

# CHAPTER III

## Thurston County Profile

Thurston County is threatened by a number of different types of natural hazards. These hazards endanger the health and safety of the population of the county, jeopardize its economic vitality, and imperil the quality of its environment. Flooding, landslides, storms and earthquakes have historically occurred and have presented the challenge of financial and emotional recovery following these disasters. As Thurston County continues to grow and become more urban, the risk associated with natural hazards will increase as more people move to areas affected by natural hazards. The importance of developing strategies, coordinating resources, and increasing public awareness to reduce risk and prevent loss from future natural hazard events is becoming increasingly urgent.

The following county profile gives general information about Thurston County and identifies information to be incorporated in this beginning process of natural hazards mitigation planning. Much of the text and data tables have come from The Profile published by Thurston Regional Planning Council. The Profile is a compilation of statistics, trends, analyses and comparisons for Thurston County and its individual jurisdictions. Since its inception, this document has developed a reputation as a comprehensive and reliable tool for a wide variety of users needing current, accurate data for the region.

### Geography and Topography

Thurston County, Washington lies in the southern part of western Washington at the terminus of Puget Sound (see Map 1-Vicinity). It is the 32nd largest county in the state with a total land mass of 737 square miles. Approximately 93 percent of the land area is unincorporated. Within the county there are seven cities and towns and two unincorporated communities: Olympia, the state capital, Lacey and Tumwater in the north, Yelm in the east, Rainier, Tenino and Bucoda in the south, and Grand Mound and Rochester in the southwest. There are several special purpose districts including fifteen fire districts in the unincorporated county, a port district, eight school districts, and a conservation district. Thurston County has three tribal areas including the Nisqually Indian Reservation in east county, the Chehalis Indian Reservation in southwest county as well as the Squaxin Indian Reservation which borders the county in the northwest. Fort Lewis Military Reservation occupies a large tract in the east county.

The area topography ranges from coastal lowlands to prairie flatlands to the foothills of the Cascades. This diversity presents an element that needs to be considered in hazard mitigation planning efforts. The county's geography plays into the incidence of landslide, flood, and earthquake – all natural hazards which are addressed in this plan.

Glacial activity in the county's geologic past left the land dotted with lakes and ponds. The northernmost boundary of the county is determined by the shoreline of Puget Sound. Inlets exclusive to the county are Budd, Henderson, and Eld Inlets. Budd and Henderson Inlets are separated by Dana Passage. Other inlets form the boundaries between Thurston and adjacent counties. Totten Inlet divides Thurston and Mason counties, and the Nisqually River separates Thurston from Pierce County.

In Thurston County, there are four watersheds that flow to the Pacific Ocean basin. Flowing to the Puget Sound basin are five watersheds. Approximately 57% of the county's waters flow into Puget Sound with 43% flowing to the Pacific Ocean.

The northwest and southeast corners of the county are marked by peaks ranging from 1,700 to 3,000 feet in elevation. Once thought to be the highest in the county, Larch Mountain and Capitol Peak, both over 2,650 feet, reign over the 40,000 acre Capitol State Forest west of Olympia. United States Geological Survey (USGS) surveyors recently discovered the highest point in the county is actually in the extreme southeast corner near Alder Lake. Standing at 2,922 feet, Quiemuth Peak was named in 1993 by the Thurston County Historic Commission to honor the Nisqually Indian chief of that name.

## County Weather

Thurston County has a marine type climate with mild temperatures year-round. In the warmest months, the average high temperature ranges between 70 and 75 degrees. In the winter months, high temperatures usually hover around 45 degrees. Like most of western Washington, Thurston County's weather is characterized by sunny summers and wet winters. With about 52 clear days out of every 365, Thurston County residents live under some form of cloud cover 86 percent of the year, with more than a trace of rain falling on almost half of the days of the year.

**Table III-1  
Thurston County Weather**

Month	Average Temperature (Degrees Fahrenheit)				Precipitation (Inches)		Average Total Snowfall (Inches)
	2001		Normal <sup>1</sup>		2001	Normal <sup>1</sup>	Normal <sup>1</sup>
	High	Low	High	Low			
Jan	45.7	30.7	44.3	31.4	3.5	8.0	7.3
Feb	48.1	27.5	49.1	32.7	2.6	6.1	3.7
Mar	52.3	31.7	53.3	33.7	3.8	5.1	1.9
Apr	56.2	35.3	59.1	36.5	3.5	3.4	0.1
May	67.1	40.1	65.8	41.5	1.9	2.0	0.0
Jun	67.1	44.2	71.0	46.6	2.6	1.6	0.0
Jul	73.6	47.3	77.0	49.4	0.2	0.8	0.0
Aug	75.9	49.7	77.0	49.4	2.3	1.2	0.0
Sep	70.1	44.9	71.6	45.2	0.5	2.1	0.0
Oct	57.9	38.7	60.6	39.5	4.0	4.7	0.0
Nov	51.7	37.8	50.4	35.5	13.3	8.2	1.3
Dec	44.8	32.3	44.8	32.7	11.9	8.2	3.9
<b>Average</b>	<b>59.3</b>	<b>38.4</b>	<b>60.3</b>	<b>39.5</b>			
<b>Total</b>					<b>50.1</b>	<b>51.3</b>	<b>18.1</b>

**Source:** National Weather Service, Olympia Weather Station ([www.wrcc.dri.edu](http://www.wrcc.dri.edu)).

**Explanation:** <sup>1</sup>"Normal" is the statistical average of 1948 to 2001 data.

# Environment and Quality of Life

## Agricultural and Forest Lands

Although Thurston County is not commonly noted for a strong agricultural base, approximately 16 percent of the county's land use is given to agricultural activities. In addition to providing economic diversity and food production for the long-term sustainability of our community, keeping these lands in agricultural use promotes land conservation.

Forest lands also promote land conservation. They are important to our community both in terms of economic sustainability, and the long-term environmental and quality of life benefits forest lands provide. If forest lands in timber production are managed correctly, they provide many environmental benefits including reduction of soil erosion, protecting wildlife habitat, enhancing water quality and air quality, mitigating the effects of storm and flood damage, and providing for recreational and scenic opportunities. The County has implemented several strategies for forest land conservation, including long-term zoning, designation of urban growth areas, protection for forest land owners against high tax rates and close monitoring of forest practice activity, especially in the designated urban areas. It is estimated that between 1985 and 2000, almost 56,000 acres of land were in the forest harvest cycle, for an average annual rate of approximately 4,000 acres per year. Forest lands have been harvested at a rate of approximately 1.3 percent annually, which translates to 20 percent of the county's forest lands being harvested over the last 15 years. The rate of harvest is significantly higher in the rural county where most of the commercial forest lands are found.

## Urbanization

Trends in urbanization over time provide insight into changes in the physical environment of Thurston County. These trends also impact natural hazard mitigation planning. As more land is urbanized, land cover that prevents flooding and landslides is lost. Forests, shrub vegetation, and agricultural lands are replaced by a more urban landscape which is composed of a variety of physical features, including distinctly urban features such as roads and buildings, as well as trees, lawns, and other non-urban land cover. Measuring the change in land cover of built or urban features over the last 15 years in Thurston County can provide insight into conditions in the future. Large-scale change detectable from satellite imagery indicates that approximately 32,000 acres of land were converted from intact forest stands, agricultural lands, or large expanses of shrub vegetation to urban landscapes over the last 15 years in Thurston County. Due to differences in density of development in the urban and rural environment, significantly more land is consumed for rural development than urban. Watersheds experiencing the greatest percent of urbanization over the last 15 years were Henderson Inlet with 14 percent and Black River with 10 percent.

## **Parks and Public Lands**

As population grows, the demand for access to public parks and open space increases, while there is also additional pressure to develop the remaining available land. Therefore, parks and natural resource departments at all governmental levels play an increasingly important role in acquiring parcels of land that will be used for public parks and open space preserves. City and County parks and preserves offer not only recreational opportunities for residents and visitors to Thurston County, but also provide beneficial environmental services such as the protection of sensitive areas; enhancement of air and water quality, provision of flood control and landslide, and conservation of wildlife habitat.

The seven cities and towns in Thurston County provide approximately 1,741 acres of park, recreation, and open space. Facilities include memorials, playfields, natural areas, and campgrounds. Thurston County manages another 2,765 acres including sections of the Chehalis Western trail, a paved walking and bike path.

## **Drinking Water**

Groundwater is an important natural resource as nearly the entire county relies on it for residential, agricultural, and industrial needs. There are more than 1,200 public water supplies in Thurston County that tap groundwater sources, and over 8,000 private wells. These serve approximately 99 percent of the drinking supplies for county residents. Not only is groundwater important for residential, agricultural, and business uses, it is also the primary source of stream flows during the dry summer months, which is essential to maintaining the health of the county's ecosystems, fisheries, and recreational opportunities.

In order to protect these supplies, local jurisdictions have developed joint wellhead protection policies. These programs are designed to protect recharge areas near municipal water supplies such as wells and springs. By identifying and controlling pollution sources, the jurisdictions will develop contingency plans needed to respond swiftly in case of unexpected loss of a water supply.

More than 80 percent of Olympia's water comes from McAllister Springs located just outside the eastern boundary of the urban growth area. Olympia has a contractual agreement with the City of Lacey to wholesale a maximum of two million gallons of water per day from McAllister Springs to Lacey. The amount of water the springs are capable of producing fluctuates seasonally, producing more in the winter due to aquifer levels. While the springs currently produce high quality water, the local soils, geology, and groundwater conditions of its recharge area make the springs especially vulnerable to contamination. Monitoring and recharge area protection are important aspects of managing a resource such as McAllister Springs.

## **Wastewater Management Systems**

The LOTT Wastewater Alliance helps preserve and protect public health, the environment, and water resources by providing wastewater management and disposal services for the urbanized area of north Thurston County. The acronym “**LOTT**” stands for its four government partners -- **L**acey, **O**lympia, **T**umwater, and **T**hurston County.

LOTT was formed in 1976 through an intergovernmental agreement between the three cities and the County. The agreement provided for cooperative use and development of the Olympia wastewater treatment plant, established major sewer lines (interceptors) servicing multiple jurisdictions and initiated a major 1983 upgrade of the treatment plant to provide secondary treatment of wastewater. Today, the LOTT partners serve about 78,000 people over a 14,000-acre area. In addition to the central wastewater treatment plant and major sewer lines, the LOTT partners are also responsible for flow management and long-range planning.

## **Growth - Population and Development Trends**

### **Population Trends**

Thurston County has been one of the fastest growing counties in the State since the 1960s, exceeding the State’s overall rate of growth consistently. During the 1990’s Thurston County grew at a rate of 2.5 percent annually. This growth added over 46,000 new residents to the county’s population between 1990 and 2000. Reflecting state trends, Thurston County experienced the most growth of the last three decades in the 70s, with a population increase of over 61 percent. Population increased by 40 percent in the 60s, 30 percent in the 80s, and 29 percent in the 90s.

Between 1980 and 1990 the incorporated county grew at nearly the same rate as the unincorporated county. This is in stark contrast with the previous decade, where growth was concentrated in the unincorporated county. In 1970, 47 percent of the population lived in the unincorporated county. By 1980, 58 percent of the population was living in the unincorporated county. In 2002, it was estimated that 55 percent of the population lived in the unincorporated county. Because close to half of all of the population is in the unincorporated areas of the county, planning for natural hazards needs to account for this trend. Often people in unincorporated areas have fewer public support services readily available to them and can be more impacted by widespread disasters.

Table III-2 shows population growth for Thurston County jurisdictions:

**Table III-2  
Small Area Population Estimates and Population Forecast, Thurston County Jurisdictions, 1990-2025**

Jurisdiction	Census			Estimate			Forecast			
	1990	2000	2003	2005	2010	2015	2020	2025	2030	2035
Bucoda	536	628	645	619	629	633	637	641		
Lacey	19,279	31,226	32,240	36,218	39,856	42,882	45,757	48,049		
UGA	25,127	28,632	29,652	31,746	35,624	40,082	43,768	46,648		
<b>Total</b>	<b>44,406</b>	<b>59,858</b>	<b>61,892</b>	<b>67,964</b>	<b>75,479</b>	<b>82,964</b>	<b>89,525</b>	<b>94,697</b>		
Olympia	33,729	42,514	42,860	45,440	48,080	51,034	54,020	56,969		
UGA	7,195	9,269	9,859	10,639	12,940	16,467	19,627	22,057		
<b>Total</b>	<b>40,924</b>	<b>51,783</b>	<b>52,719</b>	<b>56,078</b>	<b>61,019</b>	<b>67,501</b>	<b>73,647</b>	<b>79,025</b>		
Rainier	991	1,492	1,515	1,626	1,794	1,914	2,022	2,127		
UGA	65	163	169	157	166	173	179	186		
<b>Total</b>	<b>1,056</b>	<b>1,655</b>	<b>1,684</b>	<b>1,783</b>	<b>1,961</b>	<b>2,088</b>	<b>2,201</b>	<b>2,314</b>		
Tenino	1,292	1,447	1,495	1,502	1,503	1,510	1,538	1,566		
UGA	193	151	155	130	149	170	186	365		
<b>Total</b>	<b>1,485</b>	<b>1,598</b>	<b>1,650</b>	<b>1,632</b>	<b>1,652</b>	<b>1,680</b>	<b>1,724</b>	<b>1,931</b>		
Turnwater	9,976	12,698	12,740	14,200	15,179	16,461	17,991	19,423		
UGA	6,053	7,281	7,542	8,849	10,157	12,025	14,768	18,742		
<b>Total</b>	<b>16,029</b>	<b>19,979</b>	<b>20,282</b>	<b>23,050</b>	<b>25,336</b>	<b>28,486</b>	<b>32,758</b>	<b>38,165</b>		
Yelm	1,337	3,289	3,830	4,377	5,561	6,681	7,730	8,559		
UGA	1,360	1,095	1,123	1,221	1,268	1,635	2,128	2,827		
<b>Total</b>	<b>2,697</b>	<b>4,384</b>	<b>4,953</b>	<b>5,597</b>	<b>6,829</b>	<b>8,316</b>	<b>9,858</b>	<b>11,386</b>		
Grand Mound UGA	708	811	824	1,316	1,517	1,700	1,876	2,064		
<b>Total Cities</b>	<b>67,140</b>	<b>93,294</b>	<b>95,325</b>	<b>103,982</b>	<b>112,601</b>	<b>121,116</b>	<b>129,696</b>	<b>137,334</b>		
<b>Total UGAs</b>	<b>40,700</b>	<b>47,401</b>	<b>49,324</b>	<b>54,057</b>	<b>61,821</b>	<b>72,252</b>	<b>82,532</b>	<b>92,890</b>		
<b>Total Urban Areas</b>	<b>107,840</b>	<b>140,695</b>	<b>144,649</b>	<b>158,039</b>	<b>174,422</b>	<b>193,368</b>	<b>212,228</b>	<b>230,223</b>		
<b>Rural Unincorporated County</b>	<b>53,398</b>	<b>66,660</b>	<b>70,151</b>	<b>78,368</b>	<b>85,365</b>	<b>91,931</b>	<b>98,502</b>	<b>104,035</b>		
<b>Thurston County Total</b>	<b>161,238</b>	<b>207,355</b>	<b>214,800</b>	<b>236,406</b>	<b>259,787</b>	<b>285,299</b>	<b>310,730</b>	<b>334,258</b>		

Sources: U.S. Bureau of the Census 1990, 2000; 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. Census and estimates are for April 1 of each year.

In 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. Analysis of trends in the 1990s reveal that while Thurston County's cities have been receiving an increasing share of the population throughout this decade, it is often through annexation of existing homes rather than redirection of new growth. Overall, the percentage of the county's population living in our rural areas has remained relatively constant.

As mandated by the 1990 Growth Management Act, each of the incorporated jurisdictions has defined its own Urban Growth Area (UGA). This identifies the area that each jurisdiction will incorporate into its city limits and provide city services within the next 20 years.

Population growth has not been evenly distributed among Thurston County's cities during this decade. Several of the urban areas of our smaller towns and cities have experienced high rates of growth. The Yelm urban area (5.1%) and the Rainier urban area (4.3%) experienced the highest average annual growth rates in population between 1990 and 2000. In the northern regions of the county, the Lacey urban area (2.5%) has been growing at a higher annual rate than the Tumwater (2.3%) and Olympia urban areas (2.2%).

### **Dwelling Unit Trends**

The share of total dwelling units in the urban areas has been steadily decreasing in the second half of the 1990s. Correspondingly, the share of total dwelling units which are located in the rural area has been steadily increasing. Interestingly, the rural area's average rate of growth in dwelling units has generally been declining over this same time period. Although the urban areas continue to be the location of the majority of the county's dwelling units, the above trends indicate that the amount of growth going into the rural area is large enough that even when it is declining in its rate of growth, it is still occurring at a high enough level to cause the rural area to have a steadily increasing share of the county's total dwelling units. The urban area's share of new dwelling units has declined, moving from 61.8 percent in 1995 to 58.7 percent in 2002. Correspondingly, the rural area's share of new dwelling units has increased from 38.2 percent in 1995 to 28.6 percent in 2002. The decline in the share of new dwelling units which are locating within city limits is significant, from 57.6 percent in 1995 to 28.6 percent in 2002. Not this entire decline reflects a movement of new dwelling units to the rural areas. Much of it is attributable to an increase in new dwelling units locating in the UGA's. A positive trend is the significant increase in the UGA share of new dwellings, moving from only 6.5 percent of new dwellings in 1994 to 28.4 percent of new dwellings in 2002.

**Table III-3  
Dwelling Unit Estimates of Cities and UGAs, Thurston County, 1994-2002**

Jurisdiction	1994	1995	1996	1997	1998	1999	2000	2001	2002
<b>Bucoda</b>	<b>Total</b>	<b>212</b>	<b>214</b>	<b>220</b>	<b>228</b>	<b>232</b>	<b>235</b>	<b>236</b>	<b>242</b>
Lacey	City	10,332	11,036	11,594	12,121	12,477	12,898	13,160	13,491
	UGA	10,534	10,419	10,525	10,602	10,758	10,900	11,014	11,492
	<b>Total</b>	<b>20,866</b>	<b>21,455</b>	<b>22,119</b>	<b>22,723</b>	<b>23,235</b>	<b>23,798</b>	<b>24,174</b>	<b>24,983</b>
Olympia	City	17,689	18,138	18,464	18,820	19,049	19,325	19,738	19,889
	UGA	3,453	3,474	3,436	3,512	3,616	3,694	3,806	4,039
	<b>Total</b>	<b>21,142</b>	<b>21,612</b>	<b>21,900</b>	<b>22,332</b>	<b>22,665</b>	<b>23,019</b>	<b>23,544</b>	<b>23,928</b>
Rainier	City	486	492	502	530	542	547	551	551
	UGA	60	62	63	62	67	67	66	68
	<b>Total</b>	<b>546</b>	<b>554</b>	<b>565</b>	<b>592</b>	<b>609</b>	<b>614</b>	<b>617</b>	<b>619</b>
Tenino	City	531	568	581	592	601	610	615	627
	UGA	83	54	56	56	57	59	60	62
	<b>Total</b>	<b>614</b>	<b>622</b>	<b>637</b>	<b>648</b>	<b>658</b>	<b>669</b>	<b>675</b>	<b>689</b>
Tumwater	City	5,281	5,626	5,716	5,749	5,793	5,897	5,953	6,031
	UGA	2,795	2,844	2,844	2,899	2,939	2,999	3,089	3,167
	<b>Total</b>	<b>8,076</b>	<b>8,470</b>	<b>8,560</b>	<b>8,648</b>	<b>8,732</b>	<b>8,896</b>	<b>9,042</b>	<b>9,198</b>
Yelm	City	847	952	1,039	1,110	1,163	1,230	1,323	1,487
	UGA	429	408	414	415	425	433	425	439
	<b>Total</b>	<b>1,276</b>	<b>1,360</b>	<b>1,453</b>	<b>1,525</b>	<b>1,588</b>	<b>1,663</b>	<b>1,748</b>	<b>1,926</b>
<b>Grand Mound UGA</b>	<b>Total</b>	<b>302</b>	<b>305</b>	<b>307</b>	<b>310</b>	<b>313</b>	<b>316</b>	<b>318</b>	<b>324</b>
<b>Chehalis Reservation</b>	<b>Total</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>
<b>Nisqually Reservation</b>	<b>Total</b>	<b>211</b>	<b>211</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>213</b>
<b>Total Cities</b>		<b>35,378</b>	<b>37,026</b>	<b>38,116</b>	<b>39,150</b>	<b>39,857</b>	<b>40,742</b>	<b>41,576</b>	<b>42,318</b>
<b>Total UGAs</b>		<b>17,656</b>	<b>17,566</b>	<b>17,645</b>	<b>17,856</b>	<b>18,175</b>	<b>18,468</b>	<b>18,776</b>	<b>19,592</b>
<b>Total Urban Areas</b>		<b>53,034</b>	<b>54,592</b>	<b>55,761</b>	<b>57,006</b>	<b>58,032</b>	<b>59,210</b>	<b>60,352</b>	<b>61,910</b>
<b>Rural Unincorporated County</b>		<b>22,005</b>	<b>22,789</b>	<b>23,511</b>	<b>24,205</b>	<b>24,882</b>	<b>25,593</b>	<b>26,300</b>	<b>27,655</b>
<b>Thurston County Total</b>		<b>75,039</b>	<b>77,381</b>	<b>79,272</b>	<b>81,211</b>	<b>82,914</b>	<b>84,803</b>	<b>86,652</b>	<b>89,565</b>

Sources: TRPC; U.S. Bureau of the Census; Washington State Office of Financial Management; 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. City and UGA boundaries may change over time due to annexations. Data are for April 1 of each year.

Note: Dwelling unit estimates incorporate housing starts data, however, the methodology also includes calibrating to U.S. Census and OFM data, includes demolitions, and does not include replacements and activity in manufactured home parks.

## **Monitoring Land Supply - 2002 Buildable Lands Report**

In 1997, the state Growth Management Act (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 (Clark, King, Kitsap, Pierce, Snohomish, and Thurston) affected by these amendments to GMA.

The legislation required that densities of development be reviewed in order to determine whether urban densities are being achieved in the urban growth area and that a land supply analysis be done to determine if there is an adequate land supply for future growth in population and employment in the urban growth area. By comparing data related to recent development patterns to the public policies in place in local Comprehensive Plans, the program provides a valuable planning tool for the region to use as it evaluates whether it is developing the way it wants to develop and makes decisions for the future accordingly.

The Buildable Lands Report for Thurston County, September 2002, and accompanying Buildable Lands Technical Documentation for Thurston County, September 2002 were prepared by Thurston Regional Planning Council (TRPC) to meet the requirements of this legislation for the affected jurisdictions in Thurston County.

Three Benchmarks in the areas of Residential Land Supply, Achieved Net Residential Density, and Commercial/Industrial Land Supply were developed as the reporting mechanism for meeting requirements in a way which is consistent with the region's already established GMA monitoring program, the Regional Benchmarks program. The following information on development trends in Thurston County is excerpted from the 2002 Buildable Lands Report.

### **Residential Land Supply**

Buildable Lands Report Assessment – A sufficient land supply exists to accommodate 25 years of projected population growth in all jurisdictions within Thurston County.

#### Key Observations:

- In the year 2000, the urban area had over 18,000 acres of land zoned for residential uses available for new development. This estimate includes vacant and partially built parcels of land. Over 145,000 acres were available in the rural county.
- In the county as a whole, approximately 48 percent of the available residential land in 2000 will be consumed by residential growth by the year 2025, assuming the county experiences growth consistent with state and regional forecasts, and zoning remains consistent.
- In the urban area, approximately 38 percent of available residential land in 2000 will remain by the year 2025, assuming the county experiences growth consistent with state and regional forecasts, and zoning remains consistent.

- In the urban area, 1,697 acres of land were consumed by residential development between 1996 and 2000. The Lacey urban area had the highest residential land consumption of the cities. In the rural county, 11,881 acres of land was residentially developed in the same time period.
- In the urban area, the projected residential land consumption (Land Demand) for the time period between 2000 and 2015 is 5,092 acres. In the rural county, residential land demand between 2000 and 2015 is projected to be 35,643 acres.
- Between 1996 and 2000 infill development accounted for 12.6 percent of new dwellings in the urban area and 9.9 percent of acres developed over that time.
- Oversize urban lots are legal lots which are larger than is permissible under current zoning regulations and which are unlikely to be redeveloped or further subdivided. These legacy lots have a significant impact. Although only 2.8 percent of new permitted dwellings were located on oversize lots between 1996 and 2000, the acreage affected by those dwellings is 18.1 percent of total acres developed.

**Table III-4  
Residential Land Supply and Demand, Thurston County**

Jurisdiction	20 Year Forecast			25 Year Forecast		
	2000 Residential Land Supply (acres)	2020 Residential Land Demand (acres)	Percent Remaining in 2020	2025 Residential Land Demand (acres)	Percent Remaining in 2025	Percent Remaining in 2025
Bucoda	81	26	67%	30	63%	63%
Lacey & Lacey UGA	5,697	3,583	37%	4,106	28%	28%
Olympia & Olympia UGA	4,192	2,305	45%	2,713	35%	35%
Rainier & Rainier UGA	554	322	42%	360	35%	35%
Tenino & Tenino UGA	505	319	37%	353	30%	30%
Tumwater & Tumwater UGA	4,459	1,788	60%	2,340	48%	48%
Yelm & Yelm UGA	3,144	1,365	57%	1,594	49%	49%
Grand Mound UGA	158	76	52%	87	45%	45%
<b>Total Urban Areas</b>	<b>18,789</b>	<b>9,785</b>	<b>48%</b>	<b>11,582</b>	<b>38%</b>	<b>38%</b>
<b>Rural Unincorporated County</b>	<b>145,553</b>	<b>56,900</b>	<b>61%</b>	<b>67,733</b>	<b>53%</b>	<b>53%</b>
<b>Thurston County Total</b>	<b>164,343</b>	<b>66,685</b>	<b>59%</b>	<b>79,314</b>	<b>52%</b>	<b>52%</b>

Sources: Buildable Lands Work Program, TRPC; Forecast of Land Demand - Population and Employment Forecast for Thurston County, 1999, TRPC

**Table III-5  
Simple Projection of Residential Development Trends to Year 2015**

Jurisdiction	Simple Projection of Current Trends				
	2000 Residential Land Supply (acres)	Land Consumption between 1996-2000 (acres)	Projected Land Consumption 2000-2015 (acres)	Land Remaining for Development in 2015 (acres)	Percent Remaining in 2015
Bucoda	81	16	49	32	39%
Lacey & Lacey UGA	5,697	654	1,962	3,735	66%
Olympia & Olympia UGA	4,192	327	981	3,211	77%
Rainier & Rainier UGA	554	130	390	164	30%
Tenino & Tenino UGA	505	38	114	391	77%
Tumwater & Tumwater UGA	4,459	335	1,005	3,454	77%
Yelm & Yelm UGA	3,144	197	591	2,553	81%
<b>Total Urban Areas</b>	<b>18,632</b>	<b>1,697</b>	<b>5,092</b>	<b>13,540</b>	<b>73%</b>
<b>Rural Unincorporated County</b>	<b>145,553</b>	<b>11,881</b>	<b>35,643</b>	<b>109,910</b>	<b>76%</b>
<b>Thurston County Total</b>	<b>164,185</b>	<b>13,578</b>	<b>40,735</b>	<b>123,450</b>	<b>75%</b>

Source: Buildable Lands Work Program, TRPC

**Table III-6  
Trends in Infill Development as Measured by Permitted Dwellings and by Acres Developed  
For Building Permits Presumed Built in the Five Year Interval 1996-2000**

Jurisdiction	Single-Family			Multi-Family		Man. Homes		Total Infill Dwellings		Total Permitted Dwellings		Infill Dwellings as a Percent of Total		Acres Developed As Infill		Total Acres Developed		Infill Developed Acres as a Percent of Total	
	2	60	64	124	0	149	40	189	11	5	7	25	28.0%	2.3	16.3	14.3%			
<b>Total</b>	<b>2</b>	<b>60</b>	<b>64</b>	<b>124</b>	<b>0</b>	<b>149</b>	<b>40</b>	<b>189</b>	<b>11</b>	<b>5</b>	<b>7</b>	<b>25</b>	<b>28.0%</b>	<b>2.3</b>	<b>16.3</b>	<b>14.3%</b>			
Bucoda																			
Lacey																			
Olympia																			
Rainier																			
Tenino																			
Tumwater																			
Yelm																			
<b>Total Cities</b>	<b>232</b>	<b>91</b>	<b>323</b>	<b>0</b>	<b>305</b>	<b>120</b>	<b>425</b>	<b>0</b>	<b>21</b>	<b>558</b>	<b>4,432</b>	<b>12.6%</b>	<b>73.0</b>	<b>736.5</b>	<b>9.9%</b>				
<b>Total UGAs</b>	<b>91</b>	<b>120</b>	<b>13</b>	<b>13</b>	<b>120</b>	<b>120</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>224</b>	<b>1,664</b>	<b>13.5%</b>	<b>29.5</b>	<b>961.0</b>	<b>3.1%</b>				
<b>Total Urban Areas</b>	<b>323</b>	<b>425</b>	<b>0</b>	<b>34</b>	<b>425</b>	<b>425</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>782</b>	<b>6,096</b>	<b>12.8%</b>	<b>102.4</b>	<b>1,697.5</b>	<b>6.0%</b>				
<b>Rural Unincorporated County<sup>1</sup></b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,843</b>	<b>0.0%</b>	<b>0.0</b>	<b>11,880.9</b>	<b>0.0%</b>				
<b>Thurston County Total</b>	<b>323</b>	<b>425</b>	<b>34</b>	<b>34</b>	<b>425</b>	<b>425</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>782</b>	<b>9,939</b>	<b>7.9%</b>	<b>102.4</b>	<b>13,578.4</b>	<b>0.8%</b>				

Source: Buildable Lands Work Program, TRPC

Note: Definition of Infill Growth in this analysis - Infill can only occur in urban areas, defined for this analysis as within incorporated city limits or in urban growth areas. Infill does not occur on large tracts of land, therefore all parcels undergoing plat activity to subdivisions after 1970 were excluded. Single family infill may only occur on relatively small lots at densities consistent with zoning - for this analysis a threshold of lot size of one half acre was used for Lacey, Olympia, Tumwater, and Yelm and a threshold of one acre was used for Bucoda, Tenino, and Rainier. The threshold for multi-family development was 3 acres. <sup>1</sup>Includes Grand Mound UGA.

**Table III-7  
Trends in Recent Development on Oversized Urban Lots  
For Building Permits Presumed Built in the Five Year Interval 1996-2000**

Jurisdiction	Dwellings on lots sized			Total Dwellings on Oversized Lots	Total Permitted Dwellings	Dwellings on Oversized Lots as a Percent of Total		Acres	
	1 acre to less than 2 acres	2 acres to less than 3 acres	3 acres to less than 5 acres			Developed on Oversized Lots	Total Developed	Developed on Oversized Lots as a Percent of Total	Developed
<b>Bucoda</b>	3	0	0	3	25	12.0%	2.9	16.3	17.9%
<b>Lacey</b>	4	0	2	6	2,124	0.3%	13.4	287.4	4.7%
<b>UGA</b>	20	3	10	33	854	3.9%	67.5	366.7	18.4%
<b>Total</b>	24	3	12	39	2,978	1.3%	80.8	654.1	12.4%
<b>Olympia</b>	5	3	2	10	1,450	0.7%	15.9	176.3	9.0%
<b>UGA</b>	8	5	2	15	440	3.4%	21.9	150.8	14.5%
<b>Total</b>	13	8	4	25	1,890	1.3%	37.8	327.2	11.6%
<b>Rainier</b>	21	1	1	23	60	38.3%	25.7	77.2	33.3%
<b>UGA</b>	1	0	0	1	5	20.0%	1.6	53.1	3.0%
<b>Total</b>	22	1	1	24	65	36.9%	27.3	130.3	20.9%
<b>Tenino</b>	0	0	0	0	50	0.0%	0.0	12.6	0.0%
<b>UGA</b>	0	1	0	1	5	20.0%	2.0	25.4	7.9%
<b>Total</b>	0	1	0	1	55	1.8%	2.0	37.9	5.3%
<b>Turnwater</b>	1	2	2	5	344	1.5%	10.5	82.3	12.8%
<b>UGA</b>	22	9	12	43	318	13.5%	83.6	252.2	33.2%
<b>Total</b>	23	11	14	48	662	7.3%	94.2	334.5	28.1%
<b>Yelm</b>	3	2	1	6	379	1.6%	11.4	84.4	13.5%
<b>UGA</b>	7	7	8	22	42	52.4%	51.0	112.8	45.2%
<b>Total</b>	10	9	9	28	421	6.7%	62.4	197.2	31.7%
<b>Total Cities</b>	37	8	8	53	4,432	1.2%	79.8	736.5	10.8%
<b>Total UGAs</b>	58	25	32	115	1,664	6.9%	227.6	961.0	23.7%
<b>Total Urban Areas</b>	95	33	40	168	6,096	2.8%	307.4	1,697.5	18.1%
<b>Rural Unincorporated County<sup>1</sup></b>	0	0	0	0	3,843	0.0%	0.0	11,880.9	0.0%
<b>Thurston County Total</b>	95	33	40	168	9,939	1.7%	307.4	13,578.4	2.3%

Source: Buildable Lands Work Program, TRPC

Note: Definition of Oversized Urban Lots in this analysis - Oversized lots are legal lots that were approved and platted prior to current zoning regulations, and are larger than lots currently permissible under current zoning regulations. Only those lots unlikely to be redeveloped or further subdivided in the future were selected. Lots that met these criteria were between 1 and 5 acres in size, and were not located in the rural county. <sup>1</sup>Includes Grand Mound UGA.

## Residential Achieved Net Density

Buildable Lands Report Assessment – Between 1996 and 2000, the achieved net densities of residential zoning districts located inside the cities and towns have been consistent with the densities envisioned in Comprehensive Plans. Densities in the unincorporated portion of the UGAs are lower than densities within the incorporated area.

### Key Observations:

- Between 1996 and 2000 the average achieved net residential density for cities and towns in the county was 6.02 units per acres. Achieved net density in the residential zoning districts of the cities and towns was consistent with envisioned densities.
- Average achieved net density is lower in the unincorporated portions of the urban growth areas. This is to be expected in the smaller communities due to sewer unavailability. However, in the unincorporated urban growth areas of Lacey, Olympia, and Tumwater, this is because there has been a lot of development activity in older subdivisions and on lots not in plats. In both these cases, lot size is likely to be larger. These legacy lots are lowering the overall achieved densities of the urban growth areas. However, development located in subdivisions approved since 1995 is occurring at higher densities.
- Between 1996 and 2000, single-family development in the urban area had an achieved net density of 4.58 units per acre while this number was 16.91 units per acre for multifamily development. Most manufactured homes are located in the rural county where their achieved net density was 0.47 units per acre.
- In the rural county between 1996 and 2000, the achieved net density for single-family development (0.4 units per acre) was significantly higher than the 1 unit per 5 acre (0.2) density which most of the rural residential land is zoned for. One of the reasons for this is the large number of existing rural lots that are undersized relative to current zoning regulations in the rural area. Thirty seven percent of the new single-family homes in the county were located in the rural county over this time period.
- Residential development tends to be clustered around the medium density (3-8 du/acre) generalized zoning category in the urban area. This category also has the greatest number of both buildable acres and acres zoned for residential use.
- Residential growth occurs in both residential zoning districts and mixed use zoning districts.

**Table III-8  
Average Achieved Net Density, by Jurisdiction  
For Building Permits Presumed Built in the Five Year Interval 1996-2000**

Jurisdiction	Average Achieved Net Density		Dwellings	Land Consumption	
	DU / Partially-Built Acre	DU / Fully-Built Acre		Partially-Built Acres	Fully-Built Acres
<b>Bucoda</b>	<b>1.54</b>	<b>1.54</b>	<b>25</b>	<b>16</b>	<b>16</b>
Lacey	7.39	7.96	2,124	287	267
UGA	2.33	4.46	854	367	191
<b>Total</b>	<b>4.55</b>	<b>6.50</b>	<b>2,978</b>	<b>654</b>	<b>458</b>
Olympia	8.22	9.37	1,450	176	155
UGA	2.92	3.81	440	151	116
<b>Total</b>	<b>5.78</b>	<b>6.99</b>	<b>1,890</b>	<b>327</b>	<b>270</b>
Rainier	0.78	1.47	60	77	41
UGA	0.09	0.23	5	53	22
<b>Total</b>	<b>0.50</b>	<b>1.03</b>	<b>65</b>	<b>130</b>	<b>63</b>
Tenino	3.98	3.98	50	13	13
UGA	0.20	0.25	5	25	20
<b>Total</b>	<b>1.45</b>	<b>1.68</b>	<b>55</b>	<b>38</b>	<b>33</b>
Tumwater	4.18	6.05	344	82	57
UGA	1.26	3.81	318	252	83
<b>Total</b>	<b>1.98</b>	<b>4.72</b>	<b>662</b>	<b>335</b>	<b>140</b>
Yelm	4.49	6.00	379	84	63
UGA	0.37	0.40	42	113	105
<b>Total</b>	<b>2.14</b>	<b>2.50</b>	<b>421</b>	<b>197</b>	<b>168</b>
<b>Total Cities</b>	<b>6.02</b>	<b>7.25</b>	<b>4,432</b>	<b>736</b>	<b>611</b>
<b>Total UGAs</b>	<b>1.73</b>	<b>3.09</b>	<b>1,664</b>	<b>961</b>	<b>538</b>
<b>Total Urban Areas</b>	<b>3.59</b>	<b>5.31</b>	<b>6,096</b>	<b>1,697</b>	<b>1,149</b>
<b>Rural Unincorporated County '1</b>	<b>0.32</b>	<b>0.43</b>	<b>3,843</b>	<b>11,881</b>	<b>8,980</b>
<b>Thurston County Total</b>	<b>0.73</b>	<b>0.98</b>	<b>9,939</b>	<b>13,578</b>	<b>10,129</b>

Source: Buildable Lands Work Program, TRPC  
 Note: '1 includes Grand Mound UGA. Permits were given a lag time between approval date and built date for the purposes of this analysis. Time interval is April 1, 1996 to April 1, 2000, to correspond with 2000 Census.

**Table III-9  
Trends in Type of Dwellings Permitted, 1996-2000**

Jurisdiction	Dwellings			Percent			Total Acres Developed			Achieved Net Density		
	Single-family	Multi-family	Man. Home	Single-family	Multi-family	Man. Home	Single-family	Multi-family	Man. Homes	Single-family	Multi-family	Man. Home
<b>Bucoda</b>	<b>17</b>	<b>0</b>	<b>8</b>	<b>68%</b>	<b>0%</b>	<b>32%</b>	<b>12</b>	<b>0</b>	<b>4</b>	<b>1.39</b>	<b>0.00</b>	<b>1.97</b>
City	1,555	524	45	73%	25%	2%	227	33	7	6.85	15.92	6.47
UGA	481	138	235	56%	16%	28%	131	16	45	3.68	8.79	5.21
<b>Total</b>	<b>2,036</b>	<b>662</b>	<b>280</b>	<b>68%</b>	<b>22%</b>	<b>9%</b>	<b>358</b>	<b>49</b>	<b>52</b>	<b>5.69</b>	<b>13.62</b>	<b>5.38</b>
<b>Olympia</b>	<b>698</b>	<b>746</b>	<b>6</b>	<b>48%</b>	<b>51%</b>	<b>0%</b>	<b>126</b>	<b>28</b>	<b>1</b>	<b>5.54</b>	<b>26.83</b>	<b>7.22</b>
City	411	21	8	93%	5%	2%	111	2	2	3.69	9.06	4.09
UGA	1,109	767	14	59%	41%	1%	237	30	3	4.67	25.46	5.02
<b>Rainier</b>	<b>22</b>	<b>0</b>	<b>21</b>	<b>51%</b>	<b>0%</b>	<b>49%</b>	<b>15</b>	<b>0</b>	<b>19</b>	<b>1.50</b>	<b>0.00</b>	<b>1.10</b>
City	19	0	3	86%	0%	14%	17	0	12	1.09	0.00	0.26
UGA	41	0	24	63%	0%	37%	32	0	31	1.28	0.00	0.78
<b>Tenino</b>	<b>34</b>	<b>0</b>	<b>16</b>	<b>68%</b>	<b>0%</b>	<b>32%</b>	<b>9</b>	<b>0</b>	<b>3</b>	<b>3.71</b>	<b>0.00</b>	<b>4.70</b>
City	4	0	1	80%	0%	20%	13	0	7	0.30	0.00	0.14
UGA	38	0	17	69%	0%	31%	22	0	10	1.70	0.00	1.64
<b>Tumwater</b>	<b>234</b>	<b>64</b>	<b>46</b>	<b>68%</b>	<b>19%</b>	<b>13%</b>	<b>43</b>	<b>7</b>	<b>7</b>	<b>5.40</b>	<b>9.29</b>	<b>6.94</b>
City	244	4	70	77%	1%	22%	67	1	16	3.65	7.60	4.38
UGA	478	68	116	72%	10%	18%	110	7	23	4.34	9.17	5.13
<b>Yelm</b>	<b>293</b>	<b>60</b>	<b>26</b>	<b>77%</b>	<b>16%</b>	<b>7%</b>	<b>51</b>	<b>6</b>	<b>6</b>	<b>5.75</b>	<b>10.07</b>	<b>4.17</b>
City	15	0	27	36%	0%	64%	57	0	48	0.26	0.00	0.56
UGA	308	60	53	73%	14%	13%	108	6	54	2.86	10.07	0.97
<b>Grand Mound UGA</b>	<b>3</b>	<b>0</b>	<b>24</b>	<b>11%</b>	<b>0%</b>	<b>89%</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>3.16</b>	<b>0.00</b>	<b>4.99</b>
<b>Total Cities</b>	<b>2,853</b>	<b>1,394</b>	<b>168</b>	<b>65%</b>	<b>32%</b>	<b>4%</b>	<b>483</b>	<b>74</b>	<b>47</b>	<b>5.90</b>	<b>18.95</b>	<b>3.56</b>
<b>Total UGAs</b>	<b>1,177</b>	<b>163</b>	<b>368</b>	<b>69%</b>	<b>10%</b>	<b>22%</b>	<b>397</b>	<b>19</b>	<b>135</b>	<b>2.96</b>	<b>8.79</b>	<b>2.73</b>
<b>Total Urban Areas</b>	<b>4,030</b>	<b>1,557</b>	<b>536</b>	<b>66%</b>	<b>25%</b>	<b>9%</b>	<b>881</b>	<b>92</b>	<b>182</b>	<b>4.58</b>	<b>16.91</b>	<b>2.95</b>
<b>Rural Unincorporated County</b>	<b>2,365</b>	<b>9</b>	<b>1,442</b>	<b>62%</b>	<b>0%</b>	<b>38%</b>	<b>5,864</b>	<b>12</b>	<b>3,098</b>	<b>0.40</b>	<b>0.76</b>	<b>0.47</b>
<b>Thurston County Total</b>	<b>6,395</b>	<b>1,566</b>	<b>1,978</b>	<b>64%</b>	<b>16%</b>	<b>20%</b>	<b>6,745</b>	<b>104</b>	<b>3,280</b>	<b>0.95</b>	<b>15.07</b>	<b>0.60</b>

Source: Buildable Lands Work Program, TRPC

**Table III-10  
Average Achieved Density by Generalized Density Category, Residential and Mixed Use Zoning**

Density Category	Net Achieved Density (du/acre)	Permitted Dwellings 1996-2000	Acres Developed	Total Zoned Residential Acres	Buildable Acres
1-High Multifamily (15-30+ du/acre)	71.75	353	4.9	686	223
2-Moderate Multifamily (8-20 du/acre)	11.06	855	77.3	2,989	1,745
3-Mixed Residential (6-12 du/acre)	6.76	1,242	183.7	5,769	2,296
4-Medium (3-8 du/acre)	2.88	2,351	815.0	18,137	8,417
5-Low (1-4 du/acre)	3.32	1,598	480.7	14,322	4,730
6-Very Low (0-4 du/acre)	1.04	876	843.2	9,487	3,683
7-Rural-1du/2acres	0.47	348	737.2	12,236	5,027
8-Rural-1du/5acres	0.23	2,260	9,932.4	206,538	131,119
9-Rural-1du/20acres	0.04	18	476.0	11,729	7,101

Source: Buildable Lands Work Program, TRPC

## Commercial/Industrial Land Supply

Buildable Lands Report Assessment - Sufficient commercial and industrial land supplies exist to accommodate 25 years of projected growth in employment in all urban jurisdictions within Thurston County.

### Key Observations:

- Land supply includes land with redevelopment potential, vacant land, and partially used land. Not surprisingly, there is more vacant and partially used land than there is land with redevelopment potential. In Olympia, the proportion of the land supply which lies in redevelopable land is larger than in the other jurisdictions.
- Projections for the urban area show that approximately 36 percent of the available commercial land in 2000 and 7 percent of available industrial land will be consumed by the year 2025. A higher percentage of commercial lands will likely be consumed by 2025 as compared to industrial lands. The urban area is projected to have more of its industrial land remaining than the rural county does in the year 2025.
- In the urban area, approximately 381 acres of land were consumed by commercial development in the 5 years after Comprehensive Plan adoption. Approximately 132 acres were consumed by industrial development.
- In the urban area, the projected commercial land demand for the time period between 2000 and 2015 is 1,133 acres. Projected industrial land demand is 195 acres.
- In the rural County, the forecast shows that demand for commercial land is greater than supply by the year 2025. This is not perceived to be a problem however. Commercial development in the rural county tends to be very low intensity and results in an inefficient use of land. Over time, as this land becomes less available, new commercial development is likely to use land more efficiently. As such changes occur in development patterns, future estimates of land supply and demand would reflect those changes accordingly.
- This analysis is based on the assumption that new commercial and industrial development will occur at or above the current ratios of gross floor area (square feet) per acre (FAR).

**Table III-11  
2000 Land Supply in Thurston County - Industrial and Commercial Zoning**

Jurisdiction	Industrial Land Supply (acres)			Commercial Land Supply (acres)		
	Vacant or Partially Used Land	Land with Redevelopment Potential	Total	Vacant or Partially Used Land	Land with Redevelopment Potential	Total
Bucoda	1	0	1	7	2	9
Lacey & Lacey UGA	1,184	70	1,254	2,202	396	2,598
Olympia & Olympia UGA	44	64	108	626	380	1,006
Rainier & Rainier UGA	0	0	0	47	2	50
Tenino & Tenino UGA	32	2	34	20	6	26
Tumwater & Tumwater UGA	2,480	289	2,768	853	155	1,008
Yelm & Yelm UGA	226	26	251	325	75	400
Grand Mound UGA	264	32	296	119	26	145
<b>Total Urban Areas</b>	<b>4,229</b>	<b>483</b>	<b>4,712</b>	<b>4,200</b>	<b>1,042</b>	<b>5,242</b>
<b>Rural Unincorporated County</b>	<b>568</b>	<b>43</b>	<b>611</b>	<b>279</b>	<b>92</b>	<b>371</b>
<b>Thurston County Total</b>	<b>4,797</b>	<b>526</b>	<b>5,323</b>	<b>4,479</b>	<b>1,134</b>	<b>5,613</b>

Source: Buildable Lands Work Program, TRPC

Explanation: Partially used parcels contain less than 3,000 square feet per acre of commercial or industrial building activity, indicating room for further development. Redevelopment potential is based on a building to land value ratio, where buildings are present. Residential properties in commercial or industrial zoning and parking lots are considered redevelopable.

**Table III-12  
2000 Land Supply Compared to 2025 Land Demand, Thurston County**

Jurisdiction	Industrial Lands			Commercial Lands			
	2000 Land Supply (acres)	2015 Land Demand (acres)	2025 Land Demand (acres)	2000 Land Supply (acres)	2015 Land Demand (acres)	2025 Land Demand (acres)	Percent Remaining in 2025
Bucoda	1	0	0	9	0	1	94%
Lacey & Lacey UGA	1,254	79	132	2,598	383	639	75%
Olympia & Olympia UGA	108	32	54	1,006	313	521	48%
Rainier & Rainier UGA	0	1	2	50	8	13	73%
Tenino & Tenino UGA	34	1	2	26	6	9	64%
Tumwater & Tumwater UGA	2,768	63	105	1,008	294	490	51%
Yelm & Yelm UGA	251	13	22	400	111	185	54%
Grand Mound UGA	296	5	8	145	18	30	79%
<b>Total Urban Areas</b>	<b>4,712</b>	<b>195</b>	<b>325</b>	<b>5,242</b>	<b>1,133</b>	<b>1,889</b>	<b>64%</b>
<b>Rural Unincorporated County</b>	<b>611</b>	<b>122</b>	<b>203</b>	<b>371</b>	<b>223</b>	<b>372</b>	<b>0%</b>
<b>Thurston County Total</b>	<b>5,323</b>	<b>317</b>	<b>528</b>	<b>5,613</b>	<b>1,356</b>	<b>2,261</b>	<b>60%</b>

Source: Buildable Lands Work Program, TRPC

**Table III-13  
Simple Projection of Commercial Development Trends to Year 2015**

Jurisdiction	Simple Projection of Current Trends				
	2000 Land Supply (acres)	Land Consumption between 1995-1999 (acres)	Projected Land Consumption 2000-2015 (acres)	Land Remaining for Development in 2015 (acres)	Percent Remaining in 2015
Bucoda	9	0	0	9	100%
Lacey & Lacey UGA	2,598	80	241	2,357	91%
Olympia & Olympia UGA	1,006	148	443	563	56%
Rainier & Rainier UGA	50	5	16	34	68%
Tenino & Tenino UGA	26	0	1	25	97%
Tumwater & Tumwater UGA	1,008	115	344	663	66%
Yelm & Yelm UGA	400	23	70	329	82%
Grand Mound UGA	145	9	27	118	81%
<b>Total Urban Areas</b>	<b>5,242</b>	<b>381</b>	<b>1,142</b>	<b>4,100</b>	<b>78%</b>
<b>Rural Unincorporated County</b>	<b>371</b>	<b>37</b>	<b>110</b>	<b>261</b>	<b>70%</b>
<b>Thurston County Total</b>	<b>5,613</b>	<b>417</b>	<b>1,252</b>	<b>4,360</b>	<b>78%</b>

Source: Buildable Lands Work Program, TRPC

**Table III-14  
Simple Projection of Industrial Development Trends to Year 2015**

Jurisdiction	Simple Projection of Current Trends				
	2000 Land Supply (acres)	Land Consumption between 1996-2000 (acres)	Projected Land Consumption 2000-2015 (acres)	Land Remaining for Development in 2015 (acres)	Percent Remaining in 2015
Bucoda	1	0	0	1	79%
Lacey & Lacey UGA	1,254	43	128	1,125	90%
Olympia & Olympia UGA	108	4	13	95	88%
Rainier & Rainier UGA	0	0	0	0	0%
Tenino & Tenino UGA	34	0	0	34	100%
Tumwater & Tumwater UGA	2,768	80	239	2,529	91%
Yelm & Yelm UGA	251	5	16	235	94%
Grand Mound UGA	296	0	0	296	100%
<b>Total Urban Areas</b>	<b>4,712</b>	<b>132</b>	<b>397</b>	<b>4,316</b>	<b>92%</b>
<b>Rural Unincorporated County</b>	<b>611</b>	<b>3</b>	<b>10</b>	<b>601</b>	<b>98%</b>
<b>Thurston County Total</b>	<b>5,323</b>	<b>136</b>	<b>407</b>	<b>4,916</b>	<b>92%</b>

Source: Buildable Lands Work Program, TRPC

In Chapter IV of this plan, future growth and development trends for the jurisdictions are analyzed in depth as they pertain to natural hazards mitigation. Data is provided that gives both current and future (year 2025) value of structures and building contents. This information is broken down according to land use by ownership and is analyzed for the four natural hazards of storm, flooding, earthquake and landslide. There is also data that identifies amount of dwelling units that fall into a particular hazard area currently as well as the projected amount that may fall into a particular hazard area in the year 2025.

## **Vulnerable Populations**

Demographic information helps to identify vulnerable populations. Seniors, the disabled, children, and those living in poverty are all segments of the population that have special needs in times of a disaster. Also, they often have more challenges during the recovery period. Although the percentage of poverty in Thurston County is lower than the state average, 9.8% of county residents living in poverty are under 18 years of age and 9.8% are over 65.

Natural hazard mitigation planning efforts should address these special needs by making recovery centers more accessible; including members of special needs or vulnerable populations in decision-making processes; and ensuring that there is equal access to relief application or assistance.

### **Age Distribution**

Overall the county's population is getting older. Census figures show that in 2000, the median age of the county's population was 36.5 years, up from 33.6 years in 1990. However, there are some interesting distinctions in the age characteristics between the cities within Thurston County. For example, Yelm has the youngest population. Its median age of 30.8 years is significantly lower than the county's median age, while its proportion of children (32%) is significantly higher than the county average (25%).

The senior population continues to be a growing segment of the population, at national and state levels as well as in Thurston County. Because of health and mobility issues that can sometimes limit life activities, this population is a vulnerable segment of the population in Thurston County. In 2000, persons age 65 and over constituted 11 percent of the total county population. The percentage of residents in the county over 65 years of age is expected to climb to roughly 13 percent by 2010 and should reach 17 percent by 2020. The first of the "baby boomers" will reach 65 in 2011.

**Table III-15**  
**Population age 65 years and older, 1980-2020**  
**Washington State, Thurston, and Adjacent Counties**

Jurisdiction	Estimate			Percent of 2000 Pop.	Change		Projections	
	1980	1990	2000		80-90	90-00	2010	2020
Grays Harbor County	8,396	10,147	10,321	15.4%	20.9%	1.7%	10,583	14,372
Lewis County	7,623	9,248	10,667	15.5%	21.3%	15.3%	11,044	15,559
Mason County	3,934	6,251	8,149	16.5%	58.9%	30.4%	8,712	12,802
Pierce County	45,530	61,062	71,620	10.2%	34.1%	17.3%	93,345	137,752
<b>Thurston County</b>	<b>12,230</b>	<b>18,707</b>	<b>23,629</b>	<b>11.4%</b>	<b>53.0%</b>	<b>26.3%</b>	<b>34,367</b>	<b>55,361</b>
Washington State	431,562	571,403	662,148	11.2%	32.4%	15.9%	813,110	1,221,573

**Sources:** Washington State Office of Financial Management, Forecasting Division, 1995 Projections; Population Trends.

**Table III-16  
Census 2000, Thurston County  
Population, Gender, and Age Characteristics  
Distribution by Jurisdiction, 2000**

Jurisdiction	Median age	0-17 Years		18-64 Years		65 & Over		Total Population	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Bucoda	34.4	187	29.8%	388	61.8%	53	8.4%	628	100%
Lacey	34.2	8,226	26.3%	18,841	60.3%	4,159	13.3%	31,226	100%
Olympia	36.0	9,120	21.5%	27,722	65.2%	5,672	13.3%	42,514	100%
Rainier	34.0	456	30.6%	908	60.9%	128	8.6%	1,492	100%
Tenino	34.2	431	29.8%	809	55.9%	207	14.3%	1,447	100%
Tumwater	36.2	2,943	23.2%	8,035	63.3%	1,720	13.5%	12,698	100%
Yelm	30.8	1,051	32.0%	1,884	57.3%	354	10.8%	3,289	100%
Total Incorp.	N/A	22,414	24.0%	58,587	62.8%	12,293	13.2%	93,294	100%
Total Unincorp.	N/A	30,113	26.4%	72,612	63.7%	11,336	9.9%	114,061	100%
<b>Thurston County</b>	<b>36.5</b>	<b>52,527</b>	<b>25.3%</b>	<b>131,199</b>	<b>63.3%</b>	<b>23,629</b>	<b>11.4%</b>	<b>207,355</b>	<b>100%</b>
Chehalis Reservation	24.5	284	41.1%	366	53.0%	41	5.9%	691	100%
Nisqually Reservation	25.8	215	36.6%	344	58.5%	29	4.9%	588	100%
<b>Washington</b>	<b>35.3</b>	<b>1,513,843</b>	<b>25.7%</b>	<b>3,718,130</b>	<b>63.1%</b>	<b>662,148</b>	<b>11.2%</b>	<b>5,894,121</b>	<b>100%</b>

Source: U.S. Census Bureau, Census 2000 Summary File 1 Data; TRPC.

## **Poverty**

Poverty statistics can be a useful tool when assessing the special needs of vulnerable populations in disaster planning processes and targeting out-reach efforts. Data from the 2000 Census provides a glimpse of how wealth and poverty is distributed throughout the county. Census data historically have only been available every 10 years.

The county-wide average of households earning less than \$15,000 was 12 percent. In Yelm and Olympia, approximately 18 percent of households earned less than \$15,000 annually. Analysis of the census data at a fine level of detail reveals that the households with the highest incomes are located in the unincorporated County, specifically, in the urban growth areas of Lacey, Olympia, and Tumwater.

It is also informative to review how income is earned or received to understand poverty and wealth distribution in the county. Household income is a measure of household earnings and income from other sources such as social security, supplemental security income, income from public assistance, and income from retirement sources. At the national level, poverty thresholds are determined by the U.S. Census Bureau depending on household size, age of householders, and number of related children.

Taking a look at federal poverty statistics, Thurston County fared slightly better than the State for overall population below poverty, with 8.8 percent of its population falling below the poverty line in 2000. This better-than-State average holds true when poverty is examined in relation to the population under 18 and over 65, and parallels closely with trends from a decade ago. When comparing the cities and towns, the heaviest rates of poverty are concentrated in the small south county town of Bucoda, which has more than triple the county average. Other south county cities and towns have seen significant changes in the last decade and have lower numbers of households falling below the poverty level. Of the cities, Olympia has the highest rate of poverty, in part due to the concentration of social services in urban areas that are unavailable in rural settings.

**Table III-17  
Individuals Below Poverty Level, 1999**

Jurisdiction	Total Individuals		18+ Years		65+ Years		Related Children Under 18 Years	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Bucoda	162	25.1%	73	17.0%	1	2.7%	89	41.2%
Lacey	2,798	9.2%	1,865	8.2%	266	6.5%	892	11.5%
Olympia	4,982	12.1%	3,982	12.4%	319	6.3%	935	10.4%
Rainier	100	6.8%	63	6.4%	8	6.8%	33	6.8%
Tenino	132	9.1%	76	7.5%	20	9.9%	52	12.4%
Tumwater	1,060	8.5%	748	7.7%	88	5.2%	269	9.5%
Yelm	333	10.1%	204	8.8%	25	6.8%	111	11.3%
<b>Thurston County</b>	<b>17,992</b>	<b>8.8%</b>	<b>12,723</b>	<b>8.3%</b>	<b>1,135</b>	<b>5.0%</b>	<b>4,953</b>	<b>9.8%</b>
Chehalis Reservation	160	24.4%	81	21.3%	19	38.8%	78	28.5%
Nisqually Reservation	107	18.2%	62	16.3%	6	26.1%	37	18.4%
<b>Washington State</b>	<b>612,370</b>	<b>10.6%</b>	<b>409,479</b>	<b>9.6%</b>	<b>47,967</b>	<b>7.5%</b>	<b>193,569</b>	<b>13.2%</b>

**Source:** U.S. Bureau of the Census, 2000 Census.

**Explanation:** 1999 income used to calculate poverty statistics. Percent denotes percent of total population in specified age category. Refer to table II-18 for total population by age category.

## Economics

### Median Household Income

Median household income measures the point at which half of all households earn more income and half of all households earn less. It measures money income only and does not include additional benefits such as employer contributions to pension plans and medical benefits.

Thurston County's median household income was measured at \$46,975 during the 2000 Census. The county continues to have a higher median household income than adjacent counties, and moved above the state average during the last decade.

Between Census years, estimates of income are only available at the county-wide level. The most recent income statistics at the jurisdictional level are from the 2000 Census. Income from the 2000 Census reflects 1999 earnings. While the 2000 county-wide median household income was \$46,975, income ranged widely between the local jurisdictions. Lacey continues to record the highest of the incorporated jurisdictions with a median of \$43,848. In the past, the south county towns and cities have had a substantially lower median household income than the north county cities. Data from the 2000 Census, however, shows that for median household income, Rainier ranks third among the county's cities.

**Table III-18  
Household Income, 1999**

1999 Income	Percentage of Households									Chehalis Reservation	Nisqually Reservation
	Thurston County	Bucoda	Lacey	Olympia	Rainier	Tenino	Tumwater	Yelm			
Less than \$10,000	6.6%	7.1%	7.6%	10.3%	5.9%	10.0%	5.7%	10.1%		14.5%	11.1%
\$10,000 to \$14,999	5.2%	7.7%	5.0%	7.2%	7.1%	7.2%	5.2%	8.3%		9.1%	5.0%
\$15,000 to \$24,999	11.1%	22.4%	12.6%	13.4%	7.5%	14.5%	13.4%	12.2%		16.7%	11.1%
\$25,000 to \$34,999	12.8%	13.8%	13.0%	13.5%	15.4%	19.3%	14.4%	12.4%		24.2%	22.8%
\$35,000 to \$49,999	17.8%	19.4%	19.7%	15.7%	23.5%	16.1%	19.6%	21.0%		18.8%	15.0%
\$50,000 to \$74,999	23.9%	19.9%	24.5%	20.5%	27.9%	23.5%	20.3%	24.9%		9.7%	17.2%
\$75,000 to \$99,999	11.8%	2.6%	10.1%	9.8%	9.3%	3.7%	11.5%	6.8%		4.8%	13.3%
\$100,000 to \$149,999	7.9%	3.6%	6.0%	7.3%	1.6%	4.6%	7.1%	3.3%		2.2%	4.4%
\$150,000 to \$199,999	1.4%	1.0%	0.9%	1.2%	1.4%	0.4%	1.1%	0.7%		0.0%	0.0%
\$200,000 or more	1.5%	2.6%	0.6%	1.0%	0.4%	0.9%	1.6%	0.2%		0.0%	0.0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>		<b>100.0%</b>	<b>100.0%</b>
Median Income	\$46,975	\$34,286	\$43,848	\$40,846	\$42,955	\$34,526	\$43,329	\$39,453		\$30,000	\$35,000
# of Households	81,666	196	12,351	18,673	506	571	5,587	1,206		186	180

**Source:** U.S. Bureau of the Census, 2000 Census.

**Explanation:** Thurston County includes unincorporated and incorporated Thurston County. Income earned by all household members 15 years of age and older. 2000 Census reflects 1999 income.

**Note:** Thurston County includes unincorporated and incorporated Thurston County. Numbers may not add due to rounding.

## **Employment and Jobs**

The largest share of county jobs is in the government sector. State employment accounts for almost 23,000 jobs in Thurston County. On a per-capita basis, state employment has remained relatively steady at around 16 state employees per 1,000 people throughout the 1990s.

Thurston County has experienced a swell in the number of service industry jobs that increased its market share from 10 percent of the total county jobs in 1970, to 15 percent in 1980, and currently 23 percent in 2000. The services sector is a diverse grouping of industries. Not only does it include the hotel, recreation, and repair services that people traditionally associate with this sector, it also includes the health professions and professional services such as accounting, architecture, legal services, and engineering.

Natural hazard mitigation planning is needed at the business/employer level to address the safety of employees and to limit damage to commercial and industrial facilities and infrastructure. Thurston County's workers are highly mobile, often commuting from surrounding counties to jobs in and outside Thurston County. Employees have considerable dependence on the transportation and communications networks. Prior to a natural hazard event, it is important for employers to prepare emergency plans that prepare the workplace for natural hazards, prevent loss of life and property, as well as reunite employees with their families following a disaster.

The following table shows employment categories and numbers of full-time and part-time employees from 1970 to 2000.

**Table III-19**  
**Total Full-Time and Part-Time Employment, Thurston County**  
**1970, 1980, 1990, 1999, 2000**

<b>By Industry</b>					
Farm employment	1,640	1,865	1,525	1,810	1,639
Nonfarm employment	33,136	53,500	82,981	107,823	110,076
Private employment	18,878	33,779	54,567	73,958	75,418
Ag. Serv., Forestry, Fishing, and other	254	1,124	1,454	1,838	2,009
Mining	14	36	90	111	121
Construction	1,762	2,472	4,661	6,190	6,143
Manufacturing	2,779	3,633	4,354	5,003	4,777
Transportation and Public Utilities	1,223	1,606	2,123	2,959	3,099
Wholesale Trade	708	1,265	2,407	2,706	2,643
Retail Trade	4,778	9,253	14,079	18,347	18,572
Finance, Insurance, and Real Estate	2,385	4,075	4,755	7,042	7,067
Services	4,975	10,315	20,644	29,762	30,987
Government and Government enterprises	14,258	19,721	28,414	33,865	34,658
Federal, civilian	567	831	900	988	1,102
Military	433	590	948	792	803
State and local	13,258	18,300	26,566	32,085	32,753
State	N/A	13,722	19,385	22,283	22,746
Local	N/A	4,578	7,181	9,802	10,007

## **Agriculture**

Agriculture remains an important component of Thurston County's economy. Activity on farms is varied, and ranges from tree farming to growing berries, to egg farms and organic farming. Much of the economic viability of farming is tied to access to local markets. This access needs to be addressed in natural hazard mitigation planning to minimize economic loss and loss of goods.

The 1997 Census of Agriculture revealed that there were 832 farms operating in Thurston County in 1997, designating over 56,000 acres of land to agriculture. While the number of farms has increased since 1987, the average size of farms has decreased from 70 acres to 68 acres; more small farms (less than 9 acres) are being established in the County. The total value of all crops, including nursery crops, increased from over \$19 million in 1992 to over \$36 million in 1997. The total net cash from agriculture sales increased accordingly, from \$8.6 million in 1992 to \$22.5 million in 1997.

## **Transportation**

### **Regional Transportation System**

Communities throughout Thurston County adopted comprehensive strategies to meet the mobility needs of people, goods, and services well into the future. These strategies address all aspects of the region's transportation system, including streets and roads, public transportation, rail, bicycle and pedestrian facilities, and marine and aviation facilities. To ensure the system works seamlessly, individual efforts of local agencies are guided by principles established in the Regional Transportation Plan.

Intercity Transit (IT) provides public transportation services in Olympia, Lacey, Tumwater, and Yelm (see Map 2 – IT Service Area). It is estimated that residents ride IT buses and vans around 2.8 million times in a year. Intercity Transit's vehicle fleet consists of 33 full-size buses, 34 small buses and 65 vanpool groups. In addition to bus service in the greater Olympia area, IT operates a vanpool program, maintains a large ride-matching database and provides accessible services to residents and commuters.

The citizens of Thurston County created the Port of Olympia in 1922. The Port District's boundaries are countywide, and its primary holdings are located in Tumwater and Olympia with airport and marine terminals. The marine terminal is located on the Port Peninsula in Budd Inlet, and can handle up to three vessels at one time. The terminal is served by truck and rail. Historically, primary cargoes have been logs, lumber, and food products.

The Olympia Airport, created in 1927, is among the oldest public airports in the country. An industrial park at New Market Industrial Campus is adjacent to the Airport, and is home to a variety of industries, some of which are dependent on an Airport location. The Port is currently in the planning phase for the shift of the existing runway. The 5,000-foot strip will be shifted

south 758 feet, because the north end is too close to Old Highway 99 to be in compliance with FAA regulations.

Natural hazards such as earthquake, flooding, and winter storms have historically impacted the transportation system to a great degree. Roads and bridges have been rendered unusable during and following certain events. Transportation systems have been severely disrupted due to road or bridge closures. Transportation system failures during and after a disaster have caused significant economic losses and are a good focus for mitigation efforts.

### **Personal Travel Trends**

The challenge of efficiently maintaining and operating a system comprised of over 2,000 miles of roadway, dozens of transit routes and services, hundreds of miles of bike lanes and sidewalks, almost 90 miles of rail, a marine terminal, and a regional airport is compounded by trends in personal travel. While population in the region has increased at an average annual rate of 4 percent from 1970 to 2000, vehicle registration during the same time period increased by 6 percent per year. This is compatible with trends in household vehicle ownership. In 1960, 53 percent of households in the region owned one or fewer vehicles, by 2000 only 36 percent of households owned one or fewer vehicles. The changes between 1960 and 2000 are most pronounced in the households with three or more cars. A mere 5 percent of households had three or more vehicles in 1960. By 2000, 24 percent, or about one in four households, owned three or more vehicles.

### **Local Government Structure**

In Washington State there are two different types of local governments: “general-purpose” and “limited-purpose.” Counties, cities, and towns fall under the general-purpose government category by performing broad functions, providing a variety of public services, and representing local citizens. Limited-purpose governments, also referred to as special purpose districts, provide specific services to defined populations. Services that general-purpose and limited-purpose governments provide are not mutually exclusive. For example, water service can be supplied by a city, town, or special purpose district. The local government structure in Washington State is relatively flexible by allowing citizens to decide which services would be better provided by general-purpose or limited-purpose governments.

In Thurston County, there are seven incorporated cities/towns: Bucoda, Lacey, Olympia, Rainier, Tenino, Tumwater, and Yelm, which are independent municipalities. Bucoda, Rainier, Tenino, Tumwater, and Yelm all are represented by a Mayor and Council structure where the Council members and the Mayor are selected by public election. Olympia and Lacey have a Manager and Council administration where the Council members are selected by public election and the Council appoints the Manager. A Mayor may also be part of the administration in a Manager-Council structure. Thurston County government administers the remaining, unincorporated, part of the county which is represented by a three member Commission that is selected by public election.

Besides the eight general-purpose governments, Thurston County has several limited-purpose governments that provide a variety of functions, which include but are not limited to cemetery, parks and recreation, and fire districts. Also, within the county, the Nisqually Tribal Council and the Chehalis Tribal Council operate as semi-independent governing bodies.

### **Timberland Regional Library**

The Timberland Regional Library (TRL) District has 27 branches in five counties, Grays Harbor, Lewis, Mason, Pacific, and Thurston, and serves over 400,000 people. In 2001, TRL circulated 4.1 million items. As of September 2002, TRL has 257,609 library cardholders. Thurston County libraries serve nearly half of Timberland Regional Library population base with five branches located in Lacey, Olympia, Tumwater, Yelm, and Tenino. The cities of Bucoda and Rainier have annexed to the library district for services.

### **Law Enforcement**

There are a total of nine agencies responsible for law enforcement in Thurston County. The City of Olympia and Thurston County have the largest number of total full-time employees. Law enforcement employees do not include those employed by correctional facilities.

### **Adult Correctional Facilities**

The Thurston County Corrections Facility has a total operational bed capacity of 408 inmates which consists of twelve general population housing units including intake, minimum, medium and maximum security, female unit, female work release and inmate worker unit, medical/protective custody unit; and disciplinary lockdown unit.

In addition to the general population units, the Corrections Facility provides direct supervision minimum-security beds in Post 6 and Chemical Dependency and internal inmate worker program beds in Post 5. Both are located in the basement part of the facility.

The Correctional Options annex houses up to 92 inmates serving sentences in work release and community betterment labor projects. The Annex also serves as the processing and monitoring center for up to 100 additional court-ordered offenders on Correctional Options Programs (i.e., Electronic Monitoring, Day Reporting, and Day Jail).

The average daily population for 2001 including General Population, Work Release, and Correctional Options Programs was 462.

## **Juvenile Correctional Facilities**

Juvenile detention and correctional facilities in Thurston County include a county juvenile detention center and a state correctional facility. The Thurston County Juvenile Court is responsible for meeting the juvenile justice needs of the County for offenders under the age of 18, with extensions to age 21 for select juvenile offenders. The Juvenile Department provides legal processing of referrals, probation, detention, and rehabilitative programs for area youth and their families.

## **Fire Protection**

Fifteen fire districts and three city fire departments in Olympia, Tumwater, and Bucoda serve residents of Thurston County. Fire protection for Lacey is provided by Fire District #3. Fire districts also provide Emergency Medical Services (Medic One), funded by a countywide special levy administered by the County (see Map - 3 Fire Districts).

## **Education**

Thurston County has a variety of educational opportunities available to the students and adults of the community. These include both private and public primary, secondary, and higher education institutions. A number of these offer programs outside regular school hours, providing greater accessibility to working adults and students so that they may meet their educational goals.

### **Public Schools**

Eight school districts provide primary and secondary education to most of Thurston County's students (see Map 4 - School Districts). School districts in Thurston County provide a wide variety of services and opportunities for students, including the Head Start program for preschoolers, advanced placement courses for high school students, and numerous community-based learning experiences for all ages.

School districts in the county range in size from rural Griffin, with a total of 595 students district-wide, to the more urban North Thurston Public Schools with 12,188 students during the 2001-2002 school year. Roughly 75 percent of public school attendance is in three of the north county school districts. North Thurston serves 34 percent of the students, Olympia serves 24 percent, and Tumwater serves 17 percent of the county's students.

Thurston County has 18 secondary schools. While most of these schools are comprehensive and offer a full range of academic and activity programs, there are several non-traditional secondary schools available.

## **Private Schools**

In the 2001-02 academic year, there were 19 private State Board of Education approved schools in Thurston County serving 2,020 students. Many of the students enrolled in private schools are in elementary and middle schools.

## **Higher Education**

South Puget Sound Community College has served the residents of Thurston County for 40 years. Each quarter, nearly 6,000 students attend the college, making it the largest institution of higher education in Thurston County. South Puget Sound offers a comprehensive program of day and evening classes and continuing education courses, as well as basic education, job skills training, and personal enrichment courses.

The Evergreen State College is a public college of arts and sciences that is considered a national leader in developing innovative approaches to teaching and learning. Founded in 1967, Evergreen opened its doors in 1971 and now enrolls more than 4,000 students.

Saint Martin's College, is a four-year co-educational college with a strong liberal arts foundation. Located on a 360-acre campus in Lacey, more than 1,000 students attend Saint Martin's main campus. The college and Abbey employ about 450 people.

## **Native American Tribes with Traditional Lands within Thurston County**

### **Chehalis**

The Chehalis Indian people historically occupied a large area within the Chehalis River watershed stretching from the foothills of the Cascade Mountains to the Pacific Ocean in Southwest Washington. The Tribe has been located on a reservation within the Chehalis watershed since the 1850s, though important historic and archaeological sites are scattered throughout the Tribe's aboriginal area.

The reservation is situated approximately 26 miles southwest of Olympia. Thurston and Grays Harbor Counties bisect the reservation's 4,215-acre boundaries. About 800 acres of the reservation are within Thurston County boundaries.

Census 2000 figures show a Chehalis Reservation population of 691 persons, with 41 percent of the population under the age of 18 years. This is an increase in total population of 41 percent over the 1990 Census. The U.S. Bureau of Indian Affairs, U.S. Labor Force Report for 2001 reports an enrolled tribal population of 629 and a service population – enrolled and non-enrolled Indians living on and near the reservation and those non-Indians with familial ties to the reservation – of 2,143.

The Chehalis tribe employs about 80 people in its tribal government and provides extensive community services including the Chehalis Tribal Health Clinic, Head Start, day care, Tsapowum (drug and alcohol treatment), Youth Center, law enforcement, corrections, tribal court, child and family services, natural resources management, and the Chehalis Tribal Housing Authority. Tribal enterprises employ an additional 535 persons, making the Tribe a major regional employer.

The Chehalis tribal governing body is the General Council, which is comprised of all enrolled members 18 years of age and older. The Council meets twice annually, and may also convene special meetings. The Business Committee, a five-member body elected to the specific office by the General Council for two-year terms, oversees tribal administration and business. The Business Committee is composed of the Tribal Chairman, Vice Chairman, Secretary, Treasurer, and Fifth Council Member.

### **Nisqually**

The Nisqually are a Coastal Salish tribe whose reservation includes 1,400 acres in Thurston County. The Nisqually were signatories of the Treaty of Medicine Creek, signed on December 26, 1854. The Indian War of 1855-56 and an Executive Order of January 20, 1857 reduced the tribal holdings. The 3,300 acres of reservation lands in Pierce County were condemned when Fort Lewis was established in 1918.

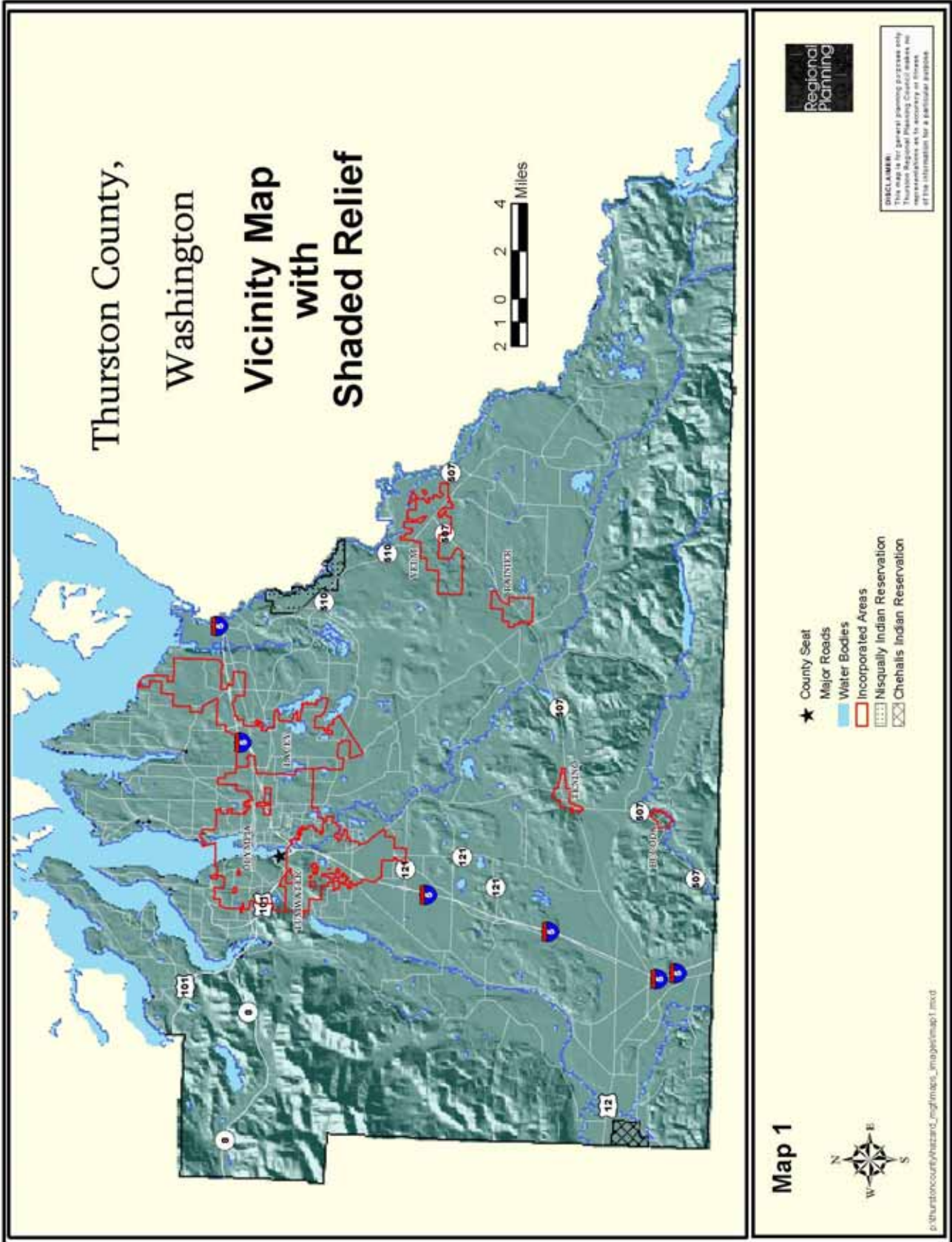
The Nisqually are and were a river people who gathered and preserved food from a vast land area and whose economy was based upon the land, the river, and the salmon of their traditional homelands.

The Nisqually adopted their constitution in 1946 and tribal enrollment is now 507 members.

### **Squaxin Island**

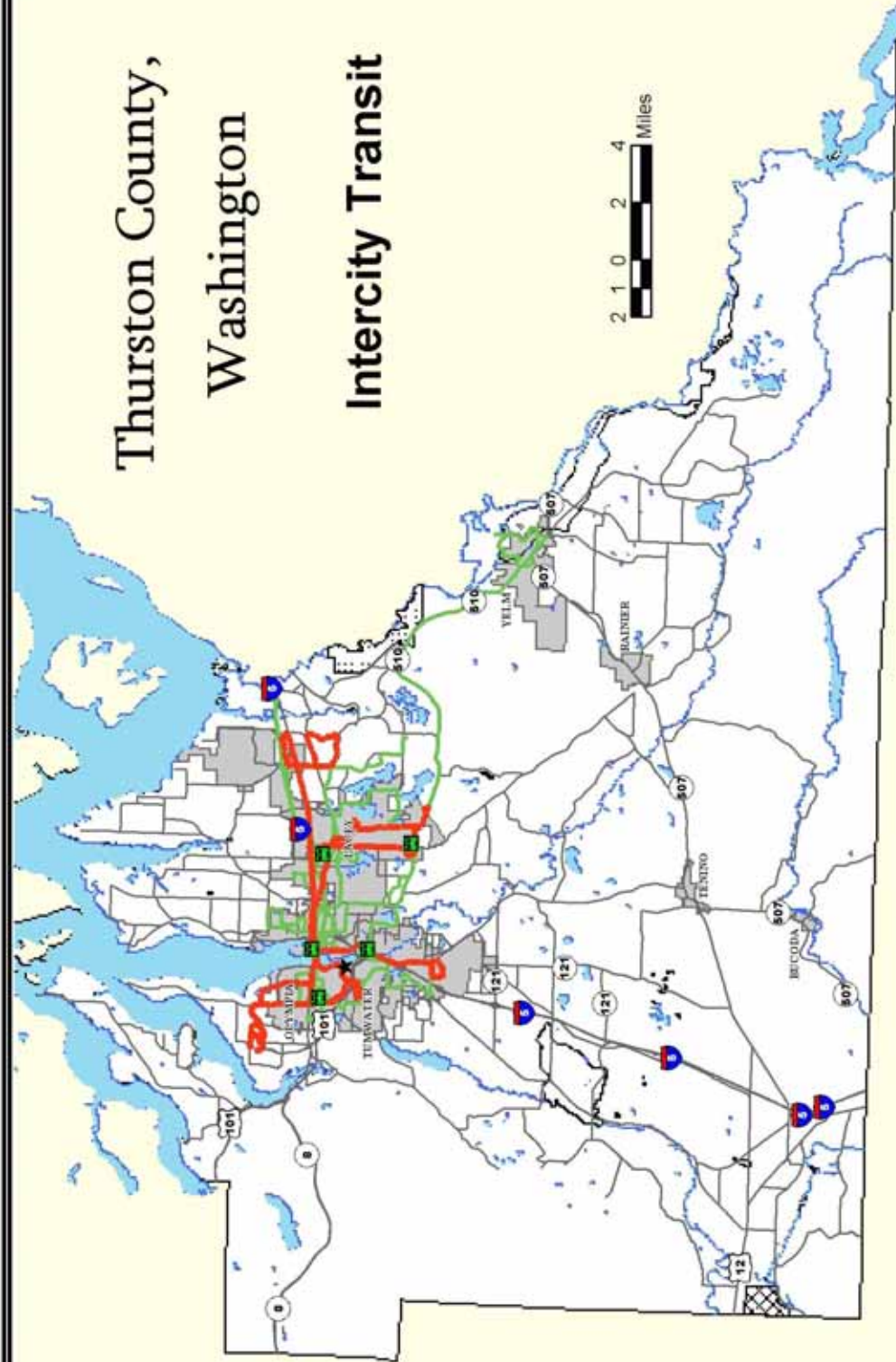
The Squaxin people are a southern coast Salish group who traditionally lived in the forests and along the waters of southern Puget Sound, depending upon the fish, shellfish, animals, and plants of that area for their economy. The Squaxin Island Reservation was established under the Treaty of Medicine Creek in 1854. The Squaxin ancestors were confined to the Island during the Indian War of 1855-56 and dispersed after the war.

Today the tribe numbers 719 enrolled members who utilize the Island for fishing, hunting, shellfish gathering, camping and other activities. The tribe was organized in 1934 and adopted its Constitution in 1965. The traditional lands of the Squaxin include parts of Thurston County.



# Thurston County, Washington

## Intercity Transit



**Map 2**



- ★ County Seat
- Major Roads
- Water Bodies
- Incorporated Areas
- Nisqually Indian Reservation
- Chehalis Indian Reservation
- Transit Stations
- Service Area Boundary
- Major Bus Routes
- Other Bus Routes

**DISCLAIMER:**  
This map is for general planning purposes only. Thurston Regional Planning Council makes no representation as to accuracy or fitness of the information for a particular purpose.

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