0.67	0.68	0.70	0.70	0.76	0.83	0.92	0.98	1.09
	UGA	0.18	0.18	0.20	0.20	0.21	0.22	0.23	0.23	0.23	0.24
	Total	**0.35**	**0.35**	**0.37**	**0.38**	**0.39**	**0.41**	**0.44**	**0.47**	**0.50**	**0.54**
Grand Mound UGA											
	Total	**1.15**	**1.26**	**1.37**	**1.42**	**1.47**	**1.50**	**1.52**	**1.56**	**1.57**	**1.60**
Total Cities		**2.47**	**2.55**	**2.65**	**2.72**	**2.79**	**2.92**	**3.00**	**3.09**	**3.17**	**3.25**
Total UGAs		**0.86**	**0.88**	**0.90**	**0.92**	**0.95**	**0.96**	**0.98**	**1.00**	**1.03**	**1.06**
Total Urban Areas		**1.54**	**1.59**	**1.64**	**1.68**	**1.73**	**1.79**	**1.84**	**1.88**	**1.94**	**1.99**
Rural Unincorporated County		**0.11**	**0.12**	**0.12**	**0.13**	**0.13**	**0.14**	**0.14**	**0.15**	**0.15**	**0.16**
Thurston County Total		**0.31**	**0.32**	**0.33**	**0.34**	**0.36**	**0.37**	**0.38**	**0.39**	**0.40**	**0.41**

Sources: TRPC; U.S. Bureau of the Census; Lacey, Olympia, Rainier, Tenino, Yelm, and Thurston County building departments
Explanation: UGA is unincorporated Urban Growth Area. UGA figures include those dwelling units outside the city limits but within the long-term Urban Growth Management boundary. Assumes constant 1998 City and UGA boundaries. Total Residential Dwelling Units divided by Net Residential Acres is equal to Residential Density. Data are for April 1 of each year.

Table II-13
Distribution of Residential Land, Thurston County, 1998

Jurisdiction		Acreage			Percent	
		Total	Residential	Non-Residential	Residential	Non-Residential
Bucoda						
	Total	**275**	**122**	**153**	**44%**	**56%**
Lacey						
	City	10,408	4,305	6,103	41%	59%
	UGA	10,760	6,662	4,098	62%	38%
	Total	**21,168**	**10,967**	**10,201**	**52%**	**48%**
Olympia						
	City	11,080	4,381	6,699	40%	60%
	UGA	4,917	2,992	1,924	61%	39%
	Total	**15,997**	**7,373**	**8,623**	**46%**	**54%**
Rainier						
	City	967	639	328	66%	34%
	UGA	458	348	110	76%	24%
	Total	**1,424**	**987**	**438**	**69%**	**31%**
Tenino						
	City	492	168	324	34%	66%
	UGA	739	598	140	81%	19%
	Total	**1,231**	**766**	**465**	**62%**	**38%**
Tumwater						
	City	6,425	1,797	4,627	28%	72%
	UGA	8,780	4,162	4,618	47%	53%
	Total	**15,204**	**5,959**	**9,245**	**39%**	**61%**
Yelm						
	City	3,566	1,136	2,431	32%	68%
	UGA	2,463	2,069	395	84%	16%
	Total	**6,030**	**3,204**	**2,825**	**53%**	**47%**
Grand Mound UGA						
	Total	**983**	**203**	**780**	**21%**	**79%**
Total Cities		**33,212**	**12,548**	**20,665**	**38%**	**62%**
Total UGAs		**29,099**	**17,034**	**12,065**	**59%**	**41%**
Total Urban Areas		**62,311**	**29,582**	**32,729**	**47%**	**53%**
Rural Unincorporated County		**409,369**	**183,845**	**225,524**	**45%**	**55%**
Thurston County Total		**471,680**	**213,427**	**258,253**	**45%**	**55%**

Sources: TRPC; U.S. Bureau of the Census; Lacey, Olympia, Rainier, Tenino, Yelm, and Thurston County building departments
Explanation: UGA is unincorporated Urban Growth Area. Residential land includes those lands zoned as residential, and a portion of those lands in mixed commercial/residential zones. Non-residential lands include public lands (parks, schools, etc.), critical areas as defined by local jurisdictions; lakes and rivers, public right-of-ways, and lands that are not zoned as residential.

Table II-14
Distribution of Developed and Developable Residential Land
Thurston County, 1998

Jurisdiction		Acreage			Percent		
		Developed	Develop-able	Non-Residential	Developed	Develop-able	Non-Residential
Bucoda							
	Total	**62**	**60**	**153**	**23%**	**22%**	**56%**
Lacey							
	City	1,775	2,530	6,103	17%	24%	59%
	UGA	2,797	3,865	4,098	26%	36%	38%
	Total	**4,572**	**6,395**	**10,201**	**22%**	**30%**	**48%**
Olympia							
	City	2,148	2,233	6,699	19%	20%	60%
	UGA	704	2,289	1,924	14%	47%	39%
	Total	**2,851**	**4,522**	**8,623**	**18%**	**28%**	**54%**
Rainier							
	City	264	375	328	27%	39%	34%
	UGA	30	317	110	7%	69%	24%
	Total	**294**	**693**	**438**	**21%**	**49%**	**31%**
Tenino							
	City	96	72	324	19%	15%	66%
	UGA	10	588	140	1%	80%	19%
	Total	**106**	**660**	**465**	**9%**	**54%**	**38%**
Tumwater							
	City	711	1,086	4,627	11%	17%	72%
	UGA	498	3,664	4,618	6%	42%	53%
	Total	**1,209**	**4,751**	**9,245**	**8%**	**31%**	**61%**
Yelm							
	City	147	989	2,431	4%	28%	68%
	UGA	193	1,876	395	8%	76%	16%
	Total	**340**	**2,865**	**2,825**	**6%**	**48%**	**47%**
Grand Mound UGA							
	Total	**60**	**142**	**780**	**6%**	**14%**	**79%**
Total Cities		**5,202**	**7,346**	**20,665**	**16%**	**22%**	**62%**
Total UGAs		**4,292**	**12,742**	**12,065**	**15%**	**44%**	**41%**
Total Urban Areas		**9,494**	**20,088**	**32,729**	**15%**	**32%**	**53%**
Rural Unincorporated County		**49,124**	**134,720**	**225,524**	**12%**	**33%**	**55%**
Thurston County Total		**58,619**	**154,808**	**258,253**	**12%**	**33%**	**55%**

Sources: TRPC; U.S. Bureau of the Census; Lacey, Olympia, Rainier, Tenino, Yelm, and Thurston County building departments
Explanation: UGA is unincorporated Urban Growth Area. Residential land includes those lands zoned as residential, and a portion of those lands in mixed commercial/residential zones. Non-residential lands include public lands (parks, schools, etc.), critical areas as defined by local jurisdictions; lakes and rivers, public right-of-ways, and lands that are not zoned as residential.

Table II-15
Estimated and Projected Developable Residential Land in Acres
Thurston County, 1998-1999

Jurisdiction		Estimated 1998	Estimated 1999	Estimated Change 1998-99	Projected 1999	Projected Change 1998-99
Bucoda						
	Total	**60**	**59**	**1**	**56**	**4**
Lacey						
	City	2,530	2,473	56	2,392	138
	UGA	3,865	3,811	55	3,717	149
	Total	**6,395**	**6,284**	**111**	**6,109**	**287**
Olympia						
	City	2,233	2,183	50	2,163	70
	UGA	2,289	2,260	28	2,205	83
	Total	**4,522**	**4,443**	**79**	**4,369**	**153**
Rainier						
	City	375	370	6	360	16
	UGA	317	317	1	289	28
	Total	**693**	**687**	**6**	**649**	**44**
Tenino						
	City	72	70	2	64	8
	UGA	588	588	0	563	25
	Total	**660**	**658**	**2**	**628**	**32**
Tumwater						
	City	1,086	1,059	27	1,044	43
	UGA	3,664	3,645	19	3,545	119
	Total	**4,751**	**4,704**	**47**	**4,589**	**161**
Yelm						
	City	989	976	13	952	37
	UGA	1,876	1,870	6	1,719	157
	Total	**2,865**	**2,846**	**19**	**2,670**	**194**
Grand Mound UGA						
	Total	**142**	**136**	**6**	**135**	**7**
Total Cities		**7,346**	**7,191**	**155**	**7,031**	**315**
Total UGAs		**12,742**	**12,627**	**115**	**12,174**	**568**
Total Urban Areas		**20,088**	**19,817**	**270**	**19,205**	**883**
Rural Unincorporated County		**134,720**	**132,665**	**2,055**	**130,937**	**3,783**
Thurston County Total		**154,808**	**152,483**	**2,325**	**150,142**	**4,666**

Sources: TRPC; U.S. Bureau of the Census; Lacey, Olympia, Rainier, Tenino, Yelm, and Thurston County building departments
Explanation: UGA is unincorporated Urban Growth Area. Assumes constant 1998 City and UGA boundaries. "Change" represents land developed between 1998 and 1999.

Table II-16
Distribution and Percent Change of Developable Land in Acres
Thurston County, 1998-1999

Jurisdiction		Distribution 1998	Distribution 1999	Percent Change 1998-1999
Bucoda				
	Total	**0.0%**	**0.0%**	**1.3%**
Lacey				
	City	1.6%	1.6%	2.2%
	UGA	2.5%	2.5%	1.4%
	Total	**4.1%**	**4.1%**	**1.7%**
Olympia				
	City	1.4%	1.4%	2.3%
	UGA	1.5%	1.5%	1.2%
	Total	**2.9%**	**2.9%**	**1.7%**
Rainier				
	City	0.2%	0.2%	1.5%
	UGA	0.2%	0.2%	0.2%
	Total	**0.4%**	**0.5%**	**0.9%**
Tenino				
	City	0.0%	0.0%	2.7%
	UGA	0.4%	0.4%	0.0%
	Total	**0.4%**	**0.4%**	**0.3%**
Tumwater				
	City	0.7%	0.7%	2.5%
	UGA	2.4%	2.4%	0.5%
	Total	**3.1%**	**3.1%**	**1.0%**
Yelm				
	City	0.6%	0.6%	1.3%
	UGA	1.2%	1.2%	0.3%
	Total	**1.9%**	**1.9%**	**0.7%**
Grand Mound UGA				
	Total	**0.1%**	**0.1%**	**4.4%**
Total Cities		**4.7%**	**4.7%**	**2.1%**
Total UGAs		**8.2%**	**8.3%**	**0.9%**
Total Urban Areas		**13.0%**	**13.0%**	**1.3%**
Rural Unincorporated County		**87.0%**	**87.0%**	**1.5%**
Thurston County Total		**100.0%**	**100.0%**	**1.5%**

Sources: TRPC; U.S. Bureau of the Census; Lacey, Olympia, Rainier, Tenino, Yelm, and Thurston County building departments
Explanation: UGA is unincorporated Urban Growth Area. Assumes constant 1998 City and UGA boundaries.

Table II-17
Total Number of New Lots Created in Thurston County, 1981-1998

Year	Subdivisions	Short Subdivisions	Large Lot Subdivisions	Total Lots	% Subdivisions	% Short Subdivisions	% Large Lot Subdivisions
1981-1989							
1981	447	306	239	992	45%	31%	24%
1982	412	224	373	1,009	41%	22%	37%
1983	303	270	316	889	34%	30%	36%
1984	661	386	268	1,315	50%	29%	20%
1985	834	369	288	1,491	56%	25%	19%
1986	490	300	201	991	49%	30%	20%
1987	1,215	280	366	1,861	65%	15%	20%
1988	313	280	167	760	41%	37%	22%
1989	512	289	127	928	55%	31%	14%
Total 1981-1989	**4,740**	**2,398**	**2,106**	**9,244**	**51%**	**26%**	**23%**
1990-1998							
1990	1,071	496	245	1,812	59%	27%	14%
1991	739	190	171	1,100	67%	17%	16%
1992	2,183	191	257	2,631	83%	7%	10%
1993	1,110	188	228	1,526	73%	12%	15%
1994	1,575	257	424	2,256	70%	11%	19%
1995	889	252	216	1,357	66%	19%	16%
1996	617	310	153	1,080	57%	29%	14%
1997	1,185	276	158	1,619	73%	17%	10%
1998	878	212	162	1,252	70%	17%	13%
Total 1990-1998	**10,247**	**2,372**	**2,014**	**14,633**	**70%**	**16%**	**14%**
Total	**14,987**	**4,770**	**4,120**	**23,877**	**63%**	**20%**	**17%**

Sources: The Profile, 1988-1999; Thurston County Auditor's Office; Planning departments for individual jurisdictions
Explanation: Includes all lots created in subdivisions. Year may reflect approval date at the jurisdictional level, and may not correspond to Thurson County Auditor's approval date.

Table II-18
Number of Single Family Residential Lots Created in Subdivisions, by Lot Size
Thurston County, 1970-1998

Jurisdiction		more than half an acre			half acre to quarter acre			quarter acre to 0.15 acres			less than 0.15 acres			Total		
		70s	80s	90-98	70s	80s	90-98	70s	80s	90-98	70s	80s	90-98	70s	80s	90-98
Bucoda																
	Total	**0**	**0**	**14**	**0**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**19**
Lacey																
	City	5	3	13	478	112	183	585	457	1,733	63	230	1,294	1,131	802	3,223
	UGA	103	164	202	1,367	1,241	284	909	406	329	3	175	2	2,382	1,986	817
	Total	**108**	**167**	**215**	**1,845**	**1,353**	**467**	**1,494**	**863**	**2,062**	**66**	**405**	**1,296**	**3,513**	**2,788**	**4,040**
Olympia																
	City	36	19	7	500	222	165	573	487	755	2	53	203	1,111	781	1,130
	UGA	53	31	25	426	216	340	190	100	208	1	0	65	670	347	638
	Total	**89**	**50**	**32**	**926**	**438**	**505**	**763**	**587**	**963**	**3**	**53**	**268**	**1,781**	**1,128**	**1,768**
Rainier																
	City	1	0	38	21	14	94	4	0	0	0	0	0	26	14	132
	UGA	0	0	1	0	0	18	0	0	0	0	0	0	0	0	19
	Total	**1**	**0**	**39**	**21**	**14**	**112**	**4**	**0**	**0**	**0**	**0**	**0**	**26**	**14**	**151**
Tenino																
	City	0	0	0	2	0	7	15	0	3	0	0	0	17	0	10
	UGA	0	0	1	0	0	4	0	0	7	0	0	0	0	0	12
	Total	**0**	**0**	**1**	**2**	**0**	**11**	**15**	**0**	**10**	**0**	**0**	**0**	**17**	**0**	**22**
Tumwater																
	City	11	17	4	72	208	64	135	203	213	0	55	115	218	483	396
	UGA	21	38	124	191	158	295	17	12	46	1	0	0	230	208	465
	Total	**32**	**55**	**128**	**263**	**366**	**359**	**152**	**215**	**259**	**1**	**55**	**115**	**448**	**691**	**861**
Yelm																
	City	1	3	5	57	9	28	57	6	318	0	0	38	115	18	389
	UGA	7	44	6	21	28	0	0	18	0	0	0	0	28	90	6
	Total	**8**	**47**	**11**	**78**	**37**	**28**	**57**	**24**	**318**	**0**	**0**	**38**	**143**	**108**	**395**
Total Cities		**54**	**42**	**81**	**1,130**	**565**	**546**	**1,369**	**1,153**	**3,022**	**65**	**338**	**1,650**	**2,618**	**2,098**	**5,299**
Total UGAs		**184**	**277**	**359**	**2,005**	**1,643**	**941**	**1,116**	**536**	**590**	**5**	**175**	**67**	**3,310**	**2,631**	**1,957**
Total Urban Areas		**238**	**319**	**440**	**3,135**	**2,208**	**1,487**	**2,485**	**1,689**	**3,612**	**70**	**513**	**1,717**	**5,928**	**4,729**	**7,256**
Rural Unincorporated County		**862**	**606**	**767**	**1,344**	**156**	**221**	**1,230**	**21**	**3**	**3**	**1**	**0**	**3,439**	**784**	**991**
Thurston County Total		**1,100**	**925**	**1,207**	**4,479**	**2,364**	**1,708**	**3,715**	**1,710**	**3,615**	**73**	**514**	**1,717**	**9,367**	**5,513**	**8,247**

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office
Explanation: UGA is unincorporated Urban Growth Area.

Table II-19
Percentage of Single Family Residential Lots Created in Subdivisions, by Lot Size
Thurston County, 1970-1998

Jurisdiction		more than half an acre			half acre to quarter acre			quarter acre to 0.15 acres			less than 0.15 acres			Total		
		70s	80s	90-98	70s	80s	90-98	70s	80s	90-98	70s	80s	90-98	70s	80s	90-98
Bucoda																
	Total	**0%**	**0%**	**74%**	**0%**	**0%**	**26%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**100%**
Lacey																
	City	0%	0%	0%	42%	14%	6%	52%	57%	54%	6%	29%	40%	100%	100%	100%
	UGA	4%	8%	25%	57%	62%	35%	38%	20%	40%	0%	9%	0%	100%	100%	100%
	Total	**3%**	**6%**	**5%**	**53%**	**49%**	**12%**	**43%**	**31%**	**51%**	**2%**	**15%**	**32%**	**100%**	**100%**	**100%**
Olympia																
	City	3%	2%	1%	45%	28%	15%	52%	62%	67%	0%	7%	18%	100%	100%	100%
	UGA	8%	9%	4%	64%	62%	53%	28%	29%	33%	0%	0%	10%	100%	100%	100%
	Total	**5%**	**4%**	**2%**	**52%**	**39%**	**29%**	**43%**	**52%**	**54%**	**0%**	**5%**	**15%**	**100%**	**100%**	**100%**
Rainier																
	City	4%	0%	29%	81%	100%	71%	15%	0%	0%	0%	0%	0%	100%	100%	100%
	UGA	0%	0%	5%	0%	0%	95%	0%	0%	0%	0%	0%	0%	0%	0%	100%
	Total	**4%**	**0%**	**26%**	**81%**	**100%**	**74%**	**15%**	**0%**	**0%**	**0%**	**0%**	**0%**	**100%**	**100%**	**100%**
Tenino																
	City	0%	0%	0%	12%	0%	70%	88%	0%	30%	0%	0%	0%	100%	0%	100%
	UGA	0%	0%	8%	0%	0%	33%	0%	0%	58%	0%	0%	0%	0%	0%	100%
	Total	**0%**	**0%**	**5%**	**12%**	**0%**	**50%**	**88%**	**0%**	**45%**	**0%**	**0%**	**0%**	**100%**	**0%**	**100%**
Tumwater																
	City	5%	4%	1%	33%	43%	16%	62%	42%	54%	0%	11%	29%	100%	100%	100%
	UGA	9%	18%	27%	83%	76%	63%	7%	6%	10%	0%	0%	0%	100%	100%	100%
	Total	**7%**	**8%**	**15%**	**59%**	**53%**	**42%**	**34%**	**31%**	**30%**	**0%**	**8%**	**13%**	**100%**	**100%**	**100%**
Yelm																
	City	1%	17%	1%	50%	50%	7%	50%	33%	82%	0%	0%	10%	100%	100%	100%
	UGA	25%	49%	100%	75%	31%	0%	0%	20%	0%	0%	0%	0%	100%	100%	100%
	Total	**6%**	**44%**	**3%**	**55%**	**34%**	**7%**	**40%**	**22%**	**81%**	**0%**	**0%**	**10%**	**100%**	**100%**	**100%**
Total Cities		**2%**	**2%**	**2%**	**43%**	**27%**	**10%**	**52%**	**55%**	**57%**	**2%**	**16%**	**31%**	**100%**	**100%**	**100%**
Total UGAs		**6%**	**11%**	**18%**	**61%**	**62%**	**48%**	**34%**	**20%**	**30%**	**0%**	**7%**	**3%**	**100%**	**100%**	**100%**
Total Urban Areas		**4%**	**7%**	**6%**	**53%**	**47%**	**20%**	**42%**	**36%**	**50%**	**1%**	**11%**	**24%**	**100%**	**100%**	**100%**
Rural Unincorporated County		**25%**	**77%**	**77%**	**39%**	**20%**	**22%**	**36%**	**3%**	**0%**	**0%**	**0%**	**0%**	**100%**	**100%**	**100%**
Thurston County Total		**12%**	**17%**	**15%**	**48%**	**43%**	**21%**	**40%**	**31%**	**44%**	**1%**	**9%**	**21%**	**99%**	**91%**	**79%**

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office
Explanation: UGA is unincorporated Urban Growth Area.

Table II-20
Distribution of Developed and Developable Residential Land
Thurston County, 1998

	Cities					UGAs				
Year	< half acre	half to qtr. acre	qtr. to 0.15 acres	> 0.15 acres	Total	< half acre	half to qtr. acre	qtr. to 0.15 acres	> 0.15 acres	Total
1970	3	35	52	0	**90**	10	89	34	1	**134**
1971	10	203	241	0	**454**	22	248	262	2	**534**
1972	3	20	38	0	**61**	12	143	206	0	**361**
1973	4	125	99	0	**228**	2	111	2	0	**115**
1974	1	18	21	1	**41**	4	142	26	0	**172**
1975	4	27	45	0	**76**	11	69	213	0	**293**
1976	8	59	110	0	**177**	1	131	108	0	**240**
1977	1	86	109	3	**199**	33	239	62	0	**334**
1978	6	249	245	60	**560**	55	495	87	0	**637**
1979	14	308	409	1	**732**	34	338	116	2	**490**
1970s	**54**	**1,130**	**1,369**	**65**	**2,618**	**184**	**2,005**	**1,116**	**5**	**3,310**
1980	6	92	104	0	**202**	121	362	16	0	**499**
1981	3	28	17	22	**70**	1	162	86	0	**249**
1982	0	11	34	137	**182**	6	58	6	0	**70**
1983	4	5	4	10	**23**	16	69	2	0	**87**
1984	1	67	150	37	**255**	2	62	87	36	**187**
1985	1	35	122	27	**185**	12	309	115	139	**575**
1986	0	48	118	59	**225**	16	75	17	0	**108**
1987	19	151	248	44	**462**	37	371	116	0	**524**
1988	6	48	55	0	**109**	14	9	8	0	**31**
1989	2	80	301	2	**385**	52	166	83	0	**301**
1980s	**42**	**565**	**1,153**	**338**	**2,098**	**277**	**1,643**	**536**	**175**	**2,631**
1990	3	110	304	103	**520**	32	132	67	0	**231**
1991	32	127	292	44	**495**	55	174	33	0	**262**
1992	5	54	423	76	**558**	48	154	67	0	**269**
1993	8	88	596	260	**952**	46	118	37	0	**201**
1994	12	68	656	372	**1,108**	50	41	116	3	**210**
1995	19	37	124	254	**434**	12	91	0	0	**103**
1996	2	7	182	97	**288**	1	20	103	0	**124**
1997	0	23	271	273	**567**	46	142	24	15	**227**
1998	0	32	174	171	**377**	69	69	143	49	**330**
1990-98	**81**	**546**	**3,022**	**1,650**	**5,299**	**359**	**941**	**590**	**67**	**1,957**
Total	**177**	**2,241**	**5,544**	**2,053**	**10,015**	**820**	**4,589**	**2,242**	**247**	**7,898**

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office
Explanation: UGA is unincorporated Urban Growth Area.

Table II-21
Percentage of Single Family Residential Lots created in Subdivisions by Lot Size, Cities and UGAs, 1970-1998

	Cities					UGAs				
Year	< half acre	half to qtr. acre	qtr. to 0.15 acres	> 0.15 acres	Total	< half acre	half to qtr. acre	qtr. to 0.15 acres	> 0.15 acres	Total
1970	3%	39%	58%	0%	**100%**	7%	66%	25%	1%	**100%**
1971	2%	45%	53%	0%	**100%**	4%	46%	49%	0%	**100%**
1972	5%	33%	62%	0%	**100%**	3%	40%	57%	0%	**100%**
1973	2%	55%	43%	0%	**100%**	2%	97%	2%	0%	**100%**
1974	2%	44%	51%	2%	**100%**	2%	83%	15%	0%	**100%**
1975	5%	36%	59%	0%	**100%**	4%	24%	73%	0%	**100%**
1976	5%	33%	62%	0%	**100%**	0%	55%	45%	0%	**100%**
1977	1%	43%	55%	2%	**100%**	10%	72%	19%	0%	**100%**
1978	1%	44%	44%	11%	**100%**	9%	78%	14%	0%	**100%**
1979	2%	42%	56%	0%	**100%**	7%	69%	24%	0%	**100%**
1970s	**2%**	**43%**	**52%**	**2%**	**100%**	**6%**	**61%**	**34%**	**0%**	**100%**
1980	3%	46%	51%	0%	**100%**	24%	73%	3%	0%	**100%**
1981	4%	40%	24%	31%	**100%**	0%	65%	35%	0%	**100%**
1982	0%	6%	19%	75%	**100%**	9%	83%	9%	0%	**100%**
1983	17%	22%	17%	43%	**100%**	18%	79%	2%	0%	**100%**
1984	0%	26%	59%	15%	**100%**	1%	33%	47%	19%	**100%**
1985	1%	19%	66%	15%	**100%**	2%	54%	20%	24%	**100%**
1986	0%	21%	52%	26%	**100%**	15%	69%	16%	0%	**100%**
1987	4%	33%	54%	10%	**100%**	7%	71%	22%	0%	**100%**
1988	6%	44%	50%	0%	**100%**	45%	29%	26%	0%	**100%**
1989	1%	21%	78%	1%	**100%**	17%	55%	28%	0%	**100%**
1980s	**2%**	**27%**	**55%**	**16%**	**100%**	**11%**	**62%**	**20%**	**7%**	**100%**
1990	1%	21%	58%	20%	**100%**	14%	57%	29%	0%	**100%**
1991	6%	26%	59%	9%	**100%**	21%	66%	13%	0%	**100%**
1992	1%	10%	76%	14%	**100%**	18%	57%	25%	0%	**100%**
1993	1%	9%	63%	27%	**100%**	23%	59%	18%	0%	**100%**
1994	1%	6%	59%	34%	**100%**	24%	20%	55%	1%	**100%**
1995	4%	9%	29%	59%	**100%**	12%	88%	0%	0%	**100%**
1996	1%	2%	63%	34%	**100%**	1%	16%	83%	0%	**100%**
1997	0%	4%	48%	48%	**100%**	20%	63%	11%	7%	**100%**
1998	0%	8%	46%	45%	**100%**	21%	21%	43%	15%	**100%**
1990-98	**2%**	**10%**	**57%**	**31%**	**100%**	**18%**	**48%**	**30%**	**3%**	**100%**
Total	**2%**	**22%**	**55%**	**20%**	**100%**	**10%**	**58%**	**28%**	**3%**	**100%**

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office
Explanation: UGA is unincorporated Urban Growth Area.

Table II-22
Acreage in Residential Subdivisions of Lots, Open Space, and Right-of-Ways
Thurston County, 1970-1998

Jurisdiction		1970-1979 Acres in Residential Lots	1970-1979 Acres in Open Space	1970-1979 Acres in Right-of-Way	1970-1979 Total Acres Platted	1980-1989 Acres in Residential Lots	1980-1989 Acres in Open Space	1980-1989 Acres in Right-of-Way	1980-1989 Total Acres Platted
Bucoda									
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Lacey									
	City	297	29	90	416	142	35	37	214
	UGA	734	78	196	1,009	646	112	146	903
	Total	**1,031**	**107**	**287**	**1,425**	**788**	**147**	**183**	**1,117**
Olympia									
	City	312	108	81	501	191	32	43	266
	UGA	267	64	68	400	121	38	24	182
	Total	**579**	**173**	**149**	**901**	**312**	**69**	**67**	**448**
Rainier									
	City	7	1	4	12	4	0	2	6
	UGA	0	0	0	0	0	0	0	0
	Total	**7**	**1**	**4**	**12**	**4**	**0**	**2**	**6**
Tenino									
	City	4	1	0	5	0	0	0	0
	UGA	0	0	0	0	0	0	0	0
	Total	**4**	**1**	**0**	**5**	**0**	**0**	**0**	**0**
Tumwater									
	City	67	12	15	95	138	53	43	234
	UGA	96	17	22	135	101	32	15	148
	Total	**163**	**29**	**38**	**230**	**239**	**85**	**58**	**382**
Yelm									
	City	32	0	9	40	11	0	1	12
	UGA	14	0	1	15	74	2	2	78
	Total	**45**	**0**	**10**	**55**	**85**	**2**	**3**	**90**
Total Cities		**718**	**152**	**200**	**1,069**	**486**	**120**	**126**	**732**
Total UGAs		**1,111**	**160**	**288**	**1,559**	**941**	**183**	**187**	**1,311**
Total Urban Areas		**1,829**	**312**	**488**	**2,628**	**1,428**	**302**	**313**	**2,043**
Rural Unincorporated County		**1,675**	**409**	**301**	**2,386**	**893**	**98**	**84**	**1,074**
Thurston County Total		**3,504**	**721**	**789**	**5,014**	**2,321**	**400**	**397**	**3,117**

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office
Explanation: UGA is unincorporated Urban Growth Area. This table does not include residential lots created in mobile home parks.

Table II-22, con't
Acreage in Residential Subdivisions of Lots, Open Space, and Right-of-Way
Thurston County, 1970-1998

		1990-1998				Total, 1970-1998			
Jurisdiction		Acres in Residential Lots	Acres in Open Space	Acres in Right-of-Way	Total Acres Platted	Acres in Residential Lots	Acres in Open Space	Acres in Right-of-Way	Total Acres Platted
Bucoda									
	Total	**15**	**0**	**1**	**16**	**15**	**0**	**1**	**16**
Lacey									
	City	531	180	176	887	970	244	303	1,517
	UGA	316	64	75	455	1,695	255	417	2,367
	Total	**846**	**244**	**251**	**1,341**	**2,665**	**498**	**721**	**3,884**
Olympia									
	City	236	62	64	363	739	202	188	1,130
	UGA	193	52	53	298	581	154	145	880
	Total	**429**	**114**	**117**	**661**	**1,320**	**356**	**333**	**2,010**
Rainier									
	City	78	5	12	94	89	6	18	113
	UGA	8	0	1	9	8	0	1	9
	Total	**85**	**5**	**14**	**104**	**97**	**6**	**19**	**122**
Tenino									
	City	23	0	3	26	27	1	3	31
	UGA	4	8	0	12	4	8	0	12
	Total	**27**	**8**	**3**	**38**	**30**	**9**	**4**	**43**
Tumwater									
	City	83	33	21	137	288	98	80	466
	UGA	228	127	38	392	424	176	75	675
	Total	**311**	**160**	**59**	**529**	**712**	**274**	**155**	**1,141**
Yelm									
	City	76	10	22	109	119	10	32	161
	UGA	6	1	0	6	93	2	3	99
	Total	**82**	**11**	**22**	**115**	**212**	**13**	**35**	**260**
Total Cities		**1,042**	**290**	**301**	**1,633**	**2,247**	**561**	**626**	**3,434**
Total UGAs		**753**	**252**	**167**	**1,172**	**2,806**	**595**	**642**	**4,042**
Total Urban Areas		**1,796**	**542**	**467**	**2,805**	**5,053**	**1,155**	**1,268**	**7,476**
Rural Unincorporated County		**1,053**	**227**	**75**	**1,355**	**3,621**	**734**	**460**	**4,815**
Thurston County Total		**2,849**	**769**	**542**	**4,160**	**8,674**	**1,890**	**1,728**	**12,291**

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office
Explanation: UGA is unincorporated Urban Growth Area. This table does not include residential lots created in mobile home parks.

Table II-23
Acreage of Residential Subdivisions of Lots, Open Space, and Right-of-Way by Percentage, Thurston County, 1970-1998

Jurisdiction		1970-1979 Percent of Acres in Residential Lots	1970-1979 Percent of Acres in Open Space	1970-1979 Percent of Acres in Right-of-Way	1970-1979 Percent of Total Acres Platted	1980-1989 Percent of Acres in Residential Lots	1980-1989 Percent of Acres in Open Space	1980-1989 Percent of Acres in Right-of-Way	1980-1989 Percent of Total Acres Platted
Bucoda									
	Total	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**
Lacey									
	City	71%	7%	22%	100%	66%	16%	17%	100%
	UGA	73%	8%	19%	100%	71%	12%	16%	100%
	Total	**72%**	**8%**	**20%**	**100%**	**70%**	**13%**	**16%**	**100%**
Olympia									
	City	62%	22%	16%	100%	72%	12%	16%	100%
	UGA	67%	16%	17%	100%	66%	21%	13%	100%
	Total	**64%**	**19%**	**17%**	**100%**	**70%**	**15%**	**15%**	**100%**
Rainier									
	City	60%	8%	32%	100%	70%	0%	30%	100%
	UGA	0%	0%	0%	0%	0%	0%	0%	0%
	Total	**60%**	**8%**	**32%**	**100%**	**70%**	**0%**	**30%**	**100%**
Tenino									
	City	69%	21%	10%	100%	0%	0%	0%	0%
	UGA	0%	0%	0%	0%	0%	0%	0%	0%
	Total	**69%**	**21%**	**10%**	**100%**	**0%**	**0%**	**0%**	**0%**
Tumwater									
	City	71%	13%	16%	100%	59%	23%	18%	100%
	UGA	71%	13%	17%	100%	68%	21%	10%	100%
	Total	**71%**	**13%**	**16%**	**100%**	**63%**	**22%**	**15%**	**100%**
Yelm									
	City	78%	0%	22%	100%	90%	0%	10%	100%
	UGA	93%	0%	7%	100%	95%	2%	2%	100%
	Total	**82%**	**0%**	**18%**	**100%**	**95%**	**2%**	**3%**	**100%**
Total Cities		**67%**	**14%**	**19%**	**100%**	**66%**	**16%**	**17%**	**100%**
Total UGAs		**71%**	**10%**	**18%**	**100%**	**72%**	**14%**	**14%**	**100%**
Total Urban Areas		**70%**	**12%**	**19%**	**100%**	**70%**	**15%**	**15%**	**100%**
Rural Unincorporated County		**70%**	**17%**	**13%**	**100%**	**83%**	**9%**	**8%**	**100%**
Thurston County Total		**70%**	**14%**	**16%**	**100%**	**74%**	**13%**	**13%**	**100%**

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office
Explanation: UGA is unincorporated Urban Growth Area. This table does not include residential lots created in mobile home parks.

Table II-23, con't
Acreage of Residential Subdivisions of Lots, Open Space, and Right-of-Way by Percentage, Thurston County, 1970-1998

Jurisdiction		1990-1998 Percent of Acres in Residential Lots	1990-1998 Percent of Acres in Open Space	1990-1998 Percent of Acres in Right-of-Way	1990-1998 Percent of Total Acres Platted	Total, 1970-1998 Percent of Acres in Residential Lots	Total, 1970-1998 Percent of Acres in Open Space	Total, 1970-1998 Percent of Acres in Right-of-Way	Total, 1970-1998 Percent of Total Acres Platted
Bucoda									
	Total	**94%**	**5%**	**6%**	**100%**	**94%**	**0%**	**6%**	**100%**
Lacey									
	City	60%	20%	20%	100%	64%	16%	20%	100%
	UGA	69%	14%	16%	100%	72%	11%	18%	100%
	Total	**63%**	**18%**	**19%**	**100%**	**69%**	**13%**	**19%**	**100%**
Olympia									
	City	65%	17%	18%	100%	65%	18%	17%	100%
	UGA	65%	17%	18%	100%	66%	18%	16%	100%
	Total	**65%**	**17%**	**18%**	**100%**	**66%**	**18%**	**17%**	**100%**
Rainier									
	City	82%	5%	13%	100%	79%	5%	16%	100%
	UGA	84%	0%	16%	100%	84%	0%	16%	100%
	Total	**82%**	**5%**	**13%**	**100%**	**79%**	**5%**	**16%**	**100%**
Tenino									
	City	90%	0%	10%	100%	86%	4%	10%	100%
	UGA	31%	65%	4%	100%	31%	65%	4%	100%
	Total	**71%**	**21%**	**8%**	**100%**	**71%**	**21%**	**9%**	**100%**
Tumwater									
	City	60%	24%	16%	100%	62%	21%	17%	100%
	UGA	58%	32%	10%	100%	63%	26%	11%	100%
	Total	**59%**	**30%**	**11%**	**100%**	**62%**	**24%**	**14%**	**100%**
Yelm									
	City	70%	9%	21%	100%	74%	6%	20%	100%
	UGA	89%	11%	0%	100%	95%	2%	3%	100%
	Total	**71%**	**9%**	**19%**	**100%**	**82%**	**5%**	**14%**	**100%**
Total Cities		**64%**	**18%**	**18%**	**100%**	**65%**	**16%**	**18%**	**100%**
Total UGAs		**64%**	**21%**	**14%**	**100%**	**69%**	**15%**	**16%**	**100%**
Total Urban Areas		**64%**	**19%**	**17%**	**100%**	**68%**	**15%**	**17%**	**100%**
Rural Unincorporated County		**78%**	**17%**	**5%**	**100%**	**75%**	**15%**	**10%**	**100%**
Thurston County Total		**68%**	**18%**	**13%**	**100%**	**71%**	**15%**	**14%**	**100%**

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office
Explanation: UGA is unincorporated Urban Growth Area. This table does not include residential lots created in mobile home parks.

Table II-24
Average Number of Approved Dwelling Units per Total Acres Platted in Residential Subdivisions, Thurston County, 1970-1998

Jurisdiction		1970-1979 Approved Dwelling Units	1970-1979 Total Acres Platted	1970-1979 Approved DU/Total Acres Platted	1980-1989 Approved Dwelling Units	1980-1989 Total Acres Platted	1980-1989 Approved DU/Total Acres Platted	1990-1998 Approved Dwelling Units	1990-1998 Total Acres Platted	1990-1998 Approved DU/Total Acres Platted
Bucoda										
	Total	**0**	**0**	**0.00**	**0**	**0**	**0.00**	**19**	**16**	**1.16**
Lacey										
	City	1,318	416	3.17	840	214	3.92	3,354	887	3.78
	UGA	2,791	1,009	2.77	2,035	903	2.25	966	455	2.13
	Total	**4,109**	**1,425**	**2.88**	**2,875**	**1,117**	**2.57**	**4,320**	**1,341**	**3.22**
Olympia										
	City	1,224	501	2.44	833	266	3.13	1,286	363	3.54
	UGA	882	400	2.20	409	182	2.24	706	298	2.37
	Total	**2,106**	**901**	**2.34**	**1,242**	**448**	**2.77**	**1,992**	**661**	**3.02**
Rainier										
	City	26	12	2.11	14	6	2.32	132	94	1.40
	UGA	0	0	0.00	0	0	0.00	19	9	2.03
	Total	**26**	**12**	**2.11**	**14**	**6**	**2.32**	**151**	**104**	**1.46**
Tenino										
	City	19	5	3.66	0	0	0.00	112	26	4.34
	UGA	0	0	0.00	0	0	0.00	12	12	1.01
	Total	**19**	**5**	**3.66**	**0**	**0**	**0.00**	**124**	**38**	**3.29**
Tumwater										
	City	284	95	3.00	550	234	2.35	498	137	3.63
	UGA	314	135	2.32	209	148	1.41	465	392	1.19
	Total	**598**	**230**	**2.60**	**759**	**382**	**1.99**	**963**	**529**	**1.82**
Yelm										
	City	115	40	2.84	29	12	2.44	423	109	3.88
	UGA	36	15	2.47	93	78	1.20	6	6	0.94
	Total	**151**	**55**	**2.74**	**122**	**90**	**1.36**	**429**	**115**	**3.72**
Total Cities		**2,986**	**1,069**	**2.79**	**2,266**	**732**	**3.10**	**5,824**	**1,633**	**3.57**
Total UGAs		**4,023**	**1,559**	**2.58**	**2,746**	**1,311**	**2.09**	**2,174**	**1,172**	**1.85**
Total Urban Areas		**7,009**	**2,628**	**2.67**	**5,012**	**2,043**	**2.45**	**7,998**	**2,805**	**2.85**
Rural Unincorporated County		**3,571**	**2,386**	**1.50**	**821**	**1,074**	**0.76**	**991**	**1,355**	**0.73**
Thurston County Total		**10,580**	**5,014**	**2.11**	**5,833**	**3,117**	**1.87**	**8,989**	**4,160**	**2.16**

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office
Explanation: UGA is unincorporated Urban Growth Area. This table does not include residential lots created in mobile home parks; represents scenario if subdivision were completely built out.

Table II-25
Average Number of Approved Dwelling Units per Residential Acre Platted in Residential Subdivisions, Thurston County, 1970-1998

Jurisdiction		1970-1979 Approved Dwelling Units	1970-1979 Acres in Res. Lots	1970-1979 Approved DU/ Res. Acre	1980-1989 Approved Dwelling Units	1980-1989 Acres in Res. Lots	1980-1989 Approved DU/ Res. Acre	1990-1998 Approved Dwelling Units	1990-1998 Acres in Res. Lots	1990-1998 Approved DU/ Res. Acre
Bucoda										
	Total	**0**	**0**	**0.00**	**0**	**0**	**0.00**	**19**	**15**	**1.23**
Lacey										
	City	1,318	297	4.44	840	142	5.91	3,354	531	6.32
	UGA	2,791	734	3.80	2,035	646	3.15	966	316	3.06
	Total	**4,109**	**1,031**	**3.98**	**2,875**	**788**	**3.65**	**4,320**	**846**	**5.10**
Olympia										
	City	1,224	312	3.93	833	191	4.35	1,286	236	5.45
	UGA	882	267	3.30	409	121	3.39	706	193	3.66
	Total	**2,106**	**579**	**3.64**	**1,242**	**312**	**3.98**	**1,992**	**429**	**4.64**
Rainier										
	City	26	7	3.51	14	4	3.32	132	78	1.70
	UGA	0	0	0.00	0	0	0.00	19	8	2.41
	Total	**26**	**7**	**3.51**	**14**	**4**	**3.32**	**151**	**85**	**1.77**
Tenino										
	City	19	4	5.31	0	0	0.00	112	23	4.84
	UGA	0	0	0.00	0	0	0.00	12	4	3.32
	Total	**19**	**4**	**5.31**	**0**	**0**	**0.00**	**124**	**27**	**4.64**
Tumwater										
	City	284	67	4.24	550	138	3.99	498	83	6.01
	UGA	314	96	3.28	209	101	2.07	465	228	2.04
	Total	**598**	**163**	**3.67**	**759**	**239**	**3.18**	**963**	**311**	**3.10**
Yelm										
	City	115	32	3.64	29	11	2.70	423	76	5.53
	UGA	36	14	2.65	93	74	1.26	6	6	1.05
	Total	**151**	**45**	**3.34**	**122**	**85**	**1.44**	**429**	**82**	**5.22**
Total Cities		**2,986**	**718**	**4.16**	**2,266**	**486**	**4.66**	**5,824**	**1,042**	**5.59**
Total UGAs		**4,023**	**1,111**	**3.62**	**2,746**	**941**	**2.92**	**2,174**	**753**	**2.89**
Total Urban Areas		**7,009**	**1,829**	**3.83**	**5,012**	**1,428**	**3.51**	**7,998**	**1,796**	**4.45**
Rural Unincorporated County		**3,571**	**1,675**	**2.13**	**821**	**893**	**0.92**	**991**	**1,053**	**0.94**
Thurston County Total		**10,580**	**3,504**	**3.02**	**5,833**	**2,321**	**2.51**	**8,989**	**2,849**	**3.16**

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office
Explanation: UGA is unincorporated Urban Growth Area. This table does not include residential lots created in mobile home parks; represents scenario if subdivision were completely built out.

Table II-26
Average Number of Approved Dwelling Units per Gross Acre
Thurston County, 1990-1998

	Cities			UGAs			Rural County		
Year	Approved Dwelling Units	Total Acres Platted	Approved DU/ Total Acres Platted	Approved Dwelling Units	Total Acres Platted	Approved DU/ Total Acres Platted	Approved Dwelling Units	Total Acres Platted	Approved DU/ Total Acres Platted
1990	672	173	3.88	231	124	1.86	103	140	0.74
1991	495	187	2.65	262	164	1.59	44	57	0.77
1992	598	192	3.12	287	166	1.73	180	233	0.77
1993	964	292	3.30	201	170	1.18	48	76	0.63
1994	1,268	312	4.06	210	134	1.57	58	82	0.70
1995	501	137	3.65	160	64	2.48	186	238	0.78
1996	298	83	3.59	124	39	3.15	121	183	0.66
1997	567	130	4.37	318	163	1.95	145	166	0.87
1998	461	126	3.67	381	147	2.59	106	180	0.59
Total	**5,824**	**1,633**	**3.57**	**2,174**	**1,172**	**1.85**	**991**	**1,355**	**0.73**

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office
Explanation: UGA is unincorporated Urban Growth Area. Represents scenario if subdivisions were completely built out to full potential.

Table II-27
Average Number of Approved Dwelling Units per Residential Acre in Residential Lots, Thurston County, 1990-1998

	Cities			UGAs			Rural County		
Year	Approved Dwelling Units	Acres in Res. Lots	Approved DU/ Res. Acres	Approved Dwelling Units	Acres in Res. Lots	Approved DU/ Res. Acres	Approved Dwelling Units	Acres in Res. Lots	Approved DU/ Res. Acres
1990	672	116	5.79	231	87	2.66	103	120	0.86
1991	495	135	3.68	262	107	2.44	44	49	0.90
1992	598	110	5.43	287	122	2.36	180	212	0.85
1993	964	172	5.61	201	81	2.49	48	66	0.72
1994	1,268	215	5.90	210	74	2.84	58	56	1.04
1995	501	92	5.47	160	46	3.46	186	194	0.96
1996	298	51	5.82	124	26	4.69	121	121	1.00
1997	567	83	6.86	318	99	3.20	145	119	1.22
1998	461	70	6.63	381	111	3.44	106	117	0.91
Total	**5,824**	**1,042**	**5.59**	**2,174**	**753**	**2.89**	**991**	**1,053**	**0.94**

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office
Explanation: UGA is unincorporated Urban Growth Area. Represents scenario if subdivisions were completely built out to full potential.

Transportation

Related GMA Goals:

GMA Goal (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

Indicators Used:

- Commute Trip Reduction Goals
- Transit Ridership
- Vehicle Miles Traved (VMT)

Related County-Wide Planning Policies:

Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

Transportation

Overview

Thurston County's Regional Transportation Plan (RTP), originally adopted in 1993 and updated in 1998, set regional transportation goals and policies. One of the principal transportation policies incorporated in the RTP is to "promote alternative modes of travel". Benchmark 7 and 8 in this chapter, which look at the Commute Trip Reduction Program and Intercity Transit Ridership, monitor aspects of that policy. Another primary goal of the RTP is to encourage more compact and higher density development in the urban areas. The benchmarks in the Growth chapter of this report monitor this policy, which has also been incorporated into the land use elements of jurisdictional comprehensive plans. Benchmark 9 in this chapter, which looks at Vehicle Miles Traveled, is affected by both the multi-mode transportation policies as well as the land use related policies. It is currently planned that the next update of this report will have additional transportation related benchmarks developed.

Benchmark 7, monitors the results from the state's Commute Trip Reduction (CTR) Program, which has affected over 90 work sites in Thurston County. The goal of the Commute Trip Reduction Program is to encourage employees at major employment sites to use alternative forms of transportation to get to and from work. Alternative modes of transportation can include carpools, transit, walking, bicycling, and vanpools. Employees are also encouraged to use telecommuting, or shifts in their work schedule to reduce the number of commute trips per week per employee. Any employer with over 100 employees, who are scheduled to come to work between 6 and 9 a.m., is required to participate in the program.

The Commute Trip Reduction Law sets goals for employers participating in the program. Goals are based on reducing either the use of single-occupancy vehicles (SOV), or vehicle miles traveled (VMT). Goals vary according to the number of years an employer has participated in the program (see chart on next page). For example, in

Year of Participation	Reduction Goal
1993	Set standards
1995 (2 years)	15%
1997 (4 years)	20%
1999 (6 years)	25%
2005 (12 years)	35%

1999, after 6 years of participation in the program, an affected employer's goal is to have reduced their SOV or VMT levels by 25% compared to the 1993 level.

Data from the Commute Trip Reduction Program are broken into two zones for Thurston County. Zone 1 (3401) is entirely within the City of Olympia. Zone 2 (3402) includes all areas inside of Thurston County, but outside of Zone 1.

see Table III-1 for details on zone delineation.

Benchmark 8, monitors public transit ridership, which in Thurston County is provided by Intercity Transit.

Benchmark 9, which monitors VMT per capita, contains baseline data only in this edition of the report. The first assessment of the benchmark will be in the next update of this report.

List of Benchmarks found in this Chapter

Benchmark 7:
Percentage Of Worksites That Meet Their Commute Trip Reduction Goals Increases Over Time.

Benchmark 8:
The Number Of Transit Trips Per Person Increases Or Remains Steady Over Time.

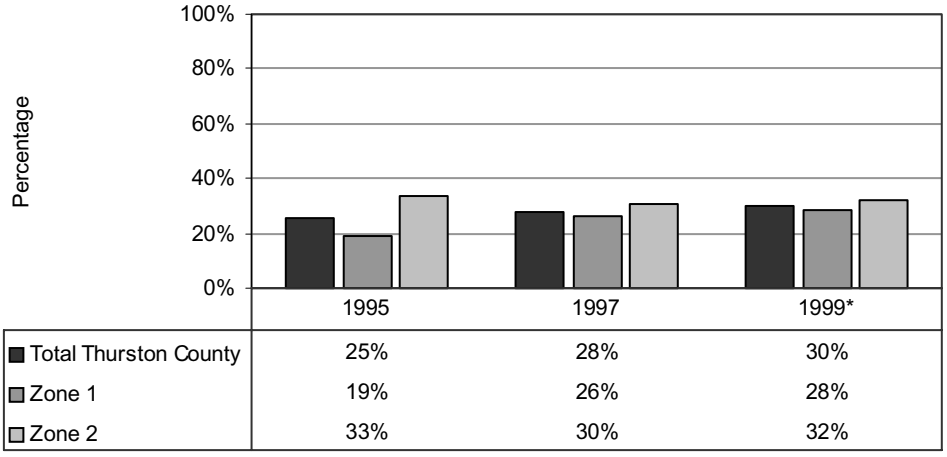
Benchmark 9:
Vehicle Miles Traveled (VMT) Per Capita Decreases Over Time.

Benchmark 7

Percentage of Worksites That Meet Their Commute Trip Reduction Goals Increases Over Time

Outlook:
sunny, over all positive results

Figure III-1
Percentage of Participating Work Sites meeting their Commute Trip Reduction Goals, 1995-1999



	1995	1997	1999*
Total Thurston County	25%	28%	30%
Zone 1	19%	26%	28%
Zone 2	33%	30%	32%

Source: Table III-1

Explanation: Zone 1 is entirely within the City of Olympia. Zone 2 includes all areas inside Thurston County, but outside Zone 1. See Table III-1 for details on zone delineation.

*Note: Data from 1999 are incomplete as many work sites surveyed late, and are still awaiting their results, or work sites moved and are waiting for their new baselines.

Benchmark 7

Percentage of Worksites That Meet Their Commute Trip Reduction Goals Increases Over Time

Assessment:

The percentage of work sites meeting their commute trip reduction goals has increased each time the work sites were surveyed.

Key Observations:

- While the percentage of work sites meeting their commute trip reduction goals has increased countywide, most of the gains have been in Zone 1, or the most urban region of the County.

see Table III-1

For Further Information:

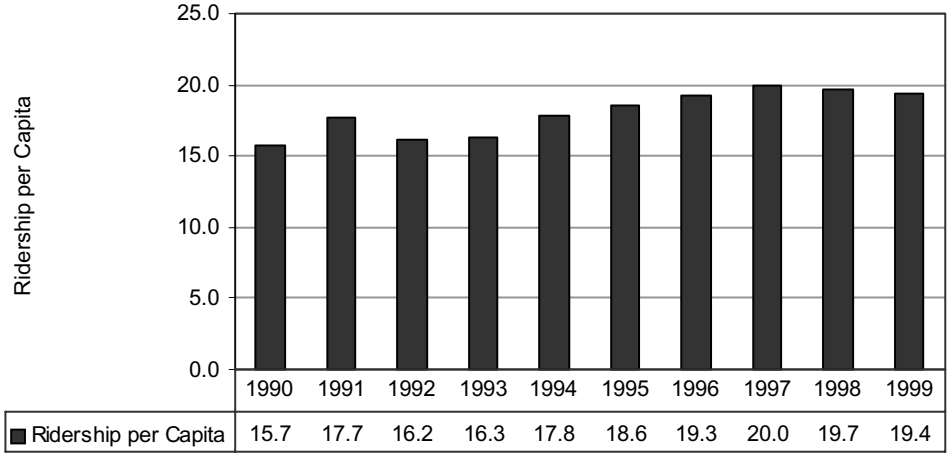
See Table III-1.

Benchmark 8

The Number Of Transit Trips Per Person Increases Or Remains Steady Over Time

Outlook:
partly sunny/partly cloudy

Figure III-2
Intercity Transit, Annual Ridership per Capita, 1990-1999



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Ridership per Capita	15.7	17.7	16.2	16.3	17.8	18.6	19.3	20.0	19.7	19.4

Source: Table III-2

Benchmark 8

The Number Of Transit Trips Per Person Increases Or Remains Steady Over Time

Assessment:

Between 1992 and 1997, Intercity Transit ridership per capita increased. It has decreased slightly since 1997.

Key Observations:

- Transit ridership has fluctuated since 1990, but the trends generally remain positive.
- For reference, transit ridership in King County in 1998 was 48.2 trips per person.

For Further Information:

See Table III-1, The Profile, and the 1999 King County Annual Growth Report.

Benchmark 9*

Vehicle Miles Traveled (VMT) Per Capita Decreases Over Time

Source: TRPC

Outlook:
not enough data are available

Baseline: In 1998, the total daily VMT was estimated at 7,966,480. With a county population of 199,700, vehicle miles traveled (VMT) per capita was 39.9.

***Note:** This benchmark is being included in this report to establish a baseline measure. The first assessment of this benchmark will be in the next update of this report.

Benchmark 9*

Vehicle Miles Traveled (VMT) Per Capita Decreases Over Time

Assessment:
Not enough data are available for an assessment.

Key Observations:

Not enough data are available for key observations.

For Further Information:

No further information at this time.

Table III-1
Work Sites That Met Their Goals in the Commute Trip Reduction Program, 1995-1999

County/Zone	Year	Total Work Sites	Work Sites that met Goals	Percent of Work Sites that met Goals
Total Thurston County				
	1995	75	19	25%
	1997	75	21	28%
	1999*	60	18	30%
Zone 1				
(3401)	1995	42	8	19%
	1997	42	11	26%
	1999*	32	9	28%
Zone 2				
(3402)	1995	33	11	33%
	1997	33	10	30%
	1999*	28	9	32%

Source: Washington State Department of Transportation

Note: Data from the Commute Trip Reduction Program are broken into two zones for Thurston County. Zone 1 (3401) is entirely within the City of Olympia. Zone 2 (3402) includes all areas inside of Thurston County, but outside of Zone 1. The specific Zone 1 boundaries are the following: The Northern boundary is the north end of the Port of Olympia Peninsula. The western boundary includes the west side of the Port of Olympia Peninsula as delineated by Budd Inlet and the east shore of Capital Lake. The southern boundary is Interstate 5. The eastern boundary includes (1) all addresses on Eastside Street from north of Interstate 5 to Olympia Avenue; (2) all addresses on Olympia Avenue from its intersection with Eastside Street to East Bay Drive; (3) all addresses on East Bay Drive south of the southernmost extension of Budd Inlet; (4) a direct line, due west, from East Bay Drive to Budd Inlet, and (5) the east side of the Port of Olympia Peninsula as delineated by Budd Inlet.

Table III-2
Intercity Transit Ridership, 1990-1999

Year	Annual Ridership	Population	Ridership per Capita
1990	2,526,451	161,238	15.7
1991	2,968,744	168,000	17.7
1992	2,823,989	174,300	16.2
1993	2,947,172	180,500	16.3
1994	3,314,271	185,820	17.8
1995	3,517,437	189,201	18.6
1996	3,727,505	193,100	19.3
1997	3,946,748	197,600	20.0
1998	3,930,627	199,700	19.7
1999	3,939,654	202,700	19.4

Source: Intercity Transit

Economy

Related GMA Goals:

GMA Goal (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

GMA Goal (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

Indicators Used:

- Real Wages
- Economic Diversity
- Number of Farms
- Agricultural Land in Open Space Tax Program
- Land in Timberland Tax Programs
- Land Zoned Long-Term Agriculture and Forestry

Related County-Wide Planning Policies:

Encourage sustainable economic development and support job opportunities and economic diversification that provide economic vitality and ensure protection of water resources and critical areas.

Support the retention and expansion of existing public sector and commercial development and environmentally sound, economically viable industrial development and resource uses.

Support recruitment of environmentally sound and economically viable economic development that helps to diversify or strengthen local economies.

Economy

Overview

Promoting economic vitality and diversity benefits the community as a whole. The data presented in this chapter provide a sampling of some of the possible measures of economic health that can be quantified. For more information on the economy of our region, please refer to The Profile, published annually by the Thurston Regional Planning Council.

Economy

List of Benchmarks found in this chapter

Benchmark 10:
Real Wages Increase Over Time.

Benchmark 11:
Percent Of Employment Decreases For Retail Trade And Services As Economy Diversifies.

Benchmark 12:
The Number Of Farms In Thurston County Increases Or Remains Steady Over Time.

Benchmark 13:
Acres Of Agricultural Land Enrolled In The Open Space Tax Program Increase Or Remains Steady Over Time.

Benchmark 14:
Acres Of Land Enrolled In Timberland Tax Programs Increase Or Remains Steady Over Time.

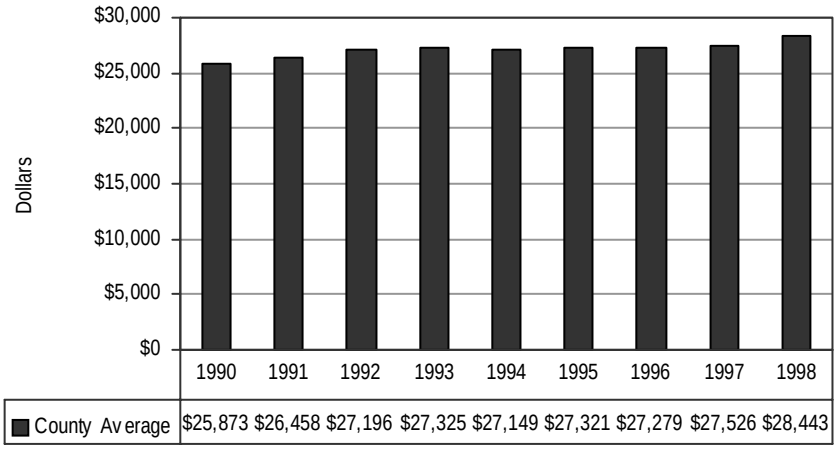
Benchmark 15:
Acres Of Land Zoned In Long-Term Agriculture And Forestry Remains Constant Over Time.

Benchmark 10

Real Wages Increase Over Time

Outlook:
sunny, overall positive results

Figure IV-1
Change in Real Wages, 1990-1998



Source: Table IV-3

Benchmark 10

Real Wages Increase Over Time

Assessment:
Since 1990, real wages have increased or remained constant in Thurston County.

Key Observations:

- Real wages reflect the average monthly wages adjusted for inflation, in constant dollars, and are a measurement that can be compared over time.
- An increase in real wages indicates a healthy economy.

For Further Information:

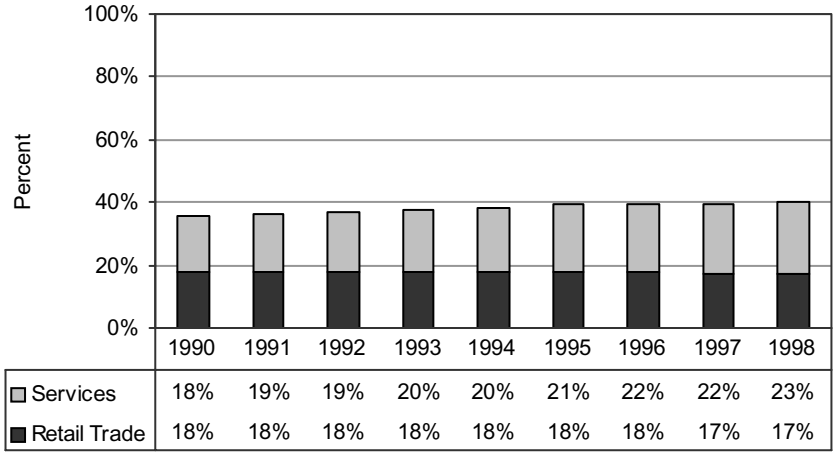
See Tables IV-1 to IV-4 and Chapter V of The Profile.

Benchmark 11

Percent of Employment Decreases for Retail Trade and Services as Economy Diversifies

Outlook:
partly sunny/partly cloudy

Figure IV-2
Percent of Employment in Retail Trade and Service Industries, 1990-1998



	1990	1991	1992	1993	1994	1995	1996	1997	1998
Services	18%	19%	19%	20%	20%	21%	22%	22%	23%
Retail Trade	18%	18%	18%	18%	18%	18%	18%	17%	17%

Source: Table IV-6

Benchmark 11

Percent of Employment Decreases for Retail Trade and Services as Economy Diversifies

Assessment:

The percent of employment decreased slightly in the retail trade industries, and increased in the services industries.

Key Observations:

- Both the services and retail trade industries tend to generate jobs with lower average annual wages than the county average.
- A strong economy is one that is diversified and provides a variety of job opportunities for residents.

For Further Information:

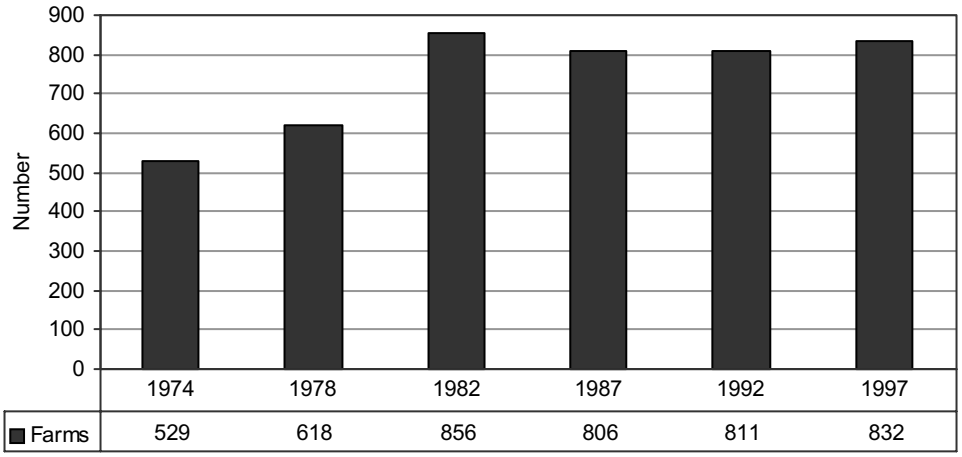
See Tables IV-5 and IV-6.

Benchmark 12

The Number of Farms in Thurston County Increases or Remains Steady Over Time

Outlook:
sunny, overall positive results

Figure IV-3
Number of Farms in Thurston County
1974-1997



Source: Table IV-7

Benchmark 12

The Number of Farms in Thurston County Increases or Remains Steady Over Time

Assessment:
The number of farms in Thurston County has increased since 1987.

Key Observations:

- The number of small farms (1-49 acres) has increased steadily since 1974. see Table IV-7
- The number of medium-sized farms (50 to 499 acres) has decreased steadily since 1974. see Table IV-7
- The number of large farms (over 500 acres) has remained relatively steady since 1974. see Table IV-7
- The average farm size dropped from 123 acres to 68 acres between 1974 and 1997. see Table IV-7

For Further Information:

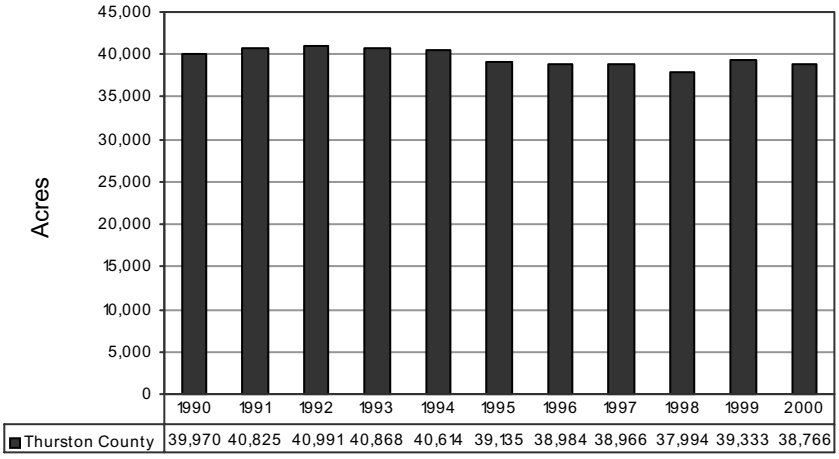
See Table IV-7.

Benchmark 13

Acres of Agricultural Land Enrolled in the Open Space Tax Program Increase or Remains Steady Over Time

Outlook:
partly sunny/partly cloudy

Figure IV-4
Acres of Agricultural land enrolled in the Open Space Tax Program, Thurston County Tax Years 1990-2000



Source: Table IV-8

Benchmark 13

Acres of Agricultural Land Enrolled in the Open Space Tax Program Increase or Remains Steady Over Time

Assessment:

The number of acres of agricultural land enrolled in the open space tax program has decreased slightly

Key Observations:

- Taxing of agricultural lands, assessed under the "current use" open space tax program, is based on 100 percent of their current use value rather than market value. This provides encouragement for landowners to keep their land in agricultural uses.
- Agricultural lands support natural resource-based industries in Thurston County, a GMA goal.

For Further Information:

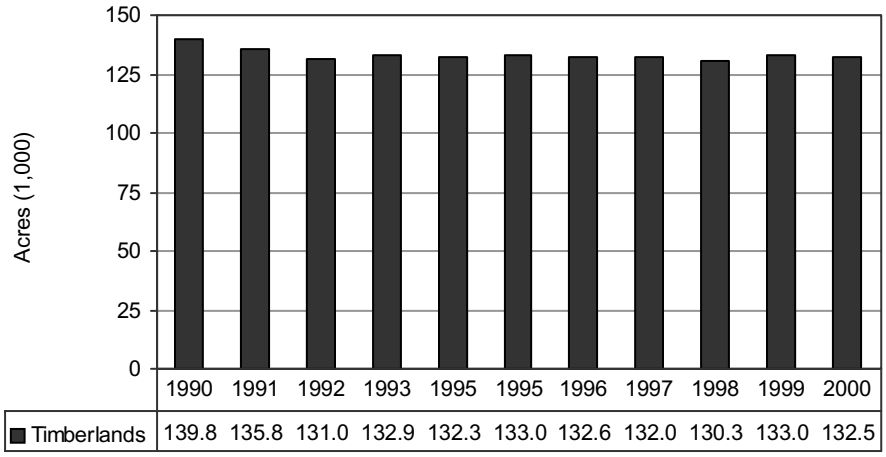
See Table IV-8.

Benchmark 14

Acres of Land Enrolled in Timberland Tax Programs Increase Or Remains Steady Over Time

Outlook:
sunny, overall positive results

Figure IV-5
Acres enrolled in various Timberland Tax Programs, Thurston County Tax Years 1990-2000



	1990	1991	1992	1993	1995	1995	1996	1997	1998	1999	2000
Timberlands	139.8	135.8	131.0	132.9	132.3	133.0	132.6	132.0	130.3	133.0	132.5

Source: Table IV-9

Benchmark 14

Acres of Land Enrolled in Timberland Tax Programs Increase Or Remains Steady Over Time

Assessment:

The acres of land enrolled in timberland tax programs has remained relatively constant since 1993.

Key Observations:

- Taxing of "designated" and "classified" timberland and parcels enrolled in the open space timber program, is based on 100 percent of their current use value rather than market value. This provides encouragement for landowners to keep their lands in timberland. In addition to their economic importance, timberlands provide many environmental benefits to a community.

For Further Information:

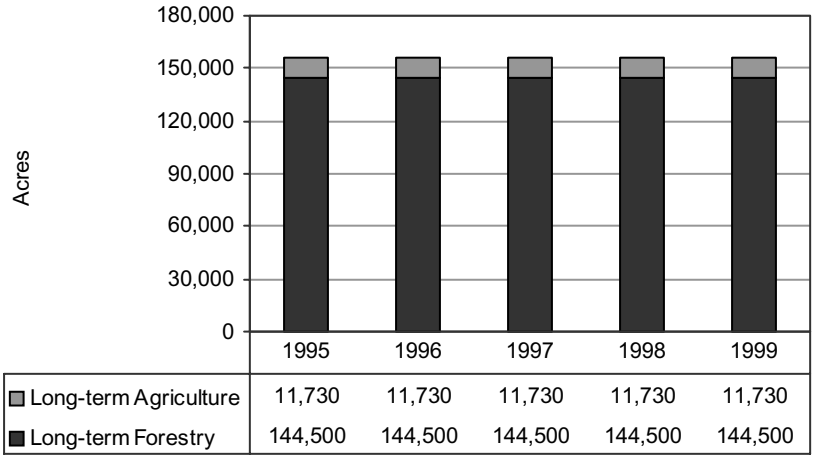
See Table IV-9.

Benchmark 15

Acres of Land Zoned in Long-Term Agriculture and Forestry Remains Constant Over Time

Outlook:
sunny, over all positive results

Figure IV-6
Acres zoned as long-term Agriculture and Forestry in Thurston County, 1995-1999



	1995	1996	1997	1998	1999
Long-term Agriculture	11,730	11,730	11,730	11,730	11,730
Long-term Forestry	144,500	144,500	144,500	144,500	144,500

Source: Table IV-10

Benchmark 15

Acres of Land Zoned in Long-Term Agriculture and Forestry Remains Constant Over Time

Assessment:

The number of acres zoned as long-term agriculture and forestry has remained constant since 1995.

Key Observations:

- Both long-term agriculture and long-term forestry zoning designations are strategies implemented by Thurston County to maintain a healthy natural resource-based economy.

For Further Information:

See Table IV-10.

Table IV-1
Nominal Wages by Industry, Thurston County, 1990-1998

Industry	1990	1991	1992	1993	1994	1995	1996	1997	1998
Government (Federal, State & Local)	$26,216	$28,259	$30,305	$31,662	$31,617	$32,626	$33,588	$33,979	$34,829
Wholesale Trade	$24,304	$25,579	$26,598	$25,804	$26,241	$27,772	$29,841	$31,336	$31,648
Retail Tade	$11,784	$12,576	$13,320	$13,792	$14,274	$14,829	$14,332	$15,333	$17,278
Services	$17,621	$19,333	$20,805	$21,350	$21,955	$23,123	$23,370	$24,032	$25,066
Manufacturing	$26,889	$27,990	$28,248	$28,806	$31,434	$31,430	$31,544	$31,518	$33,471
Fin., Insur., Real Estate	$19,927	$20,788	$23,070	$24,242	$24,321	$25,152	$26,690	$28,231	$29,541
Construction	$20,871	$21,178	$21,592	$21,464	$22,812	$23,009	$24,125	$25,472	$27,153
Transportation & Utilities	$25,874	$26,321	$26,474	$27,416	$28,476	$29,177	$29,644	$31,857	$32,052
Agriculture, Forestry, Fishing	$13,510	$13,764	$14,430	$14,552	$15,348	$15,991	$16,476	$17,709	$18,806
Mining	$21,954	$24,755	$23,582	$22,715	$24,044	$25,795	$25,881	$28,689	$31,646
County Average	**$21,319**	**$22,727**	**$24,123**	**$24,893**	**$25,330**	**$26,064**	**$26,570**	**$27,306**	**$28,443**

Source: Labor Market Information Center, Washington State Department of Employment Security, Labor Market and Economic Analysis

Note: Nominal Wages reflect wages without compensation for inflation. Real Wages reflect wages adjusted for the effects of inflation.

Table IV-2
Percent Change of Nominal Wages by Industry, Thurston County, 1990-1998

Industry	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1990-98
Government (Federal, State & Local)	7.2%	6.8%	4.3%	-0.1%	3.1%	2.9%	1.2%	2.4%	3.6%
Wholesale Trade	5.0%	3.8%	-3.1%	1.7%	5.5%	6.9%	4.8%	1.0%	3.4%
Retail Tade	6.3%	5.6%	3.4%	3.4%	3.7%	-3.5%	6.5%	11.3%	4.9%
Services	8.9%	7.1%	2.6%	2.8%	5.1%	1.1%	2.8%	4.1%	4.5%
Manufacturing	3.9%	0.9%	1.9%	8.4%	0.0%	0.4%	-0.1%	5.8%	2.8%
Fin., Insur., Real Estate	4.1%	9.9%	4.8%	0.3%	3.3%	5.8%	5.5%	4.4%	5.0%
Construction	1.4%	1.9%	-0.6%	5.9%	0.9%	4.6%	5.3%	6.2%	3.3%
Transportation & Utilities	1.7%	0.6%	3.4%	3.7%	2.4%	1.6%	6.9%	0.6%	2.7%
Agriculture, Forestry, Fishing	1.8%	4.6%	0.8%	5.2%	4.0%	2.9%	7.0%	5.8%	4.2%
Mining	11.3%	-5.0%	-3.8%	5.5%	6.8%	0.3%	9.8%	9.3%	4.7%
County Average	**6.2%**	**5.8%**	**3.1%**	**1.7%**	**2.8%**	**1.9%**	**2.7%**	**4.0%**	**3.7%**

Source: Labor Market Information Center, Washington State Department of Employment Security, Labor Market and Economic Analysis

Note: Nominal Wages reflect wages without compensation for inflation. Real Wages reflect wages adjusted for the effects of inflation.

Table IV-3
Real Wages by Industry, Thurston County, 1990-1998

Industry	1990	1991	1992	1993	1994	1995	1996	1997	1998
Government (Federal, State & Local)	$31,816	$32,898	$34,166	$34,755	$33,887	$34,199	$34,485	$34,253	$34,829
Wholesale Trade	$29,495	$29,778	$29,986	$28,325	$28,125	$29,111	$30,638	$31,589	$31,648
Retail Tade	$14,301	$14,640	$15,017	$15,139	$15,299	$15,544	$14,715	$15,457	$17,278
Services	$21,385	$22,506	$23,455	$23,436	$23,532	$24,238	$23,994	$24,226	$25,066
Manufacturing	$32,632	$32,584	$31,847	$31,620	$33,691	$32,945	$32,386	$31,772	$33,471
Fin., Insur., Real Estate	$24,183	$24,200	$26,009	$26,610	$26,068	$26,365	$27,402	$28,459	$29,541
Construction	$25,329	$24,654	$24,343	$23,561	$24,450	$24,118	$24,769	$25,677	$27,153
Transportation & Utilities	$31,400	$30,641	$29,847	$30,094	$30,521	$30,584	$30,435	$32,114	$32,052
Agriculture, Forestry, Fishing	$16,396	$16,023	$16,268	$15,974	$16,450	$16,762	$16,916	$17,852	$18,806
Mining	$26,643	$28,818	$26,586	$24,934	$25,771	$27,039	$26,572	$28,920	$31,646
County Average	**$25,873**	**$26,458**	**$27,196**	**$27,325**	**$27,149**	**$27,321**	**$27,279**	**$27,526**	**$28,443**
Price Deflator[1]	**0.824**	**0.859**	**0.887**	**0.911**	**0.933**	**0.954**	**0.974**	**0.992**	**1.000**

Source: Labor Market Information Center, Washington State Department of Employment Security, Labor Market and Economic Analysis.

Note: 11998 Index. Nominal Wages reflect wages without compensation for inflation. Real Wages reflect wages adjusted for the effects of inflation.

Table IV-4
Percent Change of Real Wages by Industry, Thurston County, 1990-1998

Industry	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	1990-98
Government (Federal, State & Local)	3.4%	3.9%	1.7%	-2.5%	0.9%	0.8%	-0.7%	1.7%	1.1%
Wholesale Trade	1.0%	0.7%	-5.5%	-0.7%	3.5%	5.2%	3.1%	0.2%	0.9%
Retail Tade	2.4%	2.6%	0.8%	1.1%	1.6%	-5.3%	5.0%	11.8%	2.4%
Services	5.2%	4.2%	-0.1%	0.4%	3.0%	-1.0%	1.0%	3.5%	2.0%
Manufacturing	-0.1%	-2.3%	-0.7%	6.5%	-2.2%	-1.7%	-1.9%	5.3%	0.3%
Fin., Insur., Real Estate	0.1%	7.5%	2.3%	-2.0%	1.1%	3.9%	3.9%	3.8%	2.5%
Construction	-2.7%	-1.3%	-3.2%	3.8%	-1.4%	2.7%	3.7%	5.7%	0.9%
Transportation & Utilities	-2.4%	-2.6%	0.8%	1.4%	0.2%	-0.5%	5.5%	-0.2%	0.3%
Agriculture, Forestry, Fishing	-2.3%	1.5%	-1.8%	3.0%	1.9%	0.9%	5.5%	5.3%	1.7%
Mining	8.2%	-7.7%	-6.2%	3.4%	4.9%	-1.7%	8.8%	9.4%	2.2%
County Average	**2.3%**	**2.8%**	**0.5%**	**-0.6%**	**0.6%**	**-0.2%**	**0.9%**	**3.3%**	**1.2%**

Source: Labor Market Information Center, Washington State Department of Employment Security, Labor Market and Economic Analysis

Note: Nominal Wages reflect wages without compensation for inflation. Real Wages reflect wages adjusted for the effects of inflation.

Table IV-5
Number of Employees by Industry, Thurston County, 1990-1998

Industry	1990	1991	1992	1993	1994	1995	1996	1997	1998
Retail Trade and Services	**23,029**	**24,177**	**25,361**	**26,720**	**28,221**	**29,200**	**30,408**	**31,304**	**32,341**
Retail Trade	11,330	11,819	12,350	12,557	13,276	13,316	13,635	13,744	14,031
Services	11,699	12,358	13,011	14,163	14,945	15,884	16,773	17,560	18,310
Government	**26,807**	**28,248**	**28,852**	**29,141**	**29,356**	**29,807**	**30,390**	**31,280**	**31,832**
Federal	890	852	873	901	950	946	940	950	979
State	18,842	19,826	20,117	20,160	19,928	20,394	20,618	20,920	21,171
Local	7,075	7,570	7,862	8,080	8,478	8,467	8,832	9,410	9,682
All Other Categories	**14,607**	**14,013**	**14,189**	**15,052**	**16,471**	**15,437**	**15,786**	**16,265**	**16,846**
Wholesale Trade	1,871	1,995	1,881	1,874	1,933	2,058	1,980	2,092	2,160
Manufacturing	4,241	3,331	3,773	4,211	5,360	4,131	4,195	4,250	4,136
Fin., Insur., Real Estate	2,125	2,178	2,270	2,425	2,543	2,635	2,804	2,817	2,981
Construction	2,982	3,090	2,922	2,947	3,048	2,982	3,016	3,184	3,449
Transportation & Utilities	1,720	1,726	1,631	1,751	1,741	1,705	1,862	1,908	2,077
Agriculture, Forestry, Fishing	1,632	1,656	1,656	1,783	1,778	1,858	1,852	1,938	1,975
Mining	36	37	56	61	68	68	77	76	68
Total	**64,443**	**66,438**	**68,402**	**70,913**	**74,048**	**74,444**	**76,584**	**78,849**	**81,019**

Source: Labor Market Information Center, Washington State Department of Employment Security, Labor Market and Economic Analysis

Table IV-6
Percent Employment by Industry, 1990-1998

Industry	1990	1991	1992	1993	1994	1995	1996	1997	1998
Retail Trade and Services	**36%**	**36%**	**37%**	**38%**	**38%**	**39%**	**40%**	**40%**	**40%**
Retail Trade	18%	18%	18%	18%	18%	18%	18%	17%	17%
Services	18%	19%	19%	20%	20%	21%	22%	22%	23%
Government	**42%**	**43%**	**42%**	**41%**	**40%**	**40%**	**40%**	**40%**	**39%**
Federal	1%	1%	1%	1%	1%	1%	1%	1%	1%
State	29%	30%	29%	28%	27%	27%	27%	27%	26%
Local	11%	11%	11%	11%	11%	11%	12%	12%	12%
All Other Categories	**23%**	**21%**	**21%**	**21%**	**22%**	**21%**	**21%**	**21%**	**21%**
Wholesale Trade	3%	3%	3%	3%	3%	3%	3%	3%	3%
Manufacturing	7%	5%	6%	6%	7%	6%	5%	5%	5%
Fin., Insur., Real Estate	3%	3%	3%	3%	3%	4%	4%	4%	4%
Construction	5%	5%	4%	4%	4%	4%	4%	4%	4%
Transportation & Utilities	3%	3%	2%	2%	2%	2%	2%	2%	3%
Agriculture, Forestry, Fishing	3%	2%	2%	3%	2%	2%	2%	2%	2%
Mining	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Source: Labor Market Information Center, Washington State Department of Employment Security, Labor Market and Economic Analysis

Table IV-7
Thurston County Agriculture, 1974-1997

Characteristics	1974	1978	1982	1987	1992	1997
Total Number of Farms	**529**	**618**	**856**	**806**	**811**	**832**
Farming, Principal Occupation	198	222	280	295	338	325
Other, Principal Occupation	314	396	576	511	473	507
Land in Farms (square miles)	101.9	99.4	105.7	88.8	93.6	88.0
Land in Farms (square acres)	65,211	63,610	67,628	56,799	59,890	56,300
Average Size of Farm (acres)	123	103	79	70	74	68
Farms by Size						
1 to 9 acres	49	73	151	143	171	201
10 to 49 acres	177	268	405	412	387	404
50 to 179 acres	190	183	209	174	170	151
180 to 499 acres	93	79	78	66	64	56
500 to 999 acres	17	11	9	7	14	15
1,000 acres or more	3	4	4	4	5	5
Estimated Value of Land and Buildings ($1,000)	$64,164	$111,490	$215,154	$163,231	$261,922	$317,029
Value per Farm	$121,293	$180,404	$251,348	$202,520	$322,962	$381,045
Value per Acre	$984	$1,878	$2,797	$2,813	$4,494	$6,278
Market Value of Ag Products Sold ($1,000)	$23,462	$32,227	$44,104	$58,374	$77,616	$120,712
Average Per Farm	$44,352	$52,147	$51,523	$72,424	$95,705	$145,086
Total Value of all Crops and Nursery ($1,000)	$5,092	$5,936	$8,808	$11,550	$19,341	$36,053
Total Value of all Livestock and Poultry ($1,000)	$17,592	$26,291	$26,291	$46,824	$58,275	$84,659
Total Net Cash Return from Ag Sales ($1,000)	N/A	N/A	N/A	$9,710	$8,613	$22,532
Average Net Sales per Farm	N/A	N/A	N/A	$12,047	$10,607	$27,115
Average Age of Farm Operator	51.3	49.0	49.1	52.0	53.1	54.2

Sources: U.S. Bureau of the Census, 1974, 1978, 1982, 1987, 1992, and 1997 Census of the Agriculture

Explanation: Net Cash Return is derived by subtracting total operating expenditures from the gross market value of agricultural products sold.

Table IV-8
Acres of Agricultural Land Enrolled in the Open Space Tax Program, Tax Years 1990-2000

Years	Acreage
1990	39,970
1991	40,825
1992	40,991
1993	40,868
1994	40,614
1995	39,135
1996	38,984
1997	38,966
1998	37,994
1999	39,333
2000	38,766

Source: Thurston County Assessor's Office

Explanation: Includes those agricultural lands subject to current use assessments under the Open Space Taxation Act (CH. 84.34 RCW).

Table IV-9
Acres Enrolled in Various Timberland Tax Programs, Thurston County 1990-2000

Year	Classified	Designated	Timber Land	Total
1990	62,858	74,894	2,046	139,798
1991	61,507	72,227	2,030	135,764
1992	60,736	68,138	2,082	130,956
1993	60,736	69,987	2,186	132,909
1995	60,741	69,417	2,143	132,301
1995	60,736	70,066	2,203	133,004
1996	60,736	69,616	2,202	132,554
1997	60,150	69,573	2,238	131,961
1998	44,376	83,643	2,235	130,254
1999	45,598	85,124	2,259	132,981
2000	45,598	84,684	2,203	132,484

Source: Thurston County Assessor's Office

Explanation: Includes those lands Classified as timberlands (RCW 84.33.120), designated as timberlands (RCW 84.33.130) or those timber lands subject to current use assessments under the Open Space Taxation Act (RCW 84.34.060)

Table IV-10
Acres Zoned as Long-Term Agriculture or Forestry, 1995-1999

	Zoning	
Year	Long-term Agriculture	Long-term Forestry
1995	11,730	144,500
1996	11,730	144,500
1997	11,730	144,500
1998	11,730	144,500
1999	11,730	144,500

Source: TRPC GIS

Environment

Related GMA Goals:

GMA Goal (9) Open space and recreation. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

GMA Goal (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

Indicators Used:

- Land in Parks and Preserves
- Open Space in Subdivisions
- Land in Open Space Tax Program
- Rights-of-Ways in Subdivisions
- Recycling Rates
- Air Quality, Particulate Matter Levels
- Air Quality, Carbon Monoxide Levels

Related County-Wide Planning Policies:

Fulfill the responsibilities of each generation as a trustee of the environment for succeeding generations; and assure a safe, healthful, and productive environment for local residents.

Recognize our interdependence on natural systems and maintain a balance between human uses and the natural environment.

Provide for parks and open space.

Establish a pattern and intensity of land and resource use in concert with the ability of land and resources to sustain such use.

Concentrate development in urban growth areas in order to conserve natural resources and enable continued resource use.

Encourage the reuse and recycling of materials and products, and reduction of waste to the maximum extent practicable.

Protect and enhance air quality.

Environment

Overview

As our population grows, increasing demand is placed on our natural resources, impacting the quality of our water and air. Effects are often cumulative, and difficult to quantify. This report will provide some regional measurements of some changes that are quantifiable. It is by no means a comprehensive picture of the environmental health of our region, but rather an attempt to examine trends that may have long-term impacts on the region.

Environment

List of Benchmarks found in this chapter

Benchmark 16
The Amount Of Land Designated To Parks And Preserves Per Capita Remains Constant Or Increases.

Benchmark 17
Acres Of Open Space Per New Dwelling Unit In Subdivisions Increase Or Remains Steady.

Benchmark 18
Acres Of Open Space Land Enrolled In The Open Space Tax Program Increase Or Remains Steady Over Time.

Benchmark 19
Acres Of Right-Of-Ways Per Approved Dwelling Unit In Subdivisions Decreases Or Remains Steady.

Benchmark 20
The Solid Waste Recycle Rate Per Capita Increases Over Time.

Benchmark 21
Highest Annual Readings For Particulate Matter (PM10) Remain At Or Below The National Standard Of 150 Micrograms Per Cubic Meter.

Benchmark 22
Highest Annual Readings For Carbon Monoxide Remain At Or Below The National Standard Of Nine Parts Per Million.

Benchmark 16

The Amount of Land Designated to Parks and Preserves per Capita Remains Constant or Increases

Outlook:
sunny, overall positive results

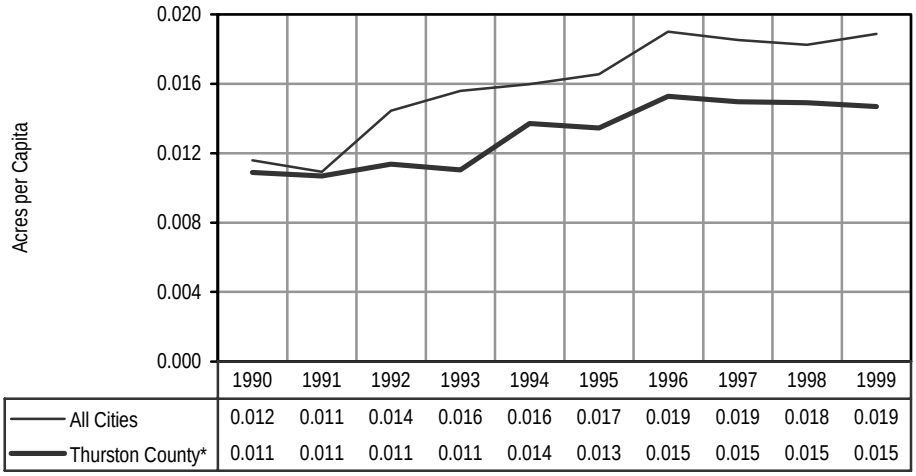
Source: Table V-1

*Note: The Thurston County Comprehensive Plan states that "the county focuses on providing parks, trails and preserves that contain special features intended to be used by all residents of the county, inside and outside cities." Therefore, Thurston County parks per capita reflect County-owned parks and preserves compared to total county population, rather than the unincorporated portion of the County.

**Note: Tumwater Municipal Golf Course was purchased by the City of Tumwater in 1996, and is included in Tumwater's park land.

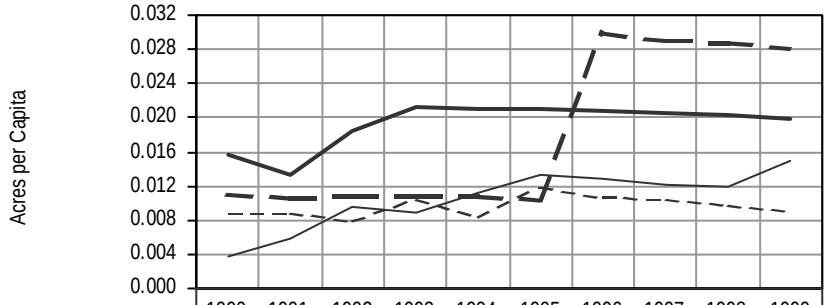
Source: Table V-1

Figure V-1
Park Acreage per Capita
Incorporated and Unincorporated, 1990-1999



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Cities	0.012	0.011	0.014	0.016	0.016	0.017	0.019	0.019	0.018	0.019
Thurston County*	0.011	0.011	0.011	0.011	0.014	0.013	0.015	0.015	0.015	0.015

Figure V-2
Park Acreage per Capita
Olympia, Lacey, Tumwater and Yelm, 1990-1999



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Lacey	0.004	0.006	0.010	0.009	0.011	0.013	0.013	0.012	0.012	0.015
Olympia	0.016	0.013	0.018	0.021	0.021	0.021	0.021	0.021	0.020	0.020
Tumwater**	0.011	0.010	0.011	0.011	0.011	0.010	0.030	0.029	0.029	0.028
Yelm	0.009	0.009	0.008	0.011	0.008	0.012	0.011	0.010	0.010	0.009

Benchmark 16

The Amount of Land Designated to Parks and Preserves per Capita Remains Constant or Increases

Assessment:
Since 1991, the amount of parks and preserves per capita has been increasing in both the incorporated and unincorporated areas of Thurston County.

Key Observations:

- Total acres of parks and preserves per capita is a regional measure.
- Many jurisdictions maintain a level of service monitoring of parks and open space in their comprehensive plans that is far more detailed than this regional measure. This may include miles of trails, acres in community parks, numbers of swimming pools, acres in golf courses, and other detailed measurements of recreational opportunities.
- Urban parks and recreational opportunities often serve different functions than rural parks and preserves, which in turn serve different functions than state and federal parks.
- Park usage crosses jurisdictional boundaries, and jurisdictions often measure regional needs for parks and facilities prior to investing their resources locally.

For Further Information:

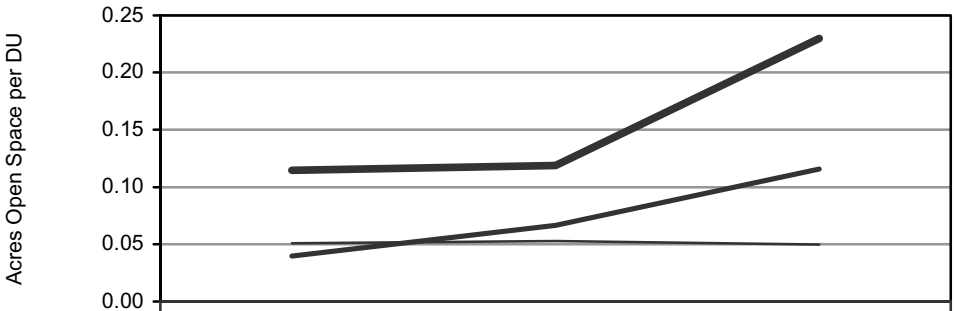
See Tables V-1 to V-3 and Chapter VIII of The Profile.

Benchmark 17

Acres of Open Space per New Dwelling Unit in Subdivisions Increase or Remains Steady

Outlook:
sunny, overall positive results

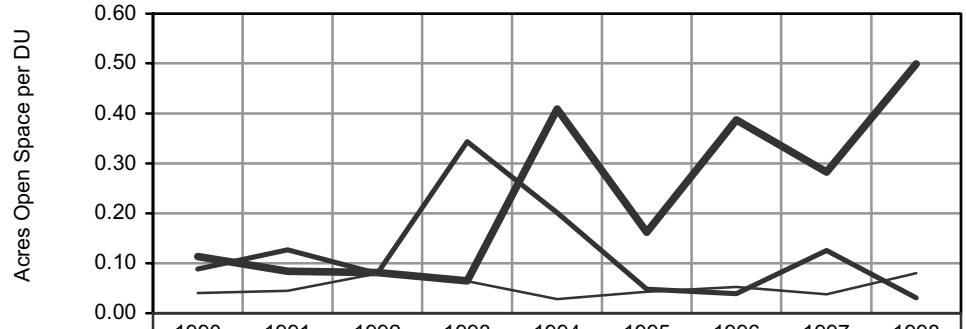
Figure V-3
Acres of Open Space per Approved Dwelling Unit in Subdivisions, Thurston County, 1970-1998



	1970-79	1980-89	1990-98
Cities	0.05	0.05	0.05
UGAs	0.04	0.07	0.12
Rural County	0.11	0.12	0.23

Source: Table V-4

Figure V-4
Acres of Open Space per Approved Dwelling Unit in Subdivisions, Thurston County, 1990-1998



	1990	1991	1992	1993	1994	1995	1996	1997	1998
Cities	0.04	0.04	0.08	0.06	0.03	0.04	0.05	0.04	0.08
UGAs	0.09	0.13	0.08	0.34	0.20	0.05	0.04	0.13	0.03
Rural County	0.11	0.08	0.08	0.06	0.41	0.16	0.39	0.28	0.50

Source: Table V-4

Benchmark 17

Acres of Open Space per New Dwelling Unit in Subdivisions Increase or Remains Steady

Assessment:

The amount of acres of open space per approved dwelling unit in subdivisions has been increasing or has remained constant over the last three decades.

Key Observations:

- Subdivision open space can provide for recreational opportunities and environmental safeguards.
- Open space in subdivisions includes land designated for a large variety of uses, including recreation, wildlife habitat, riparian and wetland protection, community drainfields and green spaces.
- Jurisdictions vary in their requirements on subdivision open space. Some jurisdictions allocated funds from subdivision development to their parks programs, rather than requiring local park spaces.

For Further Information:

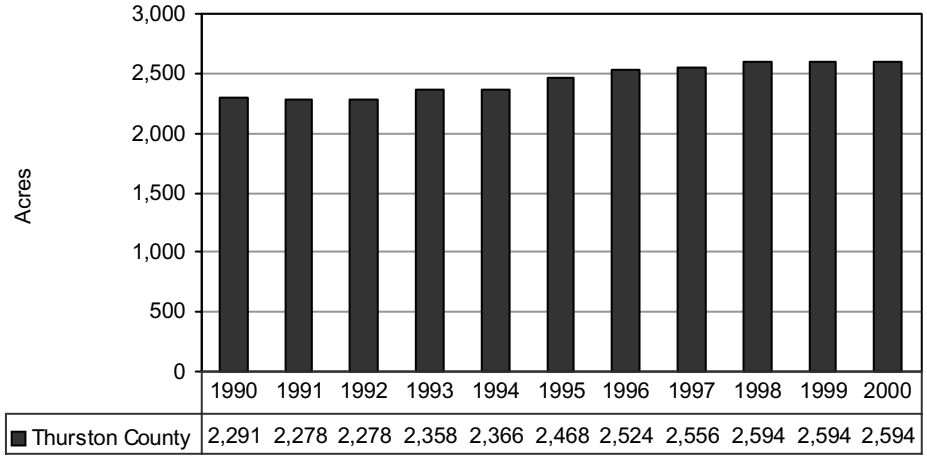
See Tables V-4 and V-5, and discussion of subdivisions in Chapter II.

Benchmark 18

Acres of Open Space Land Enrolled in the Open Space Tax Program Increase or Remains Steady Over Time

Outlook:
sunny, overall positive results

Figure V-5
Acres of Open Space Land Enrolled in the Open Space Tax Program, Thurston County Tax Years 1990-2000



Source: Table V-6

Benchmark 18

Acres of Open Space Land Enrolled in the Open Space Tax Program Increase or Remains Steady Over Time

Assessment:

The amount of open space land enrolled in the open space tax program has been steadily increasing over time.

Key Observations:

- Parcels enrolled in the open space tax program are assessed at their current use value rather than their market value. This provides encouragement for landowners to keep their parcels in open space, rather than developing them.

For Further Information:

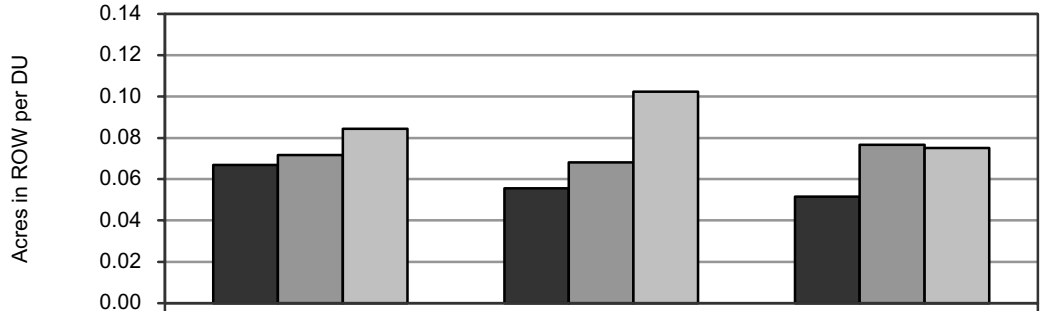
See Table V-6.

Benchmark 19

Acres of Right-Of-Ways Per Approved Dwelling Unit in Subdivisions Decreases or Remains Steady

Outlook:
partly sunny/partly cloudy, sunny in cities, not enough data in UGAs

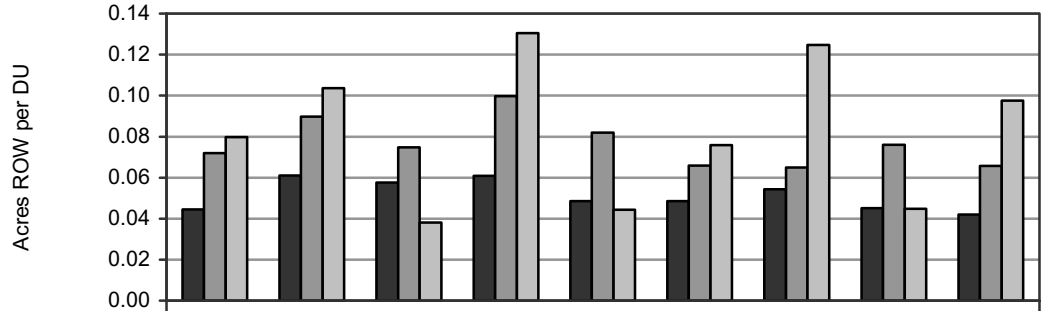
Figure V-6
Acres of Right-of-Way per Approved Dwelling Unit in Subdivisions, Thurston County, 1970-1998



	1970-79	1980-89	1990-98
Cities	0.07	0.06	0.05
UGAs	0.07	0.07	0.08
Rural County	0.08	0.10	0.08

Source: Table V-7

Figure V-7
Acres of Right-of-Way per Approved Dwelling Unit in Subdivisions, Thurston County, 1990-1998



	1990	1991	1992	1993	1994	1995	1996	1997	1998
Cities	0.04	0.06	0.06	0.06	0.05	0.05	0.05	0.05	0.04
UGAs	0.07	0.09	0.07	0.10	0.08	0.07	0.07	0.08	0.07
Rural County	0.08	0.10	0.04	0.13	0.04	0.08	0.12	0.04	0.10

Source: Table V-8

Benchmark 19

Acres of Right-Of-Ways Per Approved Dwelling Unit in Subdivisions Decreases or Remains Steady

Assessment:

The number of acres of right-of-way per new dwelling unit has decreased in the cities, but has increased or been variable in the rural urban growth areas and the rural county.

Key Observations:

- Acres of new right-of-ways in subdivisions is one measure of new impervious area.
- Over the last three decades, the number of acres of right-of-way per approved dwelling unit has decreased in the cities, resulting in less impervious area per new dwellings. This trend continues through the 1990s.
- In the unincorporated UGAs, the acres of right-of-way per approved dwelling unit is higher than that of the cities, and has been increasing over the last two decades. It has been variable in the 1990s.
- In the rural county, where development density is low, the acres of right-of-way per approved dwelling unit is higher than both the cities and unincorporated UGAs. It has been variable throughout the last three decades.

For Further Information:

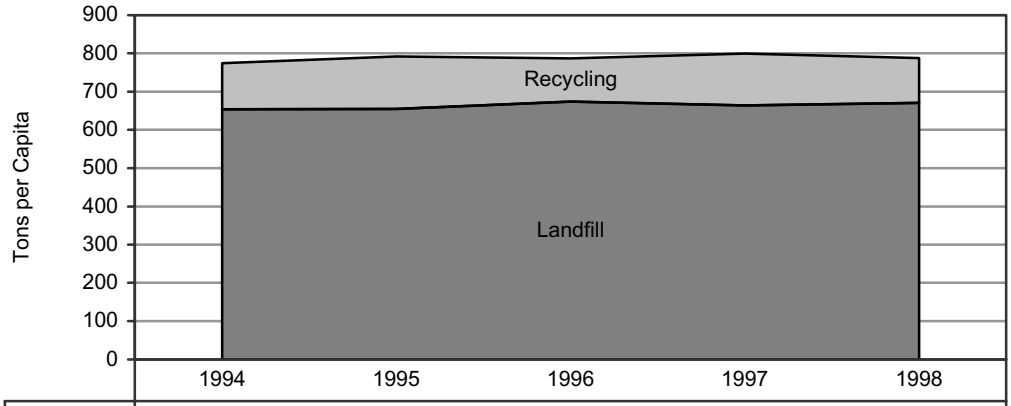
See Tables V-7 and V-8 and discussion of subdivisions in Chapter II.

Benchmark 20

The Solid Waste Recycle Rate Per Capita Increases Over Time

Outlook:
stormy, concerns for the future

Figure V-8
Solid Waste, Tons per Capita, Thurston County, 1994-1998



	1994	1995	1996	1997	1998
Recycling	120	137	113	135	117
Landfill	653	654	674	664	671

Source: Table V-9

Benchmark 20

The Solid Waste Recycle Rate Per Capita Increases Over Time

Assessment:
The recycle rate per capita increased until 1997, when it began to decrease.

Key Observations:

- Solid waste per capita has increased every year since 1993.

Source: Table V-9

- Since 1993, Thurston County and the cities and towns of Thurston County have implemented many innovative waste reduction programs to support the 1993 Solid Waste Management Plan, which holds the mission to: "Significantly reduce the waste stream, emphasize recycling and recovery, and establish Thurston County as a center for waste reduction and recycling activities."
- Although the recycling rate per capita has been declining in recent years, some separate programs have however, seen an increase in the number of tons of waste recycled. Examples include the City of Olympia Curbside Recycling, the Regional Drop Box and City of Olympia Curbside Compost.

Source: Table V-9

For Further Information:

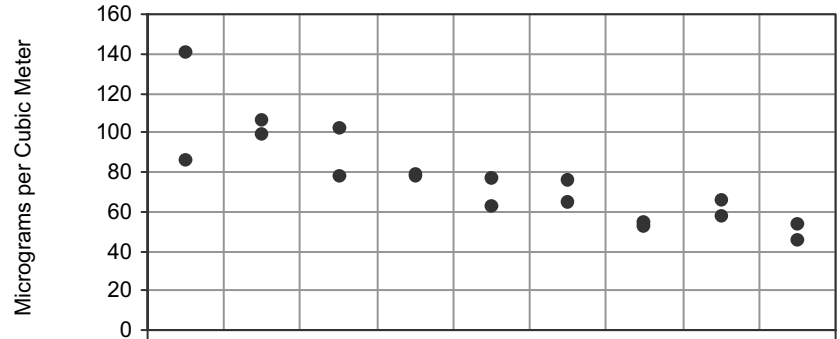
See Tables V-9, The Profile, and the Thurston County Solid Waste Management Plan Five Year Summary Report, Thurston County.

Benchmark 21

Highest Annual Readings for Particulate Matter (PM10*) Remain at or Below the National Standard

Outlook:
sunny, overall positive results

Figure V-9
Air Quality, 1990-1998
Particulate Matter (PM10*)



	1990	1991	1992	1993	1994	1995	1996	1997	1998
1st Maximum	141	106	102	79	77	76	55	66	54
2nd Maximum	86	99	78	78	63	65	53	58	46

Source: Table V-10

*Note: Particulate matter 10 micrometers or smaller in diameter.

National Standard: 150 micrograms per cubic meter

Assessment:
Assessments:

Benchmark 21

Highest Annual Readings for Particulate Matter (PM10*) Remain at or Below the National Standard

Assessment:

The highest annual reading for particulate matter has remained below the national standard since 1990.

Key Observations:

- The highest annual reading for particulate matter has decreased steadily since 1990.

For Further Information:

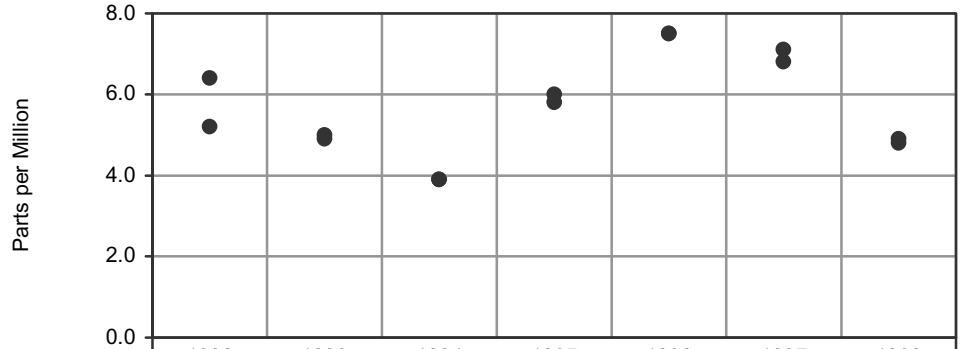
See Tables V-10, and 1996, 1997 and 1998 Air Quality Data Summary, Washington State Department of Ecology (www.wa.gov/ecology).

Benchmark 22

Highest Annual Readings for Carbon Monoxide Remain at or Below the National Standard

Outlook:
sunny, overall positive results

Figure V-10
Air Quality, 1992-1998
Carbon Monoxide (CO)



	1992	1993	1994	1995	1996	1997	1998
1st Maximum	6.4	5.0	3.9	6.0	7.5	7.1	4.9
2nd Maximum	5.2	4.9	3.9	5.8	7.5	6.8	4.8

Source: Table V-10

National Standard: 9 parts per million

Benchmark 22

Highest Annual Readings for Carbon Monoxide Remain at or Below the National Standard

Assessment:

The highest annual reading for carbon monoxide has remained below the national standard since 1992.

Key Observations:

- Carbon monoxide levels have ranged between 4 and 8 parts per million since 1992.

For Further Information:

See Tables V-10, and 1996, 1997 and 1998 Air Quality Data Summary, Washington State Department of Ecology (www.wa.gov/ecology).

Table V-1
Municipal Parks in Acres, by Jurisdiction for Thurston County, 1990-1999

Year	Bucoda	Lacey	Olympia	Rainier	Tenino	Tumwater[1]	Yelm	Inc. Thurston County	Uninc. Thurston County	Total Thurston County
1990	14	72	531	6	35	109	12	777	1,754	2,531
1991	14	120	465	6	35	109	12	759	1,795	2,554
1992	14	204	660	6	35	118	12	1,047	1,979	3,026
1993	14	204	776	6	35	119	16	1,168	1,992	3,160
1994	14	273	776	6	35	119	16	1,238	2,547	3,785
1995	14	333	781	6	35	119	25	1,312	2,547	3,859
1996	14	337	786	6	35	353	25	1,554	2,950	4,504
1997	14	338	794	6	35	353	25	1,564	2,955	4,519
1998	14	338	795	8	35	353	25	1,567	2,978	4,545
1999	14	436	795	8	35	353	25	1,665	2,978	4,643

Sources: TRPC Survey of Thurston County Parks Department, Tumwater, Olympia and Lacey Parks Departments, Cities/Towns of Bucoda, Rainier, Tenino and Yelm

Note: [1]Tumwater Municipal Golf Course was purchased by the City of Tumwater in 1996, and is included in Tumwater's park land. Additional details regarding parks in Thurston County are provided in Chapter VIII of The Profile, published annually by TRPC, and available at www.trpc.org.

Table V-2
Population by Jurisdiction, Thurston County, 1990-1999

Year	Bucoda	Lacey	Olympia	Rainier	Tenino	Tumwater	Yelm	Inc. Thurston County	Uninc. Thurston County	Total Thurston County
1990	536	19,279	33,729	991	1,292	9,976	1,337	67,140	94,098	161,238
1991	535	20,210	34,739	1,035	1,310	10,360	1,365	69,554	98,446	168,000
1992	530	21,290	35,689	1,175	1,315	10,950	1,498	72,447	101,853	174,300
1993	545	22,660	36,520	1,290	1,330	11,110	1,510	74,965	105,535	180,500
1994	611	24,280	36,740	1,432	1,360	11,120	1,895	77,438	108,382	185,820
1995	610	25,111	37,170	1,440	1,495	11,420	2,095	79,341	109,860	189,201
1996	610	26,170	37,960	1,490	1,525	11,790	2,310	81,855	111,245	193,100
1997	625	27,570	38,650	1,530	1,570	12,130	2,395	84,470	113,130	197,600
1998	635	28,240	39,070	1,560	1,590	12,230	2,560	85,885	113,815	199,700
1999	645	29,020	40,210	1,570	1,600	12,530	2,750	88,325	114,375	202,700

Sources: U.S. Bureau of the Census; Washington State Office of Financial Managment; TRPC

Table V-3
Parks per Capita, Thurston County Jurisdictions, 1990-1999

Year	Bucoda	Lacey	Olympia	Rainier	Tenino	Tumwater	Yelm	All Cities	Thurston County[2]	Total Thurston County
1990	0.026	0.004	0.016	0.006	0.027	0.011	0.009	0.012	0.011	0.016
1991	0.026	0.006	0.013	0.005	0.027	0.010	0.009	0.011	0.011	0.015
1992	0.026	0.010	0.018	0.005	0.027	0.011	0.008	0.014	0.011	0.017
1993	0.026	0.009	0.021	0.004	0.026	0.011	0.011	0.016	0.011	0.018
1994	0.023	0.011	0.021	0.004	0.026	0.011	0.008	0.016	0.014	0.020
1995	0.023	0.013	0.021	0.004	0.023	0.010	0.012	0.017	0.013	0.020
1996	0.023	0.013	0.021	0.004	0.023	0.030	0.011	0.019	0.015	0.023
1997	0.022	0.012	0.021	0.004	0.022	0.029	0.010	0.019	0.015	0.023
1998	0.022	0.012	0.020	0.005	0.022	0.029	0.010	0.018	0.015	0.023
1999	0.022	0.015	0.020	0.005	0.022	0.028	0.009	0.019	0.015	0.023

Sources: Tables V-1 and V-2

Note: Tumwater Municipal Golf Course was purchased by the City of Tumwater in 1996, and is included in Tumwater's park land. [2]The Thurston County Comprehensive Plan states that "the county focuses on providing parks, trails and preserves that contain special features intended to be used by all residents of the county, inside and outside cities". Therefore, Thurston County parks per capita reflect County-owned parks and preserves compared to total county population, rather than the unincorporated portion of the County.

Table V-4
Average Number of Approved Dwelling Units per Acre of Open Space in Residential Subdivisions, Thurston County, 1970-1998

Jurisdiction		1970-1979 Approved Dwelling Units	1970-1979 Acres in Open Space	1970-1979 Acres of Open Space/ Approved DU	1980-1989 Approved Dwelling Units	1980-1989 Acres in Open Space	1980-1989 Acres of Open Space/ Approved DU	1990-1998 Approved Dwelling Units	1990-1998 Acres in Open Space	1990-1998 Acres of Open Space/ Approved DU
Bucoda										
	Total	**0**	**0**	**0.00**	**0**	**0**	**0.00**	**19**	**0**	**0.00**
Lacey										
	City	1,318	29	0.02	840	35	0.04	3,354	180	0.05
	UGA	2,791	78	0.03	2,035	112	0.05	966	64	0.07
	Total	**4,109**	**107**	**0.03**	**2,875**	**147**	**0.05**	**4,320**	**244**	**0.06**
Olympia										
	City	1,224	108	0.09	833	32	0.04	1,286	62	0.05
	UGA	882	64	0.07	409	38	0.09	706	52	0.07
	Total	**2,106**	**173**	**0.08**	**1,242**	**69**	**0.06**	**1,992**	**114**	**0.06**
Rainier										
	City	26	1	0.04	14	0	0.00	132	5	0.04
	UGA	0	0	0.00	0	0	0.00	19	0	0.00
	Total	**26**	**1**	**0.04**	**14**	**0**	**0.00**	**151**	**5**	**0.03**
Tenino										
	City	19	1	0.06	0	0	0.00	112	0	0.00
	UGA	0	0	0.00	0	0	0.00	12	8	0.65
	Total	**19**	**1**	**0.06**	**0**	**0**	**0.00**	**124**	**8**	**0.06**
Tumwater										
	City	284	12	0.04	550	53	0.10	498	33	0.07
	UGA	314	17	0.05	209	32	0.15	465	127	0.27
	Total	**598**	**29**	**0.05**	**759**	**85**	**0.11**	**963**	**160**	**0.17**
Yelm										
	City	115	0	0.00	29	0	0.00	423	10	0.02
	UGA	36	0	0.00	93	2	0.02	6	1	0.11
	Total	**151**	**0**	**0.00**	**122**	**2**	**0.01**	**429**	**11**	**0.02**
Total Cities		**2,986**	**152**	**0.05**	**2,266**	**120**	**0.05**	**5,824**	**290**	**0.05**
Total UGAs		**4,023**	**160**	**0.04**	**2,746**	**183**	**0.07**	**2,174**	**252**	**0.12**
Total Urban Areas		**7,009**	**312**	**0.04**	**5,012**	**302**	**0.06**	**7,998**	**542**	**0.07**
Rural Unincorporated County		**3,571**	**409**	**0.11**	**821**	**98**	**0.12**	**991**	**227**	**0.23**
Thurston County Total		**10,580**	**721**	**0.07**	**5,833**	**400**	**0.07**	**8,989**	**769**	**0.09**

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office
Explanation: This table does not include residential lots created in mobile home parks; represents scenario if subdivision were completely built out.

Table V-5
Acres in Open Space per Average Number of Approved Dwelling Units in Subdivisions, Thurston County, 1990-1998

	Total Cities			Total UGAs			Rural Unincorporated County		
Year	Approved Dwelling Units	Acres in Open Space	Acres/ Approved DU	Approved Dwelling Units	Acres in Open Space	Acres/ Approved DU	Approved Dwelling Units	Acres in Open Space	Acres/ Approved DU
1990	672	27	0.04	231	20	0.09	103	12	0.11
1991	495	22	0.04	262	33	0.13	44	4	0.08
1992	598	47	0.08	287	23	0.08	180	15	0.08
1993	964	62	0.06	201	69	0.34	48	3	0.06
1994	1,268	36	0.03	210	42	0.20	58	24	0.41
1995	501	21	0.04	160	8	0.05	186	30	0.16
1996	298	16	0.05	124	5	0.04	121	47	0.39
1997	567	22	0.04	318	40	0.13	145	41	0.28
1998	461	37	0.08	381	12	0.03	106	53	0.50
Total	5,824	290	0.05	2,174	252	0.12	991	227	0.23

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office
Explanation: Represents scenario if subdivisions were built out to full potential.

Table V-6
Acres in Open Space Enrolled in the Open Space Tax Program Thurston County, 1990-2000

Tax Year	Open Space Tax Program (acres)
1990	2,291
1991	2,278
1992	2,278
1993	2,358
1994	2,366
1995	2,468
1996	2,524
1997	2,556
1998	2,594
1999	2,594
2000	2,594

Source: Thurston County Assessor's Office
Explanation: Includes open space lands subject to current use assessments under the Open Space Taxation Act (CH. 84.34 RCW).

Table V-7
Average Number of Approved Dwelling Units per Acre of Right-of-Way in Residential Subdivisions, Thurston County, 1970-1998

Jurisdiction		1970-1979 Approved Dwelling Units	1970-1979 Acres in ROW	1970-1979 Acres ROW/ DU	1980-1989 Approved Dwelling Units	1980-1989 Acres in ROW	1980-1989 Acres ROW/ DU	1990-1998 Approved Dwelling Units	1990-1998 Acres in ROW	1990-1998 Acres ROW/ DU
Bucoda										
	Total	**0**	**0**	**0.00**	**0**	**0**	**0.00**	**19**	**1**	**0.05**
Lacey										
	City	1,318	90	0.07	840	37	0.04	3,354	176	0.05
	UGA	2,791	196	0.07	2,035	146	0.07	966	75	0.08
	Total	**4,109**	**287**	**0.07**	**2,875**	**183**	**0.06**	**4,320**	**251**	**0.06**
Olympia										
	City	1,224	81	0.07	833	43	0.05	1,286	64	0.05
	UGA	882	68	0.08	409	24	0.06	706	53	0.07
	Total	**2,106**	**149**	**0.07**	**1,242**	**67**	**0.05**	**1,992**	**117**	**0.06**
Rainier										
	City	26	4	0.15	14	2	0.13	132	12	0.09
	UGA	0	0	0.00	0	0	0.00	19	1	0.08
	Total	**26**	**4**	**0.15**	**14**	**2**	**0.13**	**151**	**14**	**0.09**
Tenino										
	City	19	0	0.03	0	0	0.00	112	3	0.02
	UGA	0	0	0.00	0	0	0.00	12	0	0.04
	Total	**19**	**0**	**0.03**	**0**	**0**	**0.00**	**124**	**3**	**0.03**
Tumwater										
	City	284	15	0.05	550	43	0.08	498	21	0.04
	UGA	314	22	0.07	209	15	0.07	465	38	0.08
	Total	**598**	**38**	**0.06**	**759**	**58**	**0.08**	**963**	**59**	**0.06**
Yelm										
	City	115	9	0.08	29	1	0.04	423	22	0.05
	UGA	36	1	0.03	93	2	0.02	6	0	0.00
	Total	**151**	**10**	**0.06**	**122**	**3**	**0.02**	**429**	**22**	**0.05**
Total Cities		**2,986**	**200**	**0.07**	**2,266**	**126**	**0.06**	**5,824**	**301**	**0.05**
Total UGAs		**4,023**	**288**	**0.07**	**2,746**	**187**	**0.07**	**2,174**	**167**	**0.08**
Total Urban Areas		**7,009**	**488**	**0.07**	**5,012**	**313**	**0.06**	**7,998**	**467**	**0.06**
Rural Unincorporated County		**3,571**	**301**	**0.08**	**821**	**84**	**0.10**	**991**	**75**	**0.08**
Thurston County Total		**10,580**	**789**	**0.07**	**5,833**	**397**	**0.07**	**8,989**	**542**	**0.06**

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office
Explanation: This table does not include residential lots created in mobile home parks; represents scenario if subdivision were completely built out.

Table V-8
Average Number of Approved Dwelling Units per Acre in Right-of-Ways
Thurston County, 1990-1998

	Cities			UGAs			Rural County		
Year	Approved Dwelling Units	Acres in Right of Ways	Approved DU/ Acre of Right of Way	Approved Dwelling Units	Acres in Right of Ways	Approved DU/ Acre of Right of Way	Approved Dwelling Units	Acres in Right of Ways	Approved DU/ Acre of Right of Way
1990	672	30	0.04	231	17	0.07	103	8	0.08
1991	495	30	0.06	262	24	0.09	44	5	0.10
1992	598	34	0.06	287	21	0.07	180	7	0.04
1993	964	59	0.06	201	20	0.10	48	6	0.13
1994	1,268	62	0.05	210	17	0.08	58	3	0.04
1995	501	24	0.05	160	11	0.07	186	14	0.08
1996	298	16	0.05	124	8	0.07	121	15	0.12
1997	567	26	0.05	318	24	0.08	145	6	0.04
1998	461	19	0.04	381	25	0.07	106	10	0.10
Total	**5,824**	**301**	**0.05**	**2,174**	**167**	**0.08**	**991**	**75**	**0.08**

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office
Explanation: This table does not include residential lots created in mobile home parks; represents scenario if subdivision were completely built out.

Table V-9
Solid Waste, Thurston County, 1994-1999

	1994	1995	1996	1997	1998
Recycling (tons)					
Compost Center at Hawks Prairie	5,556	7,102	6,805	7,347	4,715
Curbside Compost - Olympia	1,158	1,743	1,874	2,268	2,786
Regional Drop Box	1,886	1,972	2,198	2,473	2,099
Curbside - Thurston County	8,961	10,172	6,359	9,749	7,678
Curbside - Olympia	3,119	3,194	3,145	3,270	4,477
Recycle Center at Hawks Prairie	1,681	1,736	1,443	1,656	1,559
Total Recycling[1]	**22,361**	**25,919**	**21,823**	**26,764**	**23,314**
Landfill Solid Waste (tons)	**121,426**	**123,771**	**130,098**	**131,189**	**133,951**
Population	**185,820**	**189,201**	**193,100**	**197,600**	**199,700**
Recycling Tons per Capita	**120**	**137**	**113**	**135**	**117**
Landfill Waste Tons per Capita	**653**	**654**	**674**	**664**	**671**

Sources: Thurston County Solid Waste
Explanation: [1]Waste recycled through the Commercial Recycling Program and Backyard Composting is not included in this table.

Table V-10
Air Quality, Thurston County, 1985, 1990-1998

Pollutant	National Standards	Readings	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998
Particulate Matter[1] (PM10) 24 Hour Average	150 Micrograms per cubic Meter	1st Maximum	254	141	106	102	79	77	76	55	66	54
		2nd Maximum	242	86	99	78	78	63	65	53	58	46
Carbon Monoxide (CO) 8 Hour Average[2]	9 parts per million	1st Maximum	N/A	N/A	N/A	6.4	5.0	3.9	6.0	7.5	7.1	4.9
		2nd Maximum	N/A	N/A	N/A	5.2	4.9	3.9	5.8	7.5	6.8	4.8

Source: Olympia Air Pollution Control Authority
Note: [1]Particulate matter 10 micrometers or smaller in diameter. [2]No permanent site to measure CO prior to 1992.

Housing

Related GMA Goals:

GMA Goal (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Indicators Used:

- Household Income to Average Housing Sale Price Ratio
- Housing Affordability Index
- Apartment Vacancy Rates

Related County-Wide Planning Policies:

Encourage the availability of affordable housing for all incomes and needs and ensure that each community includes a fair share of housing for all economic segments of the population.

Explore ways to reduce the costs of housing.

Encourage a range of housing types and costs commensurate with the employment base and income levels of jurisdictions populations, particularly for low, moderate and fixed income families.

Housing

Overview

Housing affordability can be measured in a number of different ways. In this chapter, benchmarks were selected to provide an indication of both home ownership and home rental affordability. For more information on housing and real estate in Thurston County, please refer to The Profile. For more information on dwelling units, land development, and population, please refer to Chapter II (Growth) of this report.

Housing

List of Benchmarks found in this chapter

Benchmark 23:
The Difference Between The Annual Change In Median Household Income And Annual Change In Average Housing Sale Price Is No Greater Than One Percent.

Benchmark 24:
The Housing Affordability Index For First Time Buyers Increases, And The Affordability Index For All Buyers Remains Above 100.

Benchmark 25:
The Apartment Vacancy Rate Remains At Or Around Five Percent.

Benchmark 23

The Difference Between The Annual Change In Median Household Income And Annual Change In Average Housing Sale Price Is No Greater Than One Percent

Source: Table VI-2

see Figure VI-2 for the difference calculation.

Source: Table VI-2
Note: Axis crosses at 1 percent.

Figure VI-1
Annual Change in Median Household Income Compared to Annual Change in Average Single-Family Home Sale Price Thurston County, 1991-1999

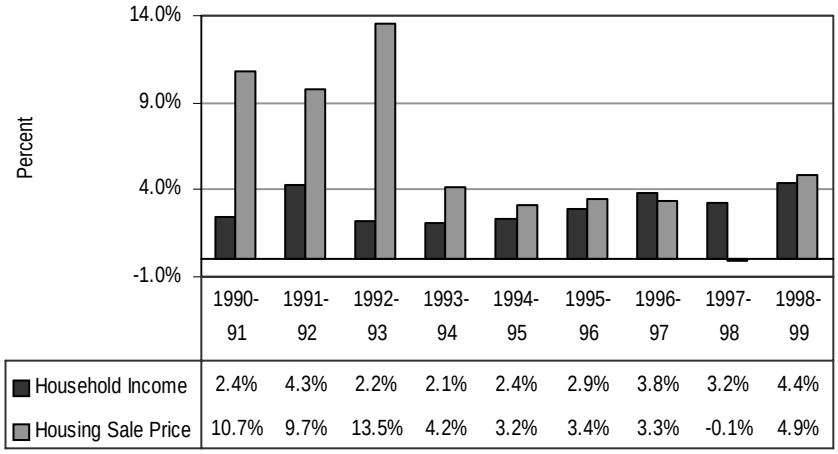
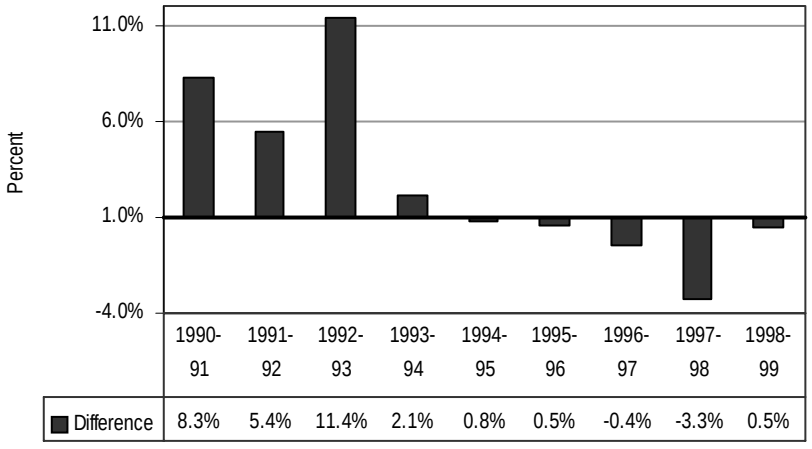


Figure VI-2
Difference between Annual Change in Median Household Income and Annual Change in Single-family Home Sale Price, Thurston County, 1990-1999



Assessment:

Since 1995, the difference between the average annual change in median household income and average annual change in home sale price has been less than one percent

Key Observations:

- Beginning mid-decade, change in median household income in Thurston County is keeping pace with changes in home sale prices.

For Further Information:

See Tables VI-1 to VI-2 and Chapters III and IV of The Profile.

Benchmark 23

The Difference Between The Annual Change In Median Household Income And Annual Change In Average Housing Sale Price Is No Greater Than One Percent

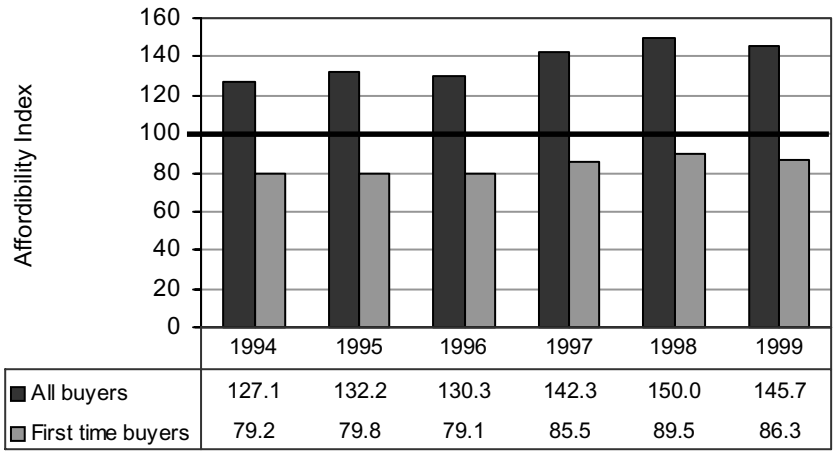
see Table VI-2

Benchmark 24

The Housing Affordability Index For First Time Buyers Increases And The Affordability Index For All Buyers Remains Above 100

Outlook:
sunny, overall positive results

Figure VI-3
Housing Affordability Index for Thurston County
1994-1999



	1994	1995	1996	1997	1998	1999
All buyers	127.1	132.2	130.3	142.3	150.0	145.7
First time buyers	79.2	79.8	79.1	85.5	89.5	86.3

Source: Table VI-3

Benchmark 24

The Housing Affordability Index For First Time Buyers Increases And The Affordability Index For All Buyers Remains Above 100

Assessment:

The housing affordability index has remained above 100 for all buyers, and has generally increased since 1994 for first time buyers.

Key Observations:

- Home ownership is becoming more affordable in Thurston County.
- Affordability index measures the ability of a typical family to make payments on median price resale home, assuming a 20% down payment. All loans are assumed to be 30-year loans. It is assumed 25% of income can be used for principal and interest payments. An index of 100 indicates that a balance exists between the family's ability to pay and housing costs. A higher index indicates that housing is more affordable; a lower index indicates that housing is less affordable.

see Table VI-3

For Further Information:

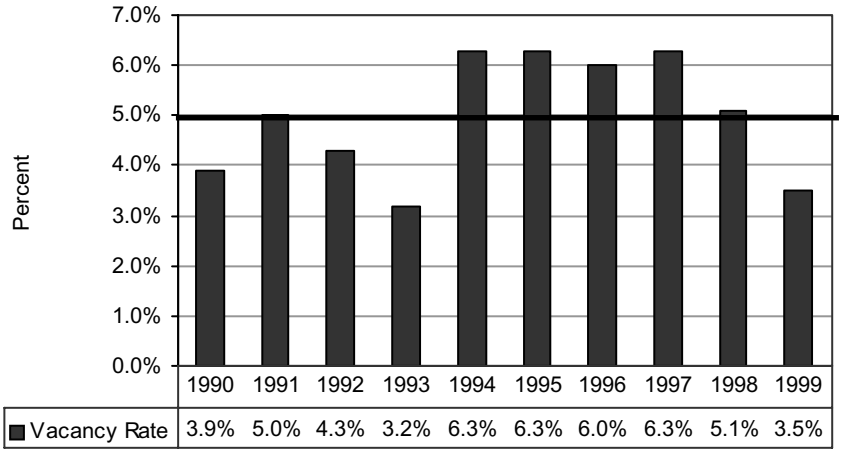
See Table VI-3.

Benchmark 25

The Apartment Vacancy Rate Remains At Or Around Five Percent

Outlook:
sunny, overall positive results

Figure VI-4
Apartment Vacancy Rate, 1990-1999



Source: Table VI-4

Benchmark 25

The Apartment Vacancy Rate Remains At Or Around Five Percent

Assessment:

The apartment vacancy rate in Thurston County has fluctuated around five percent since 1990.

Key Observations:

- Low vacancy rates suggest that pressure on existing apartment units is high, thereby driving up rents. High rates suggest that there is extra capacity on the market, which might drive down rents. A vacancy rate of five percent is generally regarded as a normal market rate.
- New apartment complexes generally add a large number of new units to the market in a short period of time, making vacancy rates fluctuate greatly.

For Further Information:

See Table VI-4.

Table VI-1
Average Sale Price of Single-family Homes and Median Household Income, Thurston County, 1990-1999

Year	County Median Household Income	Average Sale Price of a Single-family Home			
		Thurston County	Olympia	Tumwater	Lacey
1990	$33,077	$91,568	$95,300	$101,840	$78,622
1991	$33,887	$101,403	$110,686	$113,180	$85,673
1992	$35,347	$111,258	$119,247	$121,456	$98,600
1993	$36,114	$126,318	$137,281	$139,175	$114,906
1994	$36,858	$131,574	$139,632	$138,737	$123,225
1995	$37,731	$135,744	$176,404	$142,510	$121,275
1996	$38,830	$140,406	$157,562	$146,616	$125,314
1997	$40,287	$145,082	$165,302	$145,694	$127,952
1998	$41,580	$144,963	$159,974	$142,505	$129,245
1999	$43,408	$152,030	$169,804	$152,119	$136,150

Sources: Olympic Multiple Listing Service; Washington State Office of Financial Management

Table VI-2
Rate of Change in Average Sale Price of Single-family Homes and Median Household Income, Thurston County, 1990-1999

Year	Change in County Median Household	Change in Average Sale Price of a Single-family Home			
		Thurston County	Olympia	Tumwater	Lacey
1990-91	2.4%	10.7%	16.1%	11.1%	9.0%
1991-92	4.3%	9.7%	7.7%	7.3%	15.1%
1992-93	2.2%	13.5%	15.1%	14.6%	16.5%
1993-94	2.1%	4.2%	1.7%	-0.3%	7.2%
1994-95	2.4%	3.2%	26.3%	2.7%	-1.6%
1995-96	2.9%	3.4%	-10.7%	2.9%	3.3%
1996-97	3.8%	3.3%	4.9%	-0.6%	2.1%
1997-98	3.2%	-0.1%	-3.2%	-2.2%	1.0%
1998-99	4.4%	4.9%	6.1%	6.7%	5.3%
Average Ann. Rate of Change 1990-98	**3.1%**	**5.8%**	**6.6%**	**4.6%**	**6.3%**

Sources: Olympic Multiple Listing Service; Washington State Office of Financial Management

Table IV-3
Housing Affordability Index, Thurston County, 1994-1999

Fourth Quarter	All Buyers		First Time Buyers	
	Index	Payment	Index	Monthly Payment
1994	127.1	$649	79.2	$636
1995	132.2	$670	79.8	$656
1996	130.3	$685	79.1	$671
1997	142.3	$692	85.5	$678
1998	150.0	$673	89.5	$660
1999	145.7	$718	86.3	$703

Source: Washington Center for Real Estate Research

Explanation: Affordability index measures the ability of a typical family to make payments on median price resale home, assuming a 20% down payment. All loans are assumed to be 30-year loans. It is assumed 25% of income can be used for principal and interest payments. An index of 100 indicates that a balance exists between the family's ability to pay and housing costs. A higher index indicates that housing is more affordable; a lower index indicates that housing is less affordable.

Table IV-4
Apartment Rents and Vacancies, Thurston County, 1990-1999

Apartments	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Average Rent	$408	$451	$470	$501	$523	$515	$533	$547	$550	$556
Vacancy Rate	3.9%	5.0%	4.3%	3.2%	6.3%	6.3%	6.0%	6.3%	5.1%	3.5%

Source: Dupre + Scott Apartment Advisors