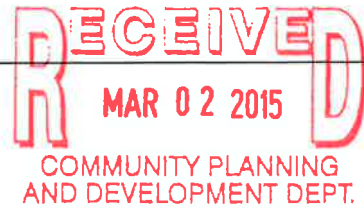


---

M-Five Family Limited Partnership  
P. O Box 12645  
Olympia, WA 98508-2645  
360.570.8515 p.  
360.570.8513 f.

---



## **Letter of Transmittal**

Date: February 27, 2015

To: Olympia Community Planning and Development

From: Shelby Hentges

RE:

---

Enclosed, please find the following:

*General Land Use Application*

Full Legal Descriptions of Subject Properties  
Site Plan/Vicinity Map showing Special Areas

*2015 Comprehensive Plan Amendment Preliminary Proposal*

Comprehensive Plan Future Land Use Map  
Zoning Maps (City and Enlarged Area)  
Other Relevant Maps

- 1- Current Employment Density
- 2- 1995 Residential Density
- 3- 2010 Residential Density
- 4- Residential Building Permits
- 5- Transportation Improvements

Please feel free to contact me at 360.570.8515 with any questions.

Sincerely,

*Shelby Hentges*

Shelby Hentges  
for M-Five Family Limited Partnershi



# GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: \_\_\_\_\_ Master File #: \_\_\_\_\_ Date: \_\_\_\_\_  
Received By: \_\_\_\_\_ Project Planner: \_\_\_\_\_ Related Cases: \_\_\_\_\_

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- |   |   |
|---|---|
| <input type="checkbox"/> Adjacent Property Owner List                 | <input type="checkbox"/> Large Lot Subdivision                                |
| <input type="checkbox"/> Annexation Notice of Intent                  | <input type="checkbox"/> Parking Variance                                     |
| <input type="checkbox"/> Annexation Petition (with BRB Form)          | <input type="checkbox"/> Preliminary Long Plat                                |
| <input type="checkbox"/> Binding Site Plan                            | <input type="checkbox"/> Preliminary PRD                                      |
| <input type="checkbox"/> Boundary Line Adjustment (Lot Consolidation) | <input type="checkbox"/> Reasonable Use Exception (Critical Areas)            |
| <input type="checkbox"/> Conditional Use Permit                       | <input type="checkbox"/> SEPA Checklist                                       |
| <input type="checkbox"/> Design Review – Concept (Major)              | <input type="checkbox"/> Shoreline Development Permit (JARPA Form)            |
| <input type="checkbox"/> Design Review – Detail                       | <input type="checkbox"/> Short Plat   |
| <input type="checkbox"/> Environmental Review (Critical Area)         | <input type="checkbox"/> Tree Plan  |
| <input type="checkbox"/> Final Long Plat                              | <input type="checkbox"/> Variance or Unusual Use (Zoning)                     |
| <input type="checkbox"/> Final PRD                                    | <input checked="" type="checkbox"/> Other <u>Comprehensive Plan Amendment</u> |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement       | _____   |

Project Name: West Harrison

Project Address: 4501 Harrison Avenue NW (& others)

Applicant: M-Five Family Limited Partnership

Mailing Address: PO Box 12645, Olympia, WA 98508

Phone Number(s): 360-570-8515

E-mail Address: shelby@mphholdings.com

Owner (if other than applicant): Same

Mailing Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

Other Authorized Representative (if any): Ron Thomas, Thomas Architecture Studio

Mailing Address: 109 Capitol Way N, Olympia, WA 98501

Phone Number(s): 360-915-8775

E-mail Address: ron@tarcstudio.com

Project Description: Comprehensive Plan Map Amendment to change Site's zoning from PORM to HDC-4

Size of Project Site: 24.7 Acres

Assessor Tax Parcel Number(s): 12817421000, 12817420900, 12817420801, 12817420800, 12817420700, 12817421300

Section : 17 Township: 18N Range: 2W

Full Legal Description of Subject Properties (attached 

See attachments.

Zoning: PORM

Shoreline Designation (if applicable): Not Applicable

Special Areas on or near Site (show areas on site plan):

- Creek or Stream (name): \_\_\_\_\_
- Lake or Pond (name): \_\_\_\_\_
- Swamp/Bog/Wetland  Historic Site or Structure
- Steep Slopes/Draw/Gully/Ravine  Flood Hazard Area (show on site plan)
- Scenic Vistas  None

Water Supply (name of utility if applicable): City of Olympia

Existing: Yes

Proposed: \_\_\_\_\_

Sewage Disposal (name of utility if applicable): City of Olympia

Existing: \_\_\_\_\_

Proposed: Yes

Access (name of street(s) from which access will be gained): Harrison

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature

Date March 2, 2015

  
Initials

I understand that for the type of application submitted, the applicant is required to pay actual Hearing Examiner costs, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

*Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.*

Each complete General Land Use Application shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See *Olympia Municipal Code (OMC)* 14.04.060 and WAC 197-11-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the *OMC*.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the *OMC*.)

Full Legal Descriptions of Subject Properties

| <b>Tax ID</b> | <b>Address</b>    | <b>Full Legal Description</b>  |
|---------------|-------------------|--|
| 12817421000   | 4419 Harrison Ave | <p>PARCEL B OF BOUNDARY LINE ADJUSTMENT NUMBER BLA-08-0072-0L DESCRIBED AS FOLLOWS:</p> <p>PARCEL A OF BOUNDARY LINE ADJUSTMENT NO. BLA-99-0629- TC RECORDED JULY 28, 1999 UNDER AUDITOR'S FILE NO. 324-5222, RECORDS OF THURSTON COUNTY, WASHINGTON.</p> <p>EXCEPTING THEREFROM THE WEST 40 FEET THEREOF.</p> <p>TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.</p> <p>SITUATE IN THE CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON.</p>  |
| 12817420900   | 4501 Harrison Ave | <p>PARCEL A OF BOUNDARY LINE ADJUSTMENT NUMBER BLA-08-0072-0L DESCRIBED AS FOLLOWS:</p> <p>PARCEL B OF BOUNDARY LINE ADJUSTMENT NO. BLA-99-0629- TC RECORDED JULY 28, 1999 UNDER AUDITOR'S FILE NO. 3245222, RECORDS OF THURSTON COUNTY, WASHINGTON,</p> <p>ALSO, THE WEST 40 FEET OF PARCEL A OF SAID BOUNDARY LINE ADJUSTMENT NO. BLA-99-0629-TC.</p> <p>TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.</p> <p>SITUATE IN THE CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON,</p>   |
| 12817420801   | 4343 Harrison Ave | <p>THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 1°58'55" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 212.21 FEET; THENCE SOUTH 88°26'20" EAST 92.72 FEET; THENCE NORTH 1°13'40" EAST 212 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 88°26'20" WEST ALONG SAID NORTH LINE 89.98 FEET TO THE POINT OF BEGINNING.</p> <p>EXCEPTING THEREFROM THE NORTH 30.00 FEET FOR MUD BAY ROAD (HARRISON AVENUE); ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF OLYMPIA BY DEED RECORDED JANUARY 22, 2010 UNDER AUDITORS FILE NO. 4132947.</p> |
| 12817420800   | 4315 Harrison Ave |  |
| 12817420700   | N/A               |  |
| 12817421300   | 548 Kaiser Rd     | <p>THE SOUTH 257 FEET OF THE EAST 170 FEET OF THE WEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THAT PART OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M. IN THURSTON COUNTY, WASHINGTON.</p>   |



## 2015 COMPREHENSIVE PLAN AMENDMENT

### PRELIMINARY PROPOSAL

This preliminary application may be submitted at any time. Each year the City Council establishes a schedule for review of Comprehensive Plan amendments proposed by the public and City staff. Once established, this schedule is posted on the City website.

If you would like the City of Olympia to consider a specific amendment of its Comprehensive Plan, please complete this form and submit it as described below along with a 'General Land Use Application' and any other attachments or maps. You will be notified when a review schedule for 2015 has been established.

Note that there is no charge for submitting a preliminary proposal. If the Council decides that the City should consider your proposal, then payment of a \$240 fee may be required. Additional fees may be charged if a development (zoning) code or map amendment is associated with the proposed Plan amendment. (All fees are subject to change without notice.)

**ATTACH TO "GENERAL LAND USE APPLICATION"  
AND MAIL OR DELIVER THIS COMPLETED FORM TO:**

**Hand-Deliver:** Olympia Community Planning and Development; 601 4th Avenue E, 2nd Floor Olympia, Washington.

**Mail:** Olympia Community Planning and Development  
PO Box 1967, Olympia, WA 98507-1967

**Email:** [cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us)

#### **A. Type of proposed amendment**

1. Text amendment \_\_\_\_\_ Map amendment  X  Both \_\_\_\_\_

2. What issue is addressed or problem solved by the proposed amendment?

- *We are requesting a map amendment from the current PORM designation to the HDC-4 designation.*
- *Over the past decade, there has been a significant downward shift in the need for professional office space in Olympia. On the heels of the "Great Recession", the State of Washington and many other professional office users have retrenched, consolidated and moved away from the need for leased office space. According to the most current CoStar report (Q4-2014), there is approximately one million square feet of vacant*

office space available in Thurston County and more than half of this total is concentrated within Olympia's boundaries.

- Looking ahead, the prospects for absorbing this amount of office space is next to impossible. The high vacancy rate will continue to keep leasing rates low, and property owners will look for other creative avenues to fill their vacant buildings. Unfortunately, the downward pressure on rental rates, combined with cost of new construction, will cause the prospect of developing office space in the PORM designated area to remain economically unfeasible.
- Due to the impact on commercial real estate over the past 7 years, one fact has become very evident. The need for flexibility in land use codes has become instrumental in order to allow for the property owners and City Officials to be responsive to changing market and consumer demands.
- Over the past decade, the City of Olympia has done some great work including updating the Comprehensive Plan, creation of the CRA Study by EcoNorthwest and City Staff, along with other community outreach efforts that have identified the need for, and the benefits of, developing Neighborhood Centers. HDC-4 designation will help the city and its citizens realize the promise of these important strategic locations throughout our City.
- In the West Harrison Neighborhood, the area of Harrison Avenue NW and Kaiser Road NW has been identified as a possible location for one of these Neighborhood Centers.
- This preliminary proposal for a Comprehensive Plan Map Amendment addresses over 24 acres of land that includes Jay's Farm Stand, and a recently repurposed building at 4419 Harrison Avenue which is the home of local businesses such as Spruce, Bon Lemon, and future home of Blue Heron Bakery. With the adjacent 21+ acres of undeveloped land, this is the perfect location for the Neighborhood Center outlined above.
- Of the possible locations for Neighborhood Centers throughout our City of Olympia, it is extremely rare and becoming more uncommon to have this much contiguous land available for such a Neighborhood Center.
- With the proper land use designation, the foundation could begin to be laid to pursue such a Neighborhood Center, specifically allowing for neighborhood-oriented retail and services. Given the amount of contiguous, available land, this specific area could become an ideal setting, bringing to fruition the many public benefits of a Neighborhood Center. This district would include public spaces for the community to gather, opportunities for community business growth, and responsibly expanding upon the existing employment opportunities in the area (shown on the attachment #3-C.1- Current Employment Density).
- Fortunately over the past decade, as a community, we've learned the importance and need for land use flexibility in the market place as it pertains to economic and social growth.
- Our proposal to shift from the current restrictive designation of PORM to the more inclusive HDC-4 land use designation provides for a designation that is responsive to the needs of the Neighborhood and area, while allowing the flexibility that the market place demands.
- Additional land use and infrastructure shifts have occurred over the past decade, specifically as it relates the West Harrison Neighborhood area that have set the stage for the proposed HDC-4 land use designation, including:
  - Significant infrastructure improvements to Harrison Avenue NW from Cooper Point Road NW westerly all the way past Kaiser Road NW.

- *The extension westward of the High Density Corridor on Harrison Avenue, to its current location within ¼ mile of the proposed parcels.*
- *Significant improvements in commercial activity along Harrison Avenue NW through the addition of new businesses, the expansion of existing businesses, and the redevelopment of existing buildings.*
- *And perhaps most importantly, significant growth in the number of single family and multifamily residences within a 1 – 3 mile radius of the Harrison Avenue NW and Kaiser Rd NW intersection (as evidenced on the comparison Attachments #3-C.2 and #3-C.3- 1995 and 2010 Residential Density, and further detailed in #3-C.4- Residential Building Permits). The market place recognizes the correlation and need for balance between “rooftops” (or residential units) and retail. A neighborhood-oriented retail and service center at this location would help to balance the significant addition of “rooftops” in this area.*
- *All of the above areas of growth in this neighborhood, including the recent land use improvements and transportation infrastructure (including adding signals to the intersection at Kaiser and Harrison, bike lanes, sidewalks, and driving lanes with dedicated pedestrian access points completed in 2010, along with established transit within ¼ mile which is shown on the attachment #3.C.5), have paved the way for a concentrated multi-use neighborhood center under the HDC-4 land use designation, which would provide flexibility for all of the commercial, office, multifamily and public spaces that the site could support.*

**B. Proposed map amendments (if any)**

1. If any associated map amendments are proposed, please describe the purpose:

*“13. High Density Corridor-4 (HDC-4).*

*This district is intended to:*

- a. *Provide for a compatible mix of high-intensity commercial, offices, and high-density multifamily residential uses.*
- b. *Transform these areas to commercial and residential activity centers, over time.*
- c. *Ensure that access to transit is a part of new projects.*
- d. *Establish a street edge that is as continuous as possible with buildings which are close to the street and which have multiple floors, distinctive windows facing the street, and entrances that are visible from the street.*
- e. *Create a safe, convenient, and attractive environment for pedestrians, transit riders, and bicyclists, and which includes parking and access for vehicles.”*

*The purpose of these changes is to provide a neighborhood-centric retail development at an area that has been previously identified by the City as an opportunity site (CRA plan, Neighborhood Center designation). By amending the zoning to HDC-4, this site would meet all of the intentions of the zone, including “Transforming these areas to commercial and residential activity centers, over time.” The proposed area has been identified as an ideal area for creating the Neighborhood Center for this area. The HDC-4 zoning designation would allow the uses that are necessary to achieve the desired outcome.*

2. Please describe the specific proposed map designation change(s) and related information:

| <b>Map(s) proposed to be amended</b>                      | <b>Acres or square feet</b> | <b>Current Designation(s)</b> | <b>Proposed Designation(s)</b> |
|---|-----------------------------|-------------------------------|--------------------------------|
| Comprehensive Plan Map(s) ( <i>Future Land Use Map</i> ): | 24.7 acres                  | PORM                          | Urban Corridor                 |
| Zoning or other Development Code Map(s):                  | 24.7 acres                  | PORM                          | HDC-4                          |

3. Please submit with specific site highlighted the following maps or excerpts and a list of tax parcel numbers for all of properties directly affected by the proposed map amendment(s):

- a. Comprehensive Plan Future Land Use Map
- b. Zoning Map
  - 1. *City of Olympia Zoning Map*
  - 2. *Enlarged Zoning Map of West Olympia/Site*
- c. Other relevant maps
  - 1. *Current Employment Density Map (courtesy of TRPC)*
  - 2. *1995 Residential Density Map (courtesy of TRPC)*
  - 3. *2010 Residential Density Map (courtesy of TRPC)*
  - 4. *Residential Building Permits 2008-2014 (courtesy of TRPC)*
  - 5. *Transportation Improvements and Transit Stop*

*All Parcels to be included:*

| <b>Address</b>    | <b>Owner</b>       | <b>Acres</b> | <b>Tax ID</b> |
|-------------------|--------------------|--------------|---------------|
| 4419 Harrison Ave | J A Morris Company | 1.57         | 12817421000   |
| 4501 Harrison Ave | M-Five Family LP   | 21.04        | 12817420900   |
| 4343 Harrison Ave | Kaufman Holdings   | 0.33         | 12817420801   |
| 4315 Harrison Ave | Kaufman Holdings   | 0.70         | 12817420800   |



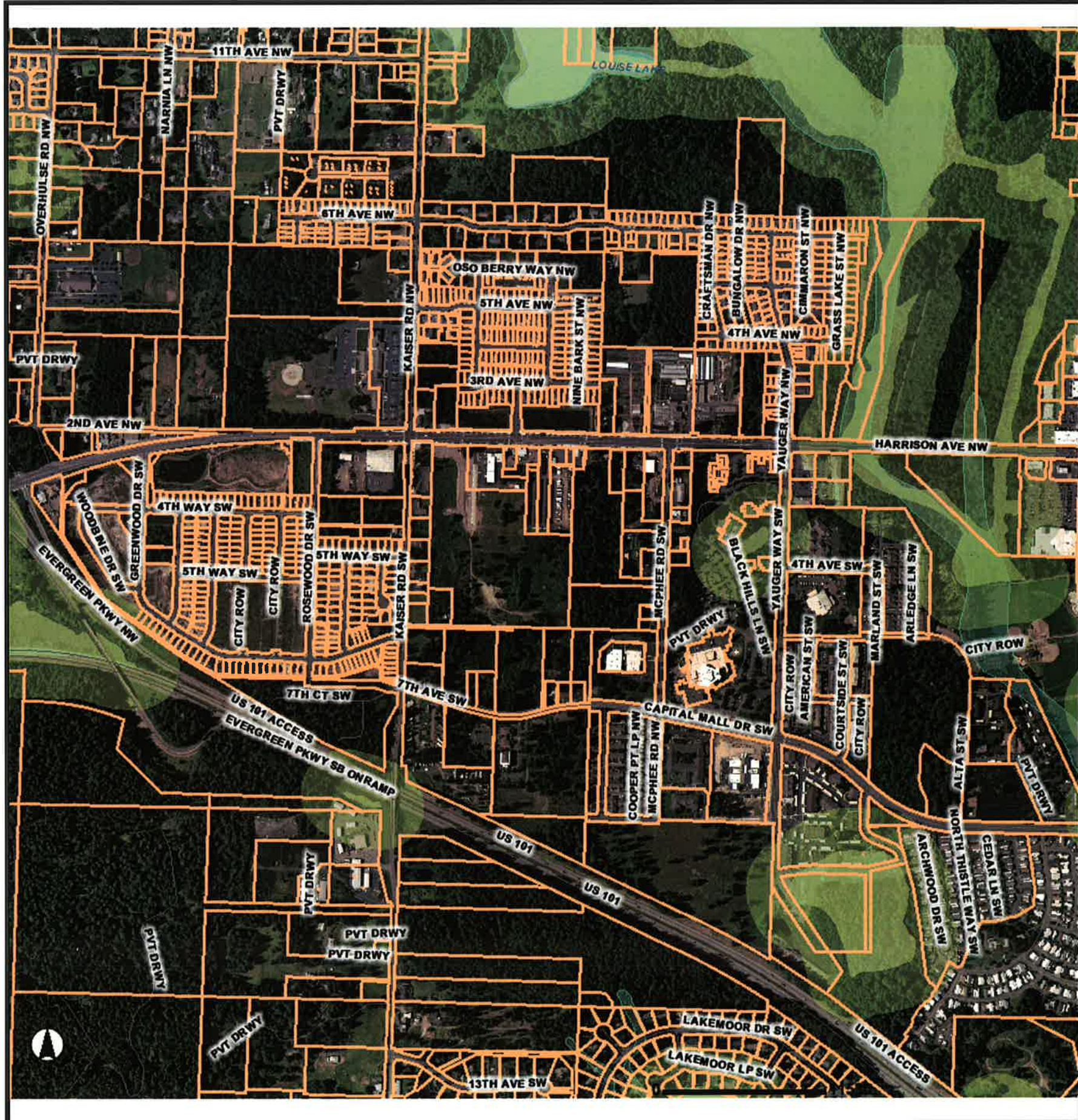
|               |                  |      |             |
|---------------|------------------|------|-------------|
| N/A           | Kaufman Holdings | 0.06 | 12817420700 |
| 548 Kaiser Rd | MPH Holdings     | 1.00 | 12817421300 |

**C. Other information (please feel free to attach any additional information)**

1. If a text amendment is proposed, please describe the proposed Comprehensive Plan amendment and provide any specific proposed wording. Please be as specific as possible regarding any text to be deleted, added, etc.  
*Not proposing a text amendment.*
2. Please describe or explain any development code amendment that you believe might be appropriate to implement the proposed Comprehensive Plan amendment.  
*None.*
3. Are you aware of any other City of Olympia plans (e.g., water, sewer, transportation) affected by, or needing amending, to implement the proposed amendment? If so, please explain.  
*Not aware of any other plans this proposed amendment would affect.*


**Note: City staff may contact you seeking additional information or clarification of your proposal.**





# Special Areas Map

## LEGEND

-  Major Roads
-  Roads
-  Streams
-  Contours
-  Wetlands
-  Wetland Buffers
-  Flood Zones
-  Water Bodies
-  Zoning
-  Cities
-  Parcels



Disclaimer: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County government. However, the County and all related personnel make no warranty, expressed or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

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Thurston GeoData Center  
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 929 Lakeridge Drive SW, Suite 216  
 Olympia, WA 98502-6031

**RECEIVED**  
 MAR 02 2015  
 COMMUNITY PLANNING  
 AND DEVELOPMENT DEPT.

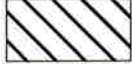
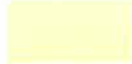


















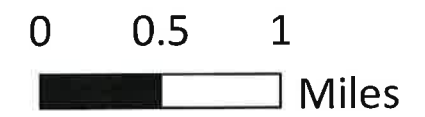
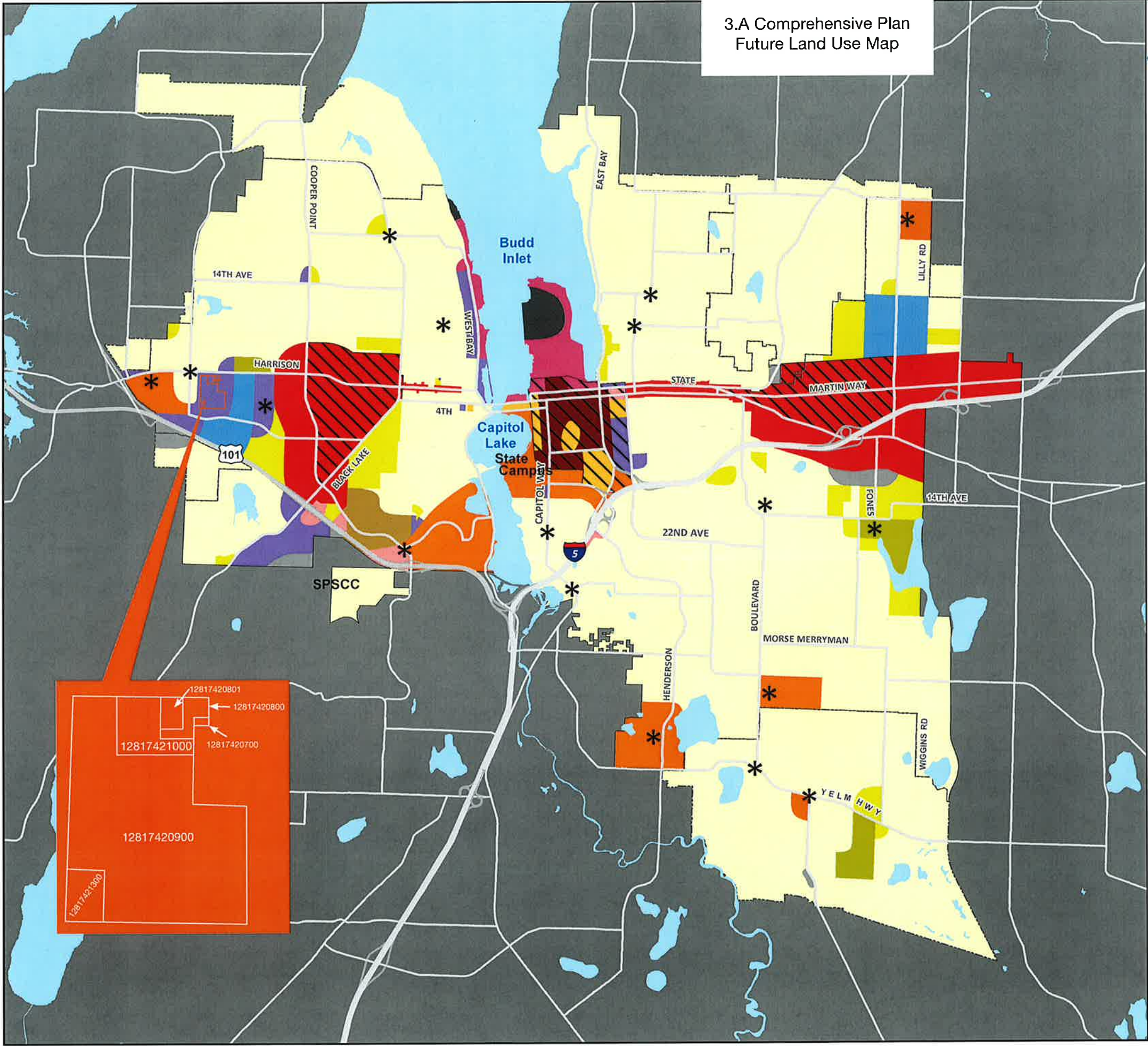
3.A Comprehensive Plan  
Future Land Use Map

# Future Land Use

Publication Date: 12/18/2014 Effective Date: 12/23/2014

**Ordinance #6945**

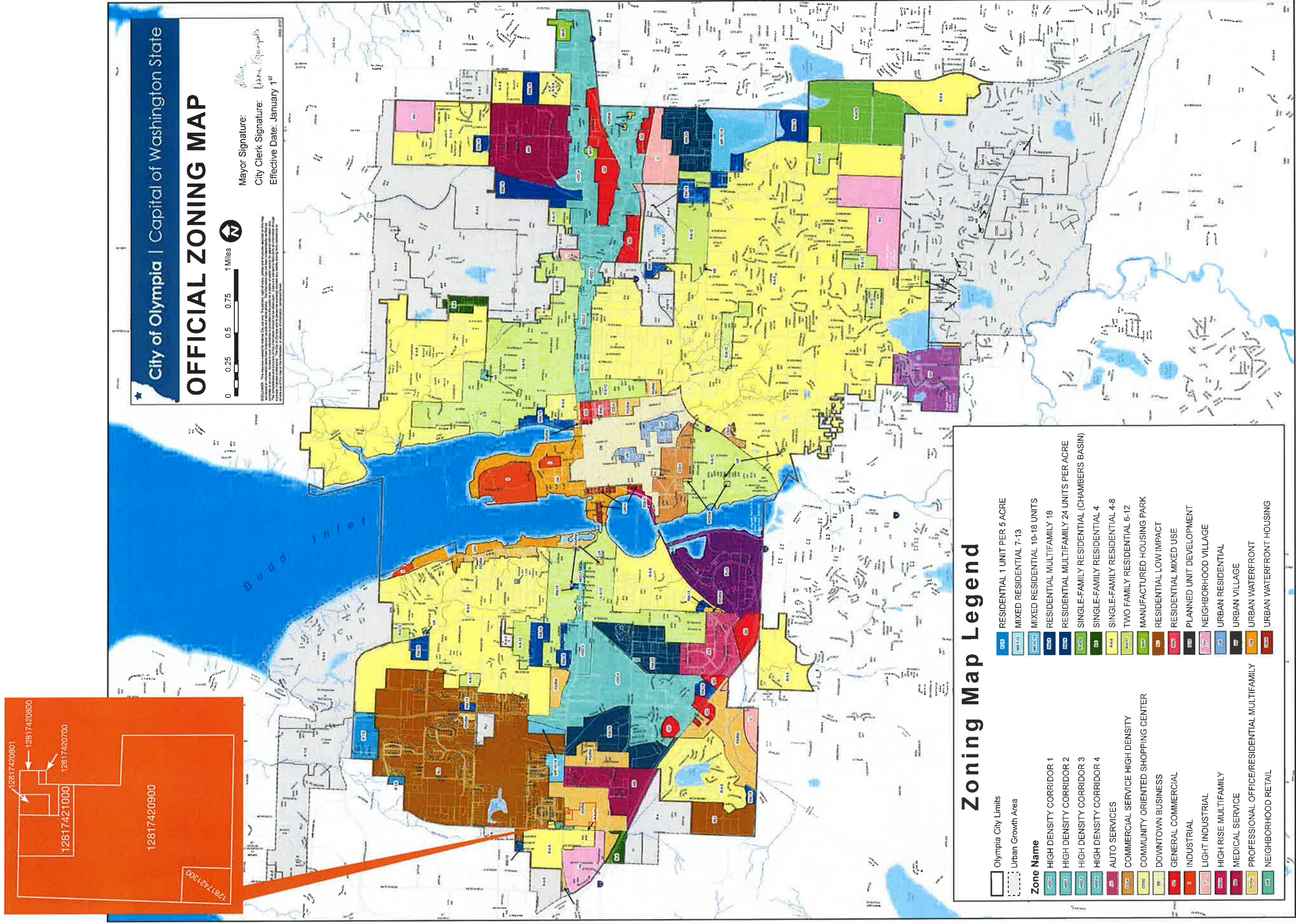
-  High Density Neighborhoods Overlay
-  Low Density Neighborhoods
-  Medium Density Neighborhoods
-  Mixed Residential
-  Neighborhood Centers
-  Residential Mixed Use
-  Planned Developments
-  Professional Office & Multi-family Housing
-  Urban Corridor
-  Urban Waterfront
-  Central Business District
-  General Commerce
-  Auto Services
-  Medical Services
-  Light Industry
-  Industry
-  City Limits
-  Urban Growth Area



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

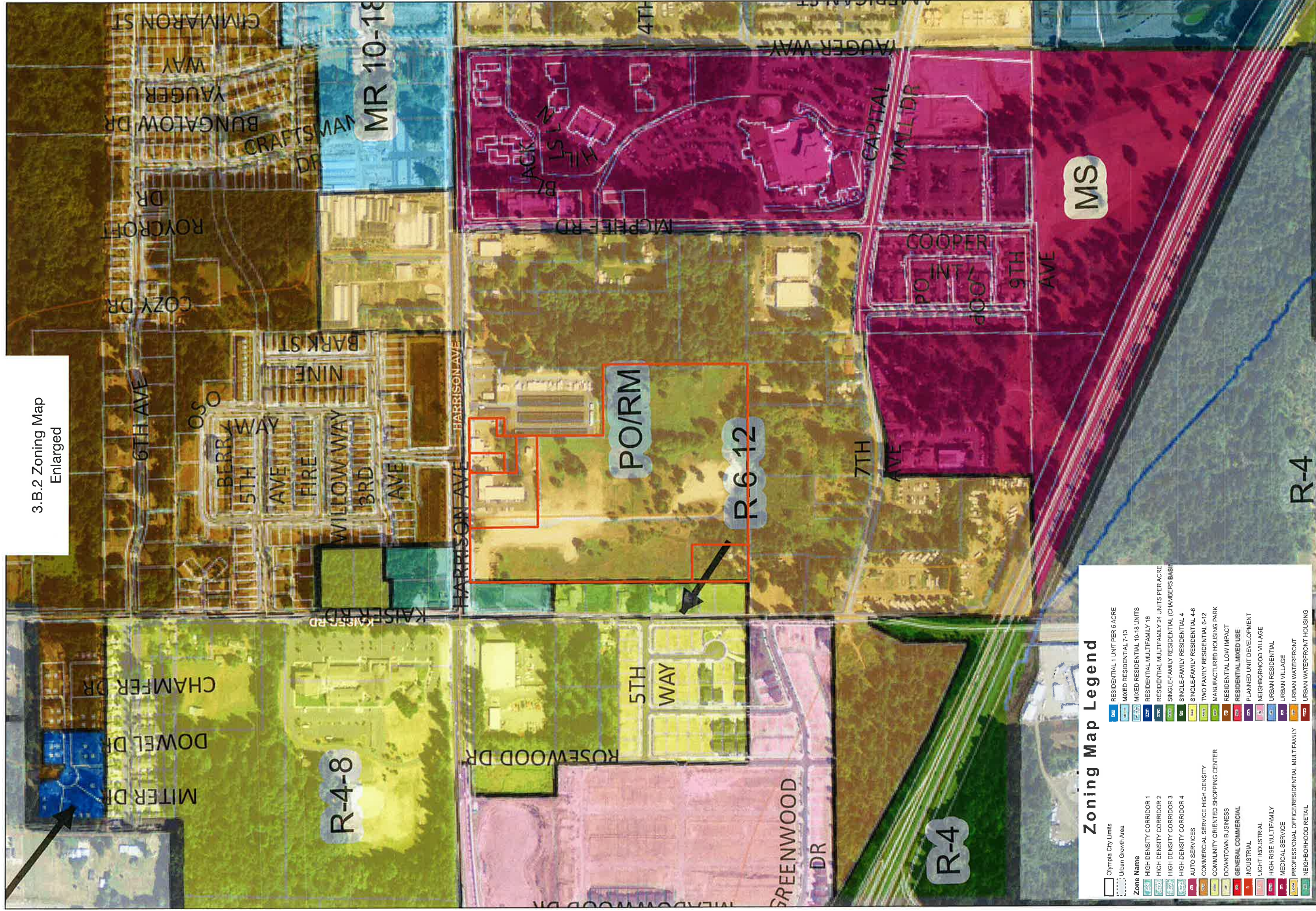


3.B.1 Zoning Map



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





3.B.2 Zoning Map  
Enlarged

### Zoning Map Legend

|                  |   |
|------------------|---|
|                  | Olympia City Limits                         |
|                  | Urban Growth Area                           |
| <b>Zone Name</b> |   |
|                  | HIGH DENSITY CORRIDOR 1                     |
|                  | HIGH DENSITY CORRIDOR 2                     |
|                  | HIGH DENSITY CORRIDOR 3                     |
|                  | HIGH DENSITY CORRIDOR 4                     |
|                  | AUTO SERVICES                               |
|                  | COMMERCIAL SERVICE HIGH DENSITY             |
|                  | COMMUNITY-ORIENTED SHOPPING CENTER          |
|                  | DOWNTOWN BUSINESS                           |
|                  | GENERAL COMMERCIAL                          |
|                  | INDUSTRIAL                                  |
|                  | LIGHT INDUSTRIAL                            |
|                  | HIGH RISE MULTIFAMILY                       |
|                  | MEDICAL SERVICE                             |
|                  | PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY |
|                  | NEIGHBORHOOD RETAIL                         |
|                  | RESIDENTIAL 1 UNIT PER 5 ACRE               |
|                  | MIXED RESIDENTIAL 7-13                      |
|                  | MIXED RESIDENTIAL 10-18 UNITS               |
|                  | RESIDENTIAL MULTIFAMILY 18                  |
|                  | RESIDENTIAL MULTIFAMILY 24 UNITS PER ACRE   |
|                  | SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)  |
|                  | SINGLE-FAMILY RESIDENTIAL 4                 |
|                  | SINGLE-FAMILY RESIDENTIAL 4-8               |
|                  | TWO FAMILY RESIDENTIAL 6-12                 |
|                  | MANUFACTURED HOUSING PARK                   |
|                  | RESIDENTIAL LOW IMPACT                      |
|                  | RESIDENTIAL MIXED USE                       |
|                  | PLANNED UNIT DEVELOPMENT                    |
|                  | NEIGHBORHOOD VILLAGE                        |
|                  | URBAN RESIDENTIAL                           |
|                  | URBAN VILLAGE                               |
|                  | URBAN WATERFRONT                            |
|                  | URBAN WATERFRONT HOUSING                    |

**LEGEND**

- Statewide Roads
- Subject Parcels

Photo Date: 2011

West Olympia, WA  
Thurston County,  
WA  
1 inch = 390 feet



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



### 3.C.1 Current Employment Density

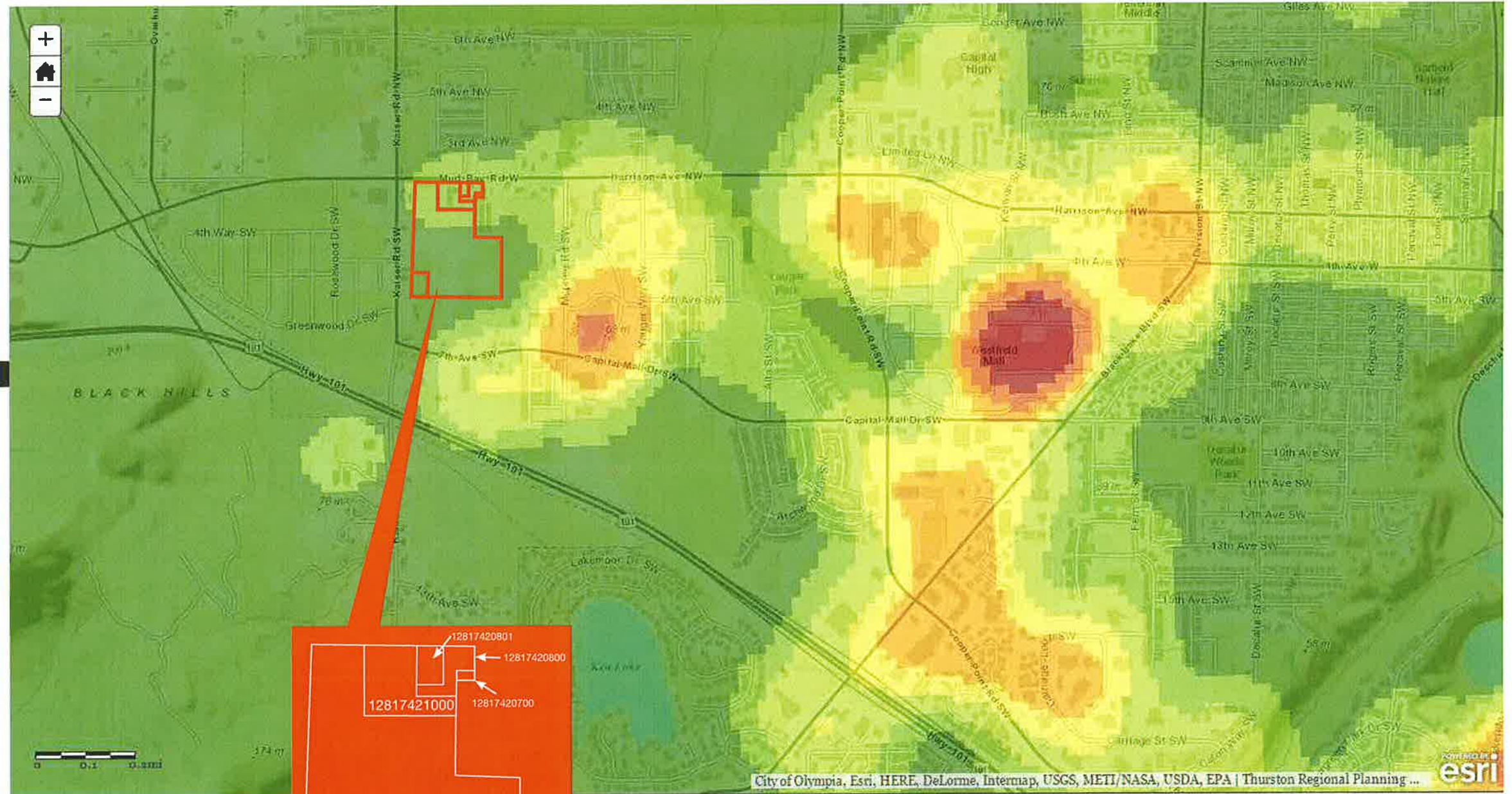
#### Current Employment Density

Thurston Regional Planning Council estimates that 128,500 jobs were located in Thurston County in 2010. The majority of these jobs were clustered in the urban areas of Lacey, Olympia and Tumwater.

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#### LEGEND

- Employment Density**  
Employees per Acre
- <2 employees per acre
  - 2-5 employees per acre
  - 5-10 employees per acre
  - 10-15 employees per acre
  - 15-25 employees per acre
  - 25-40 employees per acre
  - >40 employees per acre





### 3.C.2 1995 Residential Density




#### 1995 Residential Density

The Washington State Office of Financial Management (OFM) estimates that there were 186,419 people and 77,379 dwelling units in Thurston County in 1995.








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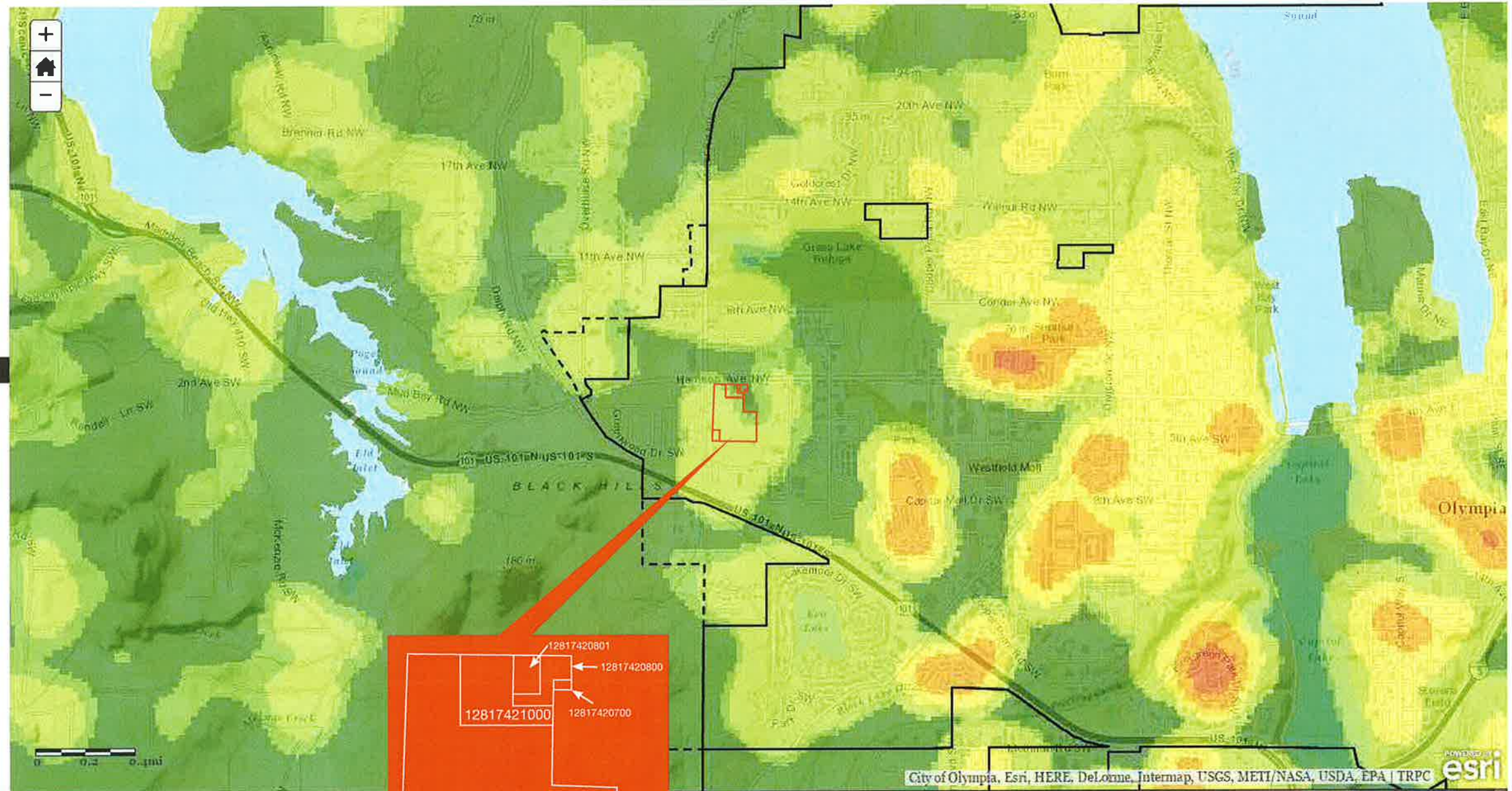
#### LEGEND

##### Jurisdictions

-  City
-  Urban Growth Area
-  Reservation

##### 1995 Population Density

- Dwelling Units per Acre
-  <1 unit per 10 acres
  -  1 unit per 10 acres to 1 unit per 5 acres
  -  1 unit per 5 acres to 2 units per acre
  -  2-5 units per acre
  -  5-10 units per acre
  -  10-15 units per acre
  -  >15 units per acre















### 3.C.3 2010 Residential Density (TRPC)

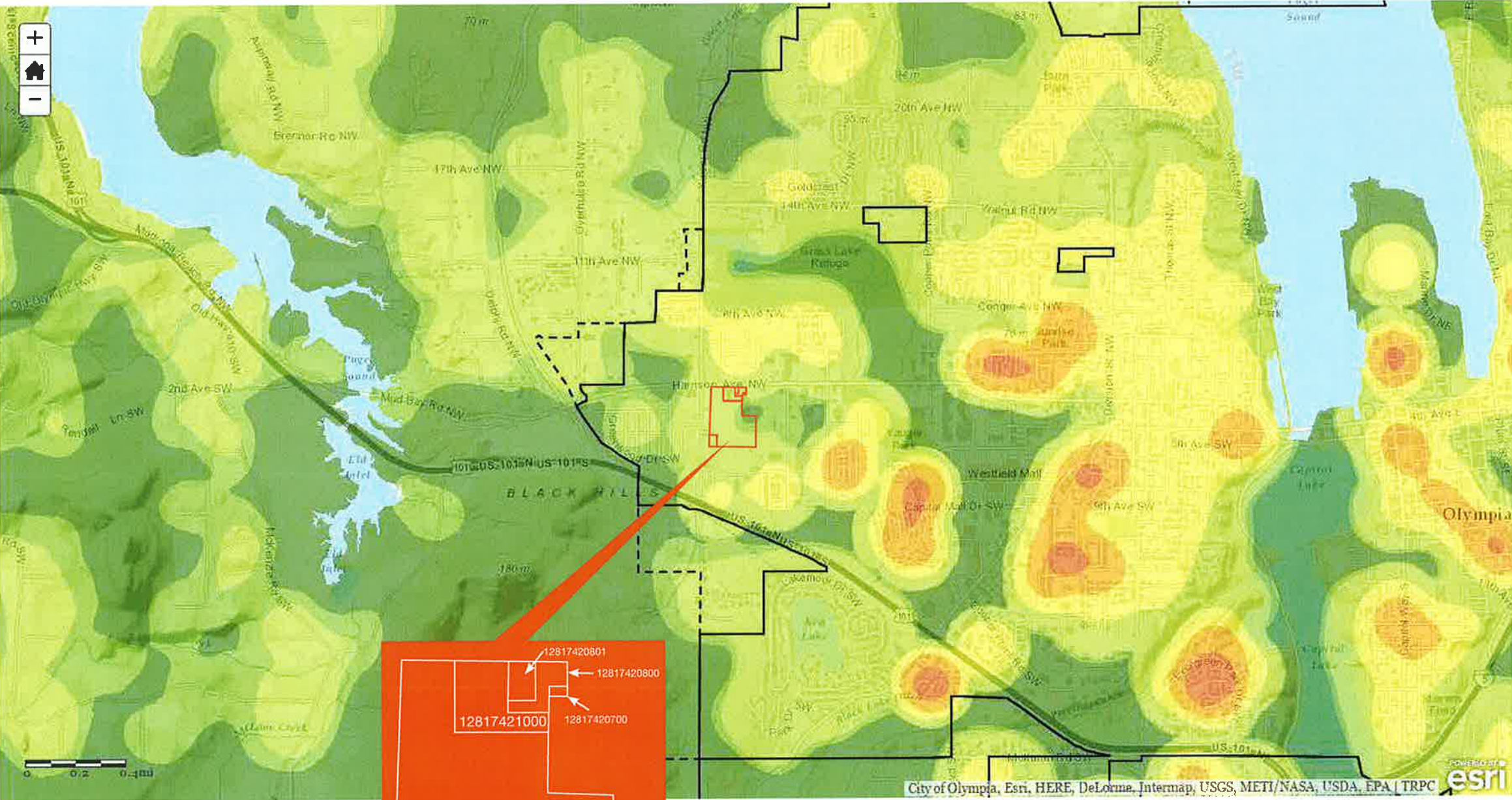
#### 2010 Residential Density

The 2010 Census recorded that there were 252,264 people and 108,182 dwelling units in Thurston County.

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

#### LEGEND

- Jurisdictions**
-  City
  -  Urban Growth Area
  -  Reservation
- 2010 Residential Density**  
Dwelling Units per Acre
-  <1 unit per 10 acres
  -  1 unit per 10 acres to 1 unit per 5 acres
  -  1 unit per 5 acres to 2 units per acre
  -  2-5 units per acre
  -  5-10 units per acre
  -  10-15 units per acre
  -  >15 units per acre





### 3.C.4 Residential Building Permits 2008-2014 (TRPC)

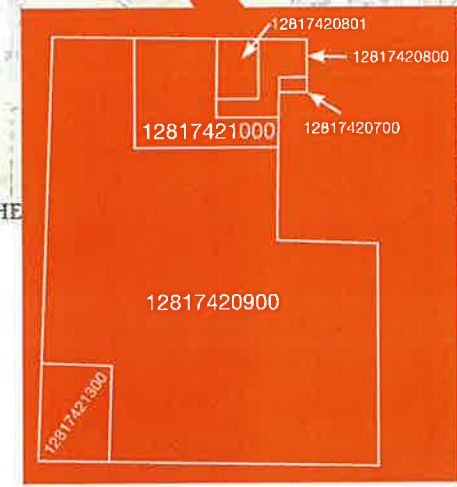
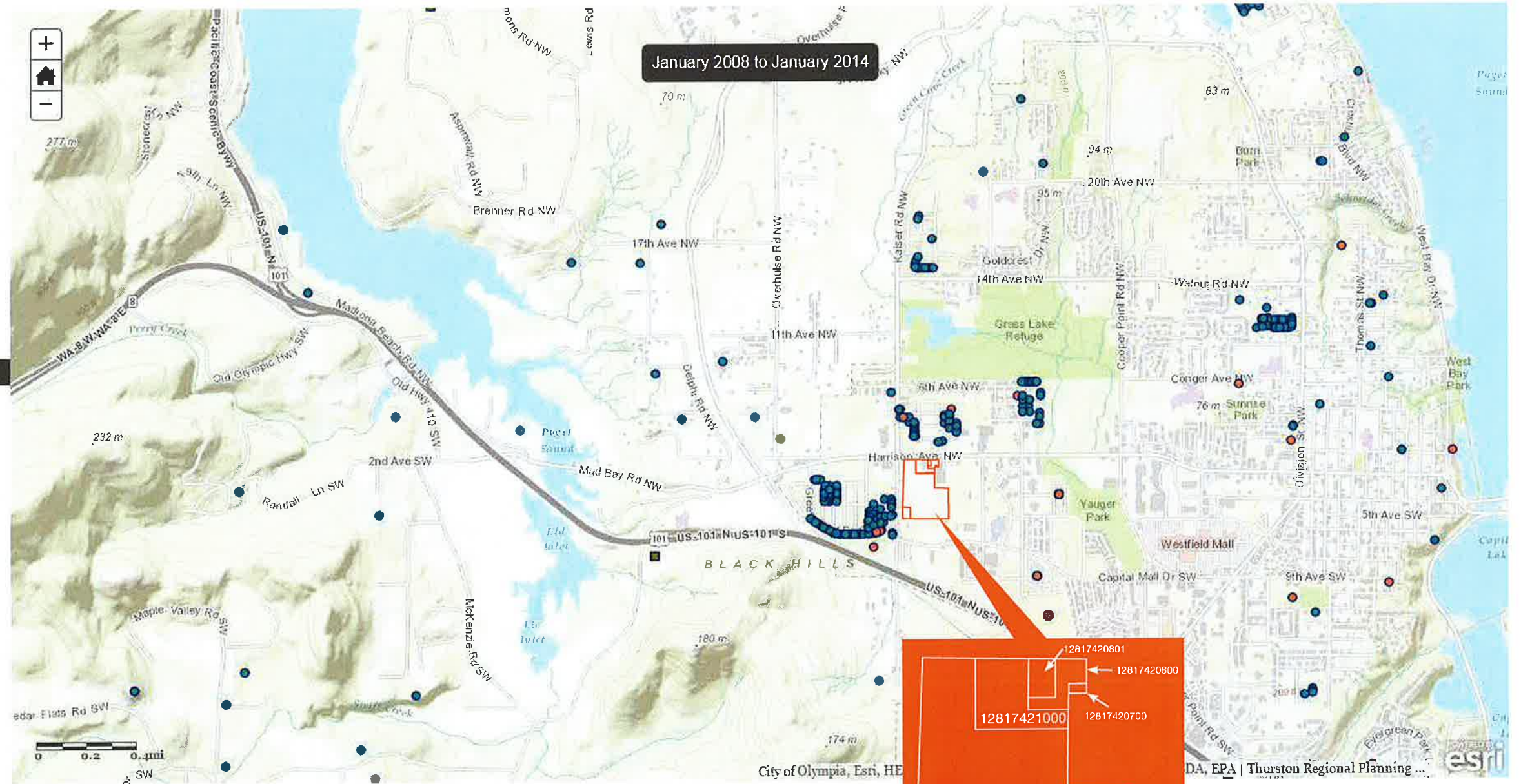
Permits for new homes in the past decade have ranged from a high of 3,137 in 2006 to a low of 1,113 in 2012. About three quarters of homes permitted since 2000 have been single-family units.

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#### LEGEND

##### Residential Building Permits

- Multifamily (Family Member Unit)
- Manufactured Home (Family Member Unit)
- Single Family (Family Member Unit)
- Manufactured Home
- Multifamily
- Single Family
- Multiuse
- ◆ Accessory Dwelling Unit





3.C.5 Transportation Improvements

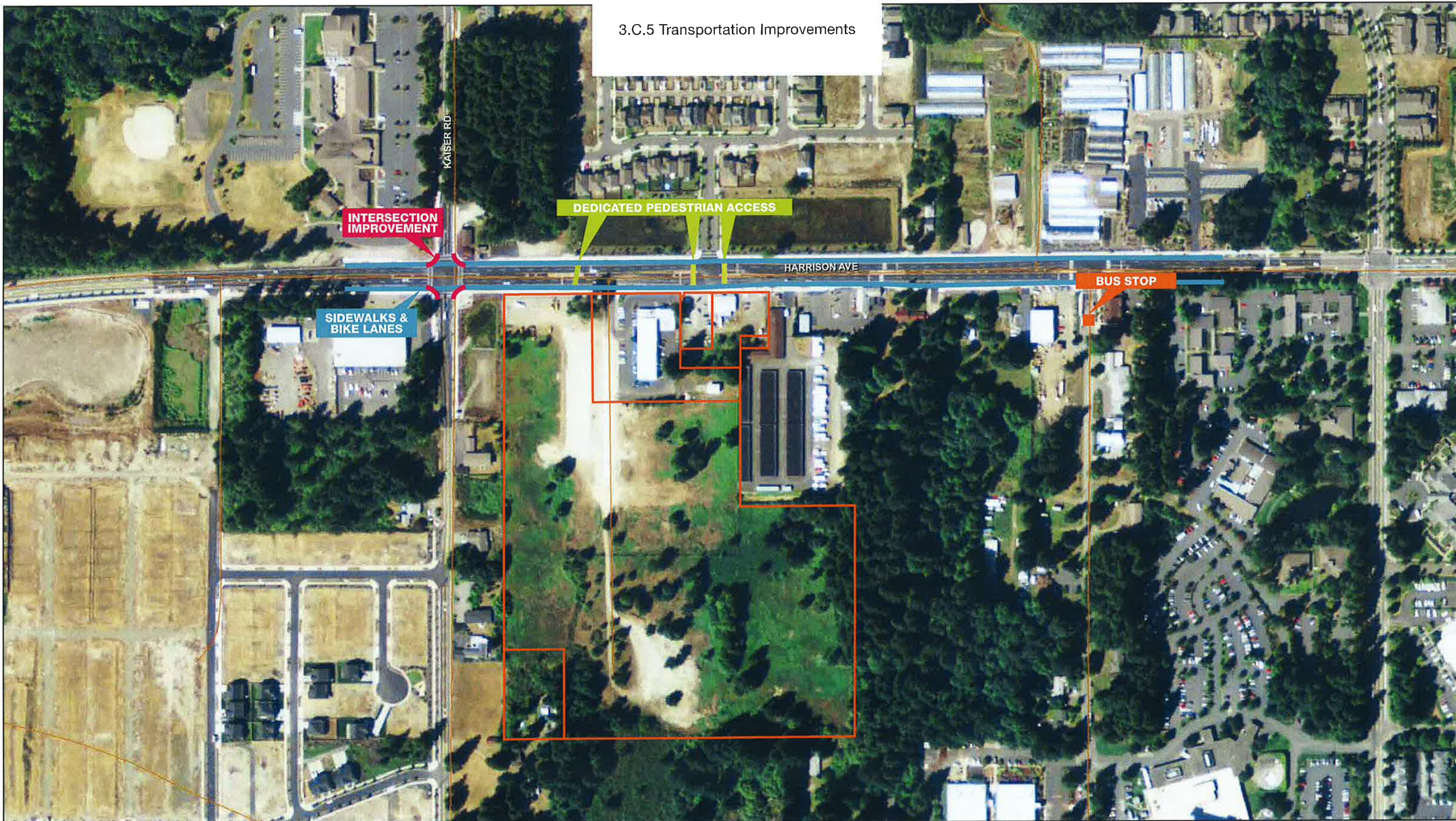


Photo Date: 2011

West Olympia  
Washington

LEGEND

- Statewide Roads
- ▭ Subject Parcels

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1 inch = 250 feet

