



Overall Development Attractiveness

CITY

Olympia and Lacey

CORRIDOR LOCATION

Along Sleater Kinney Rd SE including intersections with Martin Way E & Pacific Ave SE

The Woodland District is bisected by Interstate 5, and includes property in both Lacey and Olympia. Most of the area north of I-5 is within Olympia; most of the land south of I-5 is within Lacey. It is a regional employment and retail center with direct access to and from I-5.

Once envisioned as an employment and retail center, the Lacey Woodland District south of I-5 is now a target for residential development. It is bounded by civic and educational facilities to the east and diverse retail, medical, and service opportunities in all other directions. Residences are within walking distance of a major transit center and the intersections of three regional trail networks, although inconsistent pedestrian infrastructure and access can make walking a challenge in the area. Some residential streets and sidewalks are buffered from busy arterials that serve adjacent retail centers and pedestrian-oriented design principles characterize recent infill and infrastructure investments. However, many of the residential areas lack sidewalks and much of the older pedestrian access is sub-par. The district serves as a gateway to the seat of Lacey City government and St. Martin's University.

The Woodland District has several strong characteristics that support future development and density, including strong transit accessibility, a strong employment base, and residential amenities (shopping, parks). One challenge in the Woodland District is coordinating investment efforts between property along two different arterials (Martin Way E and Pacific Avenue SE) and managing congestion at several major intersections in the area. Another challenge is integrating more multi-family housing in an area with major auto-oriented retail uses and market drivers supporting additional auto-oriented retail.

AMENITIES



- **Parks:** Woodland Trail, Chehalis-Western Trail, Huntamer Park, I-5 Park, Plaza Park West, Plaza Park South
- **Water/Views:** Mount Rainier views
- **Shopping:** South Sound Shopping Center
- **Other:** Lacey Transit Center, Near Saint Martin University

There are four parks within the Woodland District as well as connections to the Woodland Trail that connects Lacey, Downtown Olympia, and points beyond.

Saint Martin University is located just east of the district. The facilities and 1,300 students enrolled at the main campus provide additional daytime activity and demand for housing and commercial services

Huntamer Park



ESD Office Building



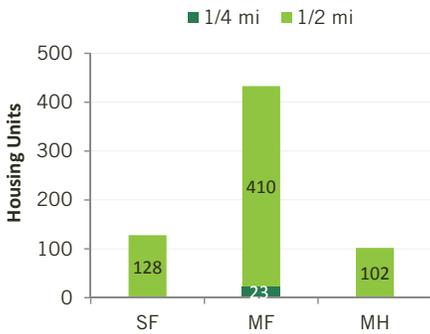
Woodland District

MARKET FACTORS



Housing Units

■ Total Population: 1,282



65% of the 663 housing units within the district are multi-family units. Relative to other districts, the Woodland District is average for the total number of housing units.

Commercial Rents (per SF)

	Quoted Rates	Vacancy Rates
Retail		
General Retail	\$13.46	3.0%
General Retail (Avg.)	\$12.73	3.3%
Shopping Center	\$16.76	8.5%
Shopping Center (Avg.)	\$17.22	10.8%
Office		
All Classes	\$17.75	15.2%
All Classes (Avg.)	\$17.02	10.6%

Source: CoStar Property

* All office rental rates reported have been converted to a full service equivalent rental rate, and all retail rates have been converted to triple-net (NNN) equivalent rates.

The district is within the Lacey market, which has about average retail and office rents. General retail rents are \$13.46 per square foot, and shopping center rents are \$16.76 per square foot. Office rents are above the countywide average at \$17.75 per square foot.

Vacancy for retail uses is a little below the countywide average. General retail is at 3.0% vacancy and shopping centers have a vacancy rate of 8.5%. Office has the second highest vacancy rate behind Yelm at 15.2%.

Employment

■ Total Jobs: 8,085

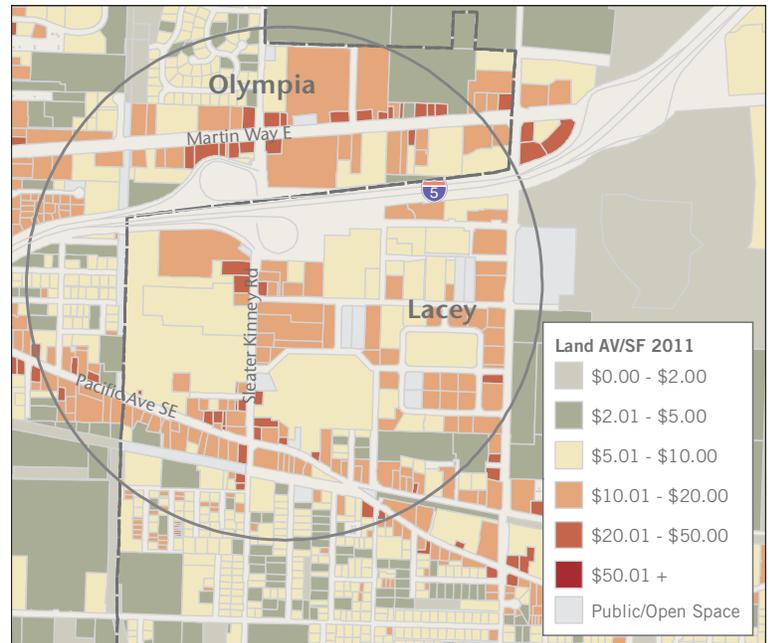
- Commercial/Service: 5,574
- Government: 2,219
- Industrial: 292

■ Major Employers/Businesses:

- South Sound Shopping Center
- Fred Meyer
- State Offices (ESD, DSHS, HCA, Personnel)
- Local Government

The Woodland District is a relatively large employment center within the county, and it has the second most jobs of all the districts evaluated behind Downtown Olympia.

Land Values



Average land value within the district is \$9.85 per square foot. This is the second highest of all the districts evaluated, but considerably lower than Downtown Olympia, which has the highest average land values (\$23.66 per square foot).

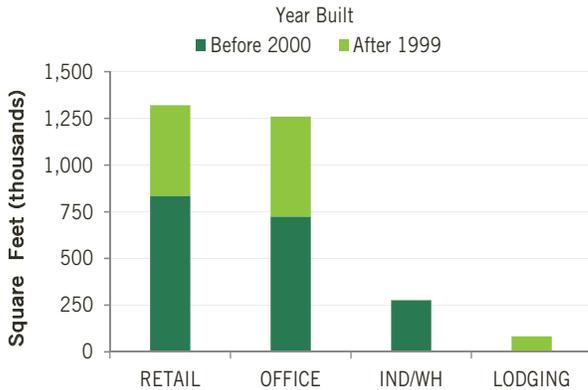
The average land value for all districts is \$6.02 per square foot.

Woodland District

DEVELOPMENT CHARACTER

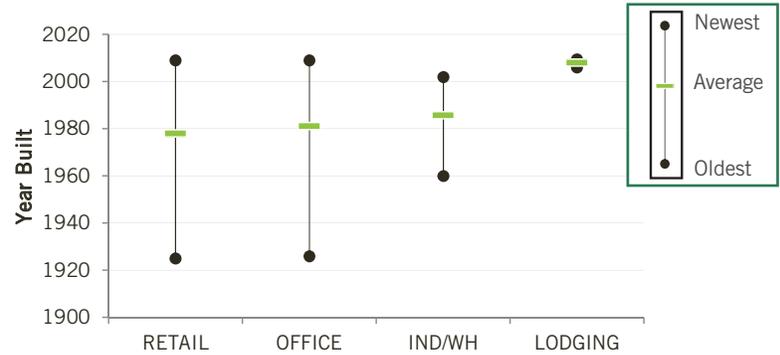


Commercial Development Inventory



The Woodland District has the second highest commercial development inventory, at nearly 3 million square feet. There is a large amount of retail and office uses, as well as some industrial use and a small amount of lodging.

Age of Development

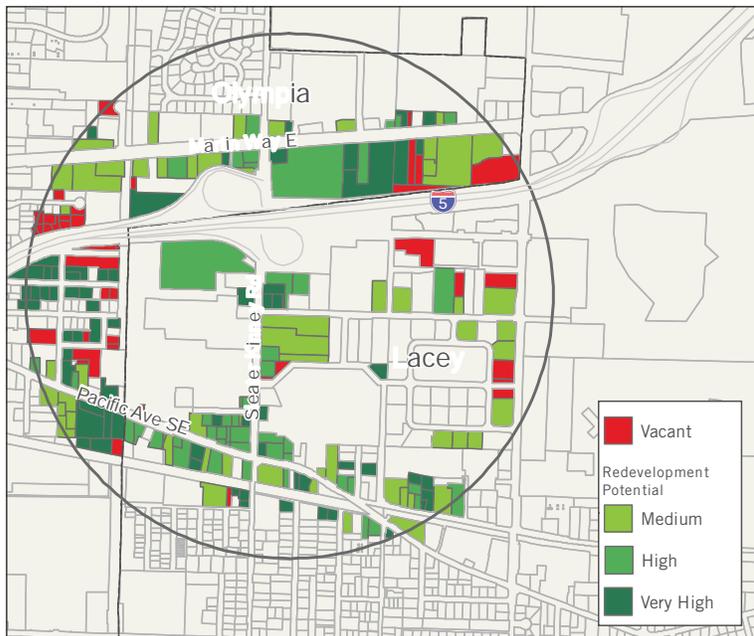


The majority of the building inventory was built before 2000, but, relative to other districts, the Woodland District has the second most commercial space built after 1999, with over 1.1 million square feet. The average year built for retail and office development is around 1990. Industrial/warehouse and lodging development occurred later, with lodging development occurring within only the last 10 years.

POTENTIAL DEVELOPMENT



Map of Vacant and Redevelopable Sites



Source: TRPC & Thurston County Assessor, 2011; BERK, 2011

Vacant and Redevelopable Sites (Acres)

Use	Vacant	Redevelopment Potential		
		Very High	High	Medium
Commercial	0.0	0.5	0.0	0.0
Mixed Use *	19.0	32.9	36.6	49.8

*Either commercial, residential or a combination of commercial/residential.

** Redev. potential estimated based on size of bldg. and bldg to land value ratio:

Very High - Less than 3000 building SF per acre or building to land value ratio <0.5

High - More than 3000 building SF per acre and building to land value between 0.5 and 1

Medium - More than 3000 building SF per acre and building to land value between 1 and 2

The Woodland District has substantial redevelopment capacity. The district has more development capacity than any other district, and it has more than 50 acres of buildable area than the second highest district, Tanglewilde/Carpenter Road.

Woodland District

TRANSPORTATION



Traffic Volumes



The Woodland District has good accessibility to I-5, and the district has the second most transit boardings of all the districts, at 3,599 per day. Staggered routes allow for fifteen minute headways along the Martin Way. Traffic volumes are heaviest along Pacific Avenue SE and College St. SE.

Transit Routes

Route	Peak Frequency (Min.)	Total Boardings (On and Off) per Weekday	Destinations
60	30	201	Olympia and Lacey Transit Centers, Lion's Park, Group Health, South Sound Center, Panorama City
603	30	75	Olympia and Lacey Transit Centers, Lakewood, Tacoma
62A	30	882	Olympia and Lacey Transit Centers, Martin Way, South Sound Center, Hawks Prairie
62B	30	911	Olympia and Lacey Transit Centers, Martin Way, South Sound Center, Hawks Prairie
64	30	385	Olympia and Lacey Transit Centers, South Sound Center, Lacey Corporate Center, Amtrak Station
66	30	638	Olympia and Lacey Transit Centers, Lacey Corporate Center
67	60	213	Lacey Transit Center, Pacific Ave, Tri Lake Loop
68	30	297	Olympia and Lacey Transit Centers, Tumwater Square, Olympia High, Yelm Hwy, Timberland High

- **2010 Boardings per Day in District:** 3,599
 - Lacey Transit Center Boardings Per Day: 2,416

This commercial market analysis was developed as part of the **Sustainable Thurston Project** (www.sustainablethurston.org). It will provide background information for the allocation of TRPC's 2040 Employment Forecast and the Regional Plan for Sustainable Development.



Founded in 1988, BERK is an interdisciplinary strategy and analysis firm providing integrated, creative, and analytically rigorous approaches to complex policy and planning decisions. BERK's team of strategic planners, policy and financial analysts, economists, cartographers, information designers, and facilitators work together to bring new ideas, clarity, and robust frameworks to the development of analytically-based and action-oriented plans.