

Attachment J:  
TRPC Buildable  
Lands Memorandum



**MEMORANDUM**

**MEMBERS:**

- City of Lacey
- City of Olympia
- City of Rainier
- City of Tenino
- City of Tumwater
- City of Yelm
- Town of Bucoda
- Thurston County
- Intercity Transit
- LOTT Alliance
- Thurston PUD
- North Thurston Public Schools
- Olympia School District
- Confederated Tribes of the Chehalis Reservation
- Nisqually Indian Tribe

**ASSOCIATE MEMBERS:**

- CAPCOM
- Lacey Fire District #3
- Olympic Region Clean Air Agency
- Puget Sound Regional Council
- The Evergreen State College
- Thurston Economic Development Council
- Timberland Regional Library

TO: Jeremy Davis, Associate Planner, Thurston County  
David Ginther, Senior Planner, City of Tumwater

FROM: Veena Tabbutt, Senior Planner *VMT*

DATE: February 9, 2010

SUBJECT: Tumwater Urban Growth Areas Analysis, Planning Commission Recommendation

**PURPOSE**

This memo outlines the results of an analysis of eight areas within the Tumwater Urban Growth Area (UGA) that are being studied for possible rezone or removal by the Thurston County and City of Tumwater Planning Commissions, and the effect that would have on capacity to accommodate projected growth.

**BACKGROUND**

Thurston Regional Planning Council (TRPC) staff are the lead on the Buildable Lands Analysis for Thurston County. One of the key growth related questions the Buildable Lands program answers is whether there is adequate land supply in the urban areas for anticipated future growth in population and employment. In 2007 the Buildable Lands Report for Thurston County evaluated excess residential capacity in the urban growth areas (UGAs) of Thurston County. This evaluation was amended in 2008 after an adjustment to the UGA in Tumwater, affecting properties south of 93<sup>rd</sup> Avenue.

This analysis examines additional areas within Tumwater’s UGA. These areas are currently zoned as Light Industrial, Single Family Low Density or Single Family Medium Density Residential. They are being considered for either removal or a rezone to the Residential Sensitive Resource Zoning category, or both.

**RESULTS**

The areas under consideration currently have limited additional capacity for residential growth, as they are already developed, zoned for industrial uses, or subject to high ground water flooding. Removal or rezone of the identified areas will have a small effect on residential capacity for Tumwater’s UGA or the UGA as a whole. Even with removal or rezone of all of these areas, sufficient land supply will exist to accommodate projected growth for the 20 year horizon from the update of Thurston County’s Comprehensive Plan (2006-2028).



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**Table 1 - Estimated residential capacity of study areas, in dwelling units.**

Study Area	Zoning		Dwelling Units (2006)	Additional Capacity (2006 plus)	Estimated	
	Ind.	Res.			Removal	Rezone
101st Ave. removal area	yes	no	3	0	0	-
88th Ave. rezone to RSR area	yes	yes	66	24	-	12
PC Rec Littlerock Removal North (Littlerock Ave. removal or rezone to RSR area)	no	yes	16	3	3	1
PC Rec Littlerock Removal North (New)	no	yes	49	176	176	88
PC Rec Littlerock Removal South (93rd Ave. removal area)	yes	yes	2	8	8	-
PC Rec Littlerock Prine RSR Prop	no	no	1	2	0	1
PC Rec Littlerock Removal South (Littlerock Ave. rezone to RSR area)	no	yes	77	60	60	30
PC Rec Littlerock Removal South (New)	no	yes	4	22	22	11
<b>Estimated Reduction, 140-280 units.</b>						

Note: These figures represent development potential at typical densities. They are not meant to be precise, and should be considered a general planning tool.

Numbers in the following tables are rounded to the nearest 100 for Tumwater.

Table 2 – Estimate of Excess Capacity (over and above what is on the ground today)

Jurisdiction	DEMAND				Additional Dwelling Units Needed to accommodate Population:			SUPPLY		Percent Excess**		
	Dwelling Units 2006	Total Dwelling Units accommodate Population in: 2025 <sup>A</sup>	2028 <sup>B</sup>	2030 <sup>C</sup>	(2006-25)	(2006-28)	(2006-30)	(2006 plus)	Capacity			
Lacey & UGA	27,500	42,300	44,100	45,400	14,800	16,600	17,900	20,600	20,600	39%	24%	15%
Olympia & UGA	25,200	36,800	38,200	39,100	11,600	13,000	13,900	15,800	15,800	37%	22%	14%
Tumwater & UGA	9,900	16,900	18,100	19,000	6,900	8,200	9,000	10,100	10,100	46%	24%	12%
Bucoda *	250	360	390	420	110	140	160	240	240	124%	67%	43%
Rainier & UGA	660	1,090	1,160	1,200	430	500	540	590	590	37%	19%	9%
Tenino & UGA	710	1,390	1,470	1,520	690	760	810	860	860	25%	13%	6%
Yelm & UGA	2,500	8,600	9,900	10,700	6,100	7,300	8,100	9,900	9,900	62%	35%	21%
Grand Mound UGA	330	980	1,070	1,130	650	740	800	860	860	32%	16%	7%
<b>Olympia-Lacey-Tumwater Urban Areas</b>	<b>62,600</b>	<b>95,900</b>	<b>100,500</b>	<b>103,500</b>	<b>33,300</b>	<b>37,800</b>	<b>40,900</b>	<b>46,500</b>	<b>46,500</b>	<b>40%</b>	<b>23%</b>	<b>14%</b>
<b>South County Urban Areas</b>	<b>4,500</b>	<b>12,400</b>	<b>14,000</b>	<b>15,000</b>	<b>8,000</b>	<b>9,400</b>	<b>10,400</b>	<b>12,500</b>	<b>12,500</b>	<b>55%</b>	<b>31%</b>	<b>19%</b>
<b>Thurston County Urban Areas</b>	<b>67,100</b>	<b>108,400</b>	<b>114,400</b>	<b>118,500</b>	<b>41,300</b>	<b>47,200</b>	<b>51,200</b>	<b>59,000</b>	<b>59,000</b>	<b>43%</b>	<b>25%</b>	<b>15%</b>

Notes: Timing - Population projections are for 1st quarter (April 1) of designated year - while Dwelling Units needed are for end of previous year. This is because there is a time lag between when building permits are issued (and the parcel is removed from the inventory) and when the dwelling is built and occupied.

<sup>A</sup> 20 years from last Buildable Lands Evaluation period; <sup>B</sup> 20 years from adoption of Thurston County's UGA sizing efforts in the 4th quarter of 2007 - see notes above on lag time between dwellings and population; <sup>C</sup> Final TRPC forecast interval.

\* All of Bucoda UGA is currently within City Limits - therefore no adjustment to unincorporated UGA is possible.

\*\* Market factor is not deducted. Supply should exceed demand by a reasonable market factor in order to account for land that is not available for development during the planning horizon.

**Table 3 – Adjusted Estimate of Excess Capacity (over and above what is on the ground today) with study assuming all study areas were removed or rezoned.**

Jurisdiction	DEMAND				Additional Dwelling Units Needed to accommodate Population:		SUPPLY		Percent Excess**		
	Dwelling Units to accommodate	Total Dwelling Units to accommodate	2028 <sup>B</sup>	2030 <sup>C</sup>	(2006-25)	(2006-30)	(2006 plus)	Capacity	2025 <sup>A</sup>	2028 <sup>B</sup>	2030 <sup>C</sup>
Lacey & UGA	27,500	42,300	44,100	45,400	14,800	17,900	20,600	20,600	39%	24%	15%
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See Appendix 5 for a full discussion on the market factor.