

Table of Contents

Chapter I: History and Geography I-1

Geography and Weather	I-1
History	I-2
Historic and Archaeological Preservation.....	I-13

List of Tables

Table I-1 Thurston County Land Area, 2008	I-15
Table I-2 Annexations by Jurisdiction, 1990/91-2006/07.....	I-16
Table I-3 Thurston County Weather.....	I-17
Table I-4 Identified Historic Properties in Thurston County, July 2006.....	I-18

List of Maps

Thurston County Vicinity Map	I-19
Map 1: Thurston County Geography	I-21

Chapter II: Population and Demographics II-1

Population Growth.....	II-1
Components of Population Growth	II-3
Forecasts of Future Population Growth	II-4
Growth Management in Thurston County	II-4
Demographics	II-6

List of Tables

Table II-1 Historic Population Trends, Thurston County, 1890-2000	II-11
Table II-2 Small Area Population Estimates, Thurston County Cities and UGAs 1995, 2000, 2005-8.....	II-12
Table II-3 Population Distribution and Rate of Growth in Thurston County Cities and UGAs 1995, 2000, 2005-2008.....	II-13
Table II-4 Population Estimate and Forecast by School District, Thurston County, 2000-2030	II-14
Table II-5 Population Estimate and Forecast by Fire District, Thurston County, 2000-2030	II-15
Table II-6 Population by Congressional, Legislative, and Commissioner Districts, Thurston County, 2000, 2005-2008	II-16
Table II-7 Registered Voters by Selected Districts, September 2008	II-17

Table II-8 Population Increases through Migration and Natural Increase, Thurston County, 1950-2008 II-18

Table II-9 Components of Population Growth in Washington’s Largest Western Counties 1980-2008 II-19

Table II-10 Population Forecast by Age-Gender Cohorts, Thurston County, 1985-2030 II-20

Table II-10 (continued) II-21

Table II-11 Population Forecast by Jurisdiction, Thurston County, 2007-2030..... II-23

Table II-12 Estimates of Population by Age and Gender, Thurston County 1990, 2000, 2008 II-25

Table II-13 Population Distribution by Age and Gender, Thurston County Jurisdictions, 2000 II-26

Table II-14 Gender by Age Categories, Thurston County Jurisdictions, 2000 II-27

Table II-15 Population Distribution by Age and Race in Thurston County Jurisdictions, 2000 II-28

Table II-15, continued..... II-29

Table II-16 Population by Race and Ethnicity in Thurston County, 1970-1990..... II-30

Table II-17 Population by Race and Hispanic Origin in Thurston County, 2000 II-31

Table II-19 Population with a Disability, Thurston County, 2000 II-33

Table II-20 Language Spoken at Home and Linguistically Isolated Households by Jurisdiction, 2000 II-34

Table II-21 Average Household Size by Jurisdiction, 1960-2000 II-35

Table II-22 Household Trends in Thurston County, 1970-2000 II-36

Table II-23 Households by Family Type, Thurston County, 1970-2000 II-37

Table II-24 Household Characteristics by Jurisdiction, 2000 II-38

Table II-25 Demographic Trends in Thurston County Jurisdictions, 2000 II-39

List of Figures

Figure II-1 Components of Population Growth Thurston County, 1950-2008..... II-18

Figure II-2 Population Pyramids, Thurston County,
1985, 1995, 2005, 2030 II-22
Figure II-3 Population Forecast II-24

List of Maps

Map 2: Thurston County City Limits and Urban Growth
Areas 2008 II-41
Map 3: Thurston County Annexations, 1996-2007 II-43
Map 4: Thurston County Population Density, April 1995
Population Per Acre II-45
Map 5: Thurston County Population Density, April 2005
Population per Acre II-47
Map 6: Thurston County Forecast Population Density,
April 2030 Population per Acre II-49
Map 7: Thurston County School Districts II-51
Map 8: Thurston County Fire Districts II-53
Map 9: Thurston County Commissioner Districts II-55
Map 10: Thurston County Congressional and Legislative
Districts II-57

Chapter III: Housing and Real Estate III-1

Residential Development III-1
Housing Costs III-3
Housing Authority of Thurston County III-4

List of Tables

Table III-1 Large Lot, Short Plat, and Long Plat Subdivision
Activity, Thurston County, 2000-2007 III-6
Table III-2 Total Housing Units by Jurisdiction, 1970-2000 III-7
Table III-3 Housing Starts, Thurston County Cities and
UGAs, 2000-2007 III-8
Table III-4 Housing Starts by Dwelling Type, 2007 III-9
List of Figures III-9
Table III-5 Total Small Area Dwelling Unit Estimates,
Thurston County Cities and UGAs, 2000-2008 III-11
Table III-6 Estimated New Dwelling Units, Thurston
County Cities and UGAs, 2001-2008 III-12
Table III-7 Total Small Area Dwelling Unit Estimates
by Type, Thurston County Cities and UGAs, 2000 and 2008 III-13

Table III-8 Trends in Thurston County Housing Costs
by Number of Bedrooms, 1990, 1995-2007III-14

Table III-9 Sample of Housing Sales Activity by Jurisdiction,
1990, 1995, 2000, 2005-2007III-16

Table III-10 Sample of Sales Activity for Lots by Jurisdiction,
1990, 1995, 2000, 2005-2007III-18

Table III-11 Housing Affordability in Thurston and
Surrounding Counties, First Quarter 2008.....III-19

Table III-12 Housing Affordability Index, Thurston and
Surrounding Counties, 2000, 2005-2008III-20

Table III-13 Thurston County Occupied Housing Units, 2000....III-21

Table III-14 Housing Value of Owner-Occupied Housing
Units, 2000.....III-22

Table III-15 Average Home and Duplex Rental Costs,
Lacey, Olympia, and Tumwater, 1990, 1995-2007III-23

Table III-16 Apartment Sizes, Rents, and Vacancy Rates,
Thurston County, 2001-2008III-24

Table III-17 Average Rent and Vacancy Rates, Thurston and
Surrounding Counties, 2001-2008III-24

List of Figures

Figure III-1 Thurston County Housing Starts, 1994-2007III-10

Figure III-2 Distribution of Housing Sales by Number of
Bedrooms, Thurston County, 2007III-15

Figure III-3 Distribution of Housing Sales by Value Range,
Thurston County, 2007III-17

Figure III-4 Thurston County Occupied Housing Units, 2000III-22

List of Maps

Map 11: Thurston County Housing Starts, 1997-2002III-27

Chapter IV: Employment..... IV-1

Covered EmploymentIV-1

Nominal and Real Wages.....IV-2

State Employment.....IV-2

Other EmployersIV-3

UnemploymentIV-3

Labor Force Projections.....IV-4

List of Tables

Table IV-1 Total Full-Time and Part-Time Employment by Sector NAICS Categories, Thurston County, 2006	IV-5
Table IV-2 Average Monthly Covered Employment and Total Wages by Sector NAICS Categories, Thurston County, 2006-2007	IV-6
Table IV-3 Average Monthly Covered Employment and Wages by Industry NAICS Categories, Thurston County, 2007	IV-7
Table IV-3, continued.....	IV-8
Table IV-3, continued.....	IV-9
Table IV-4 Average Monthly Covered Employment by Sector SIC Categories, Thurston County, 1980, 1990, 2000	IV-10
Table IV-5 Square Footage of Commercial and Industrial Building Space by Jurisdiction, 2007	IV-11
Table IV-6 Nominal and Real Wages by Sector NAICS Categories, Thurston County, 2006-2007	IV-12
Table IV-7 Nominal and Real Wages by Sector SIC Categories, Thurston County, 1980, 1990, 2000	IV-13
Table IV-8 State Employment (Including Higher Education) Thurston County, 1975, 1980, 1985, 1990-2008	IV-16
Table IV-9 Statewide State Employment Distribution Trends.....	IV-17
Table IV-10 Statewide State Employment by Functional Area ...	IV-18
Table IV-11 Change in State Government Employment and Population	IV-19
Table IV-12 Resident Armed Forces Personnel Thurston and Select Washington Counties, 1980, 1990, 2000, 2005-2006	IV-21
Table IV-13 Top Employers in Thurston County, 2008	IV-21
Table IV-14 Size of Firm Data Thurston County, First Quarter 2008	IV-22
Table IV-15 Civilian Average Annual Unemployment Thurston County, Washington, United States, 1970-2007.....	IV-23
Table IV-16 Resident Civilian Labor Force and Employment Thurston and Adjacent Counties and Washington State 2007 Annual Average.....	IV-24
Table IV-17 Employment Indicators for Thurston County, 1990, 1995, 2000, 2005-2006	IV-24
Table IV-18 Thurston County Total Employment Projections, 2000-2030	IV-25

Table IV-19 Thurston County Total Employment Estimate
(2003) by JurisdictionIV-26

Table IV-20 Thurston County Total Employment Forecast
(2030) by JurisdictionIV-27

Table IV-21 Employment by Industry by Jurisdiction Census
Categories, 2000IV-28

List of Figures

Figure IV-1 Percent Change in Nominal and Real Wages by
Sector SIC Categories, Thurston County, 1980-1990 in 2000
Dollars.....IV-14

Figure IV-3 State Government Employment and Population
GrowthIV-20

List of Maps

Map 13: Thurston County Employment Density, Last
Quarter 2005 Employment per AcreIV-31

Map 14: Thurston County Forecast Employment Density,
2030 Employment per AcreIV-33

Chapter V: Economics V-1

History V-1

Income V-2

Poverty V-3

ACCRA Urban Area Cost of Living Index V-4

Consumer Price Index..... V-5

Taxable Retail Sales..... V-5

Local Government Finance..... V-6

Economic Development..... V-6

Agriculture V-10

List of Tables

Table V-1 Median Household Income Thurston and Adjacent
Counties, Washington State, 1989, 1999, 2000, 2005-2007 V-12

Table V-2 Median and Per Capita Incomes by Jurisdiction,
1999 V-12

Table V-3 Real and Nominal Per Capita Personal Incomes for
Washington State and Thurston County, 1970, 1975, 1980,
1985, 1990-2006 V-14

Table V-4 Household Income, 1999 V-15

Table V-5 Household Income Statistics, 1999 V-17

Table V-6 National Poverty Thresholds by Size of Family and Number of Related Children Under 18 Years, Thurston County, 2007	V-18
Table V-7 Individuals Below Poverty Level, 1999	V-19
Table V-8 Families Below Poverty Level, 1999	V-20
Table V-9 ACCRA Cost of Living Index, Select U.S. Metropolitan Areas, Second Quarter, 2008.....	V-21
Table V-10 Consumer Price Index for Select Regions, 1990, 1995, 2000, 2005-2007	V-22
Table V-11 Consumer Price Index Specific Classifications Seattle-Tacoma-Bremerton MSA, 1980, 1990, 1995, 2000, 2005-2007	V-23
Table V-12 Taxable Retail Sales, Thurston County Jurisdictions, 1990, 2000, 2006, 2007	V-24
Table V-13 Taxable Retail Sales by Jurisdiction, NAICS Categories, 2007	V-26
Table V-13, continued	V-27
Table V-14 Taxable Retail Sales by Jurisdiction, SIC Categories, 2000, 2003, 2004	V-28
Table V-14, continued	V-29
Table V-15 2006 Revenues by Thurston County Jurisdiction	V-30
Table V-16 2006 Expenses by Thurston County Jurisdiction	V-31
Table V-17 2006 Per Capita Revenues and Expenses by Thurston County Jurisdiction.....	V-32
Table V-18 Port of Olympia Revenues, 1997-2006	V-33
Table V-19 Port of Olympia Expenses, 1997-2006	V-34
Table V-20 Foreign Waterborne Trade Through the Port of Olympia, 2003-2006	V-35
Table V-21 Foreign Waterborne Trade Through Washington Ports, 2006	V-35
Table V-22 Agriculture Statistics, Thurston and Adjacent Counties, 2002	V-36
Table V-23 Trends in Agriculture, Thurston County, 1974, 1978, 1982, 1987, 1992, 1997 and 2002.....	V-37

List of Figures

Figure V-1 Median Household Income by Jurisdiction, Thurston County, 1999	V-13
Figure V-2 Distribution of Household Income, Thurston County, 1999.....	V-16

Figure V-3 Household Incomes Below \$15,000 by
Jurisdiction, Thurston County, 1999 V-20

Figure V-4 Taxable Retail Sales Average Annual Percent
Change 1990-2000 and 2000-2007 V-25

Chapter VI: Education and Quality of Life..... VI-1

Education VI-1

Educational Attainment..... VI-3

Timberland Regional Library VI-3

Fire Protection..... VI-4

Social Services..... VI-4

Law Enforcement..... VI-5

List of Tables

Table VI-1 Student Enrollment, 1990, 1995, 2000-2006/7,
and Classroom Teachers, 2007/2008, Thurston County Public
School Districts..... VI-7

Table VI-2 General Fund Expenditures and Revenue by
Thurston County School Districts, Fiscal Year 2006-2007 VI-8

Table VI-3 Graduation and Dropout Rates, Thurston County
High Schools, School Year 2005-2006 VI-10

Table VI-4 Racial and Ethnic Distribution of Students,
Thurston County Public School Districts, School Year
2007/2008 VI-11

Table VI-5 Estimate of School-Age Poverty Population,
July 1999 Thurston County School Districts VI-12

Table VI-6 Private School Enrollment for Thurston County
School Years 2000-2001 to 2006-2007..... VI-13

Table VI-7 Thurston County College Enrollment, 1990, 1995,
2000-2007 VI-14

Table VI-8 Highest Level of Education by Jurisdiction, 2000 ... VI-15

Table VI-9 Public Assistance Programs, Thurston County,
Fiscal Year 2007..... VI-16

Table VI-10 Crime Index for Thurston County Jurisdictions
and Washington State, 1995-2007 VI-17

List of Figures

Figure VI-1 Percent General Fund Expenditures per
State Program, Fiscal Year 2006-2007..... VI-9

Chapter VII: Transportation VII-1

Regional Transportation System.....	VII-1
Vehicle Ownership Trends.....	VII-1
Means Of Travel.....	VII-2

List of Tables

Table VII-1 Federal Functional Classification of Roads in Thurston County, 2005.....	VII-9
Table VII-2 Trends in Population Compared to Vehicle Registration Thurston County, 1970-2000.....	VII-9
Table VII-3 Driver and Vehicle Statistics Thurston County, 1980, 1990, 2000, 2004-2007.....	VII-10
Table VII-4 Automobile Trends Per Household Thurston County, 1960, 1990, and 2000.....	VII-11
Table VII-5 Household Size by Vehicles Available Thurston County, 2000.....	VII-11
Table VII-6 Washington State Vehicle Miles Traveled Statistics Fiscal Years 19809-2025.....	VII-12
Table VII-7 Outbound and Inbound Commuters, Thurston County, 1960-2000.....	VII-13
Table VII-8 Transportation to Work Thurston County, 2000.....	VII-14
Table VII-9 Means of Transportation to Work by Travel Time to Work Thurston County, 2000.....	VII-15
Table VII-10 Mode Share at Commute Trip Reduction Work Sites Thurston County, 1993, 2001, 2003, and 2005.....	VII-16
Table VII-11 Current Commute Practices, 2005.....	VII-17
Table VII-12 Intercity Transit System Service Summary, 2000, 2005-2008.....	VII-17
Table VII-13 Rail Lines in Thurston County, 2008.....	VII-18
Table VII-14 To, From, and Within Washington, 2002 and 2035.....	VII-19
Table VII-15 Top Five Commodities Shipped To, From, and Within Washington by all Modes: Weight and Value, 2002.....	VII-20

List of Figures

Figure VII-1 Driver and Vehicle Trends in Thurston County, 1982-2007.....	VII-10
--	--------

List of Maps

Map 15: Thurston County Transportation Infrastructure..... VII-23
 Map 16: Thurston County 2007 PM Peak Hour Traffic
 Volumes VII-25
 Map 17: Thurston Country 2007 PM Peak Hour Traffic
 Volumes, Lacey-Olympia-Tumwater Urban Area VII-27

Chapter VIII: Environment and Natural Resources VIII-1

Agricultural and Forest Lands VIII-1
 Urbanization..... VIII-2
 Thurston Conservation District..... VIII-3
 Air Quality VIII-4
 Water Quality VIII-6
 Wastewater Management Systems..... VIII-7
 Solid Waste Management VIII-11

List of Tables

Table VIII-1 Thurston County Land Cover, 2000 VIII-14
 Table VIII-2 Estimate of Forest Harvest Activity in
 Thurston County, 1985-2000 VIII-15
 Table VIII-3 Acres of Land Enrolled in Various Tax
 rotection Programs, Thurston County, Tax Years
 1990-2008 VIII-16
 Table VIII-4 Urbanization by Watershed in Thurston
 County, 1985-2000..... VIII-17
 Table VIII-5 Change in Urban (Built) Land Cover in
 Thurston County, 1985-2000 VIII-18
 Table VIII-6 Estimate of Total Impervious Area by
 Watershed..... VIII-19
 Table VIII-7 Estimate of Effective Impervious Area by
 Watershed..... VIII-20
 Table VIII-8 Municipal Parks by Jurisdiction, 2008 VIII-21
 Table VIII-8, continued..... VIII-22
 Table VIII-8, continued..... VIII-23
 Table VIII-8, continued..... VIII-24
 Table VIII-8, continued..... VIII-25
 Table VIII-9 County, State, and Federal Managed Lands
 and Parks in Thurston County, 2008..... VIII-26
 Table VIII-9, continued..... VIII-27

Table VIII-9, continued..... VIII-28
 Table VIII-9, continued..... VIII-29
 Table VIII-8 Annual Emission Inventory, 1997-2007,
 Thurston County Regulated Point Source Pollutants, in
 Tons per Year VIII-31
 Table VIII-11 Air Quality Monitoring, Thurston County,
 1985, 1990, 1995, 2000, 2005-2007 VIII-33
 Table VIII-12 Water Quality Concern Index for South Puget
 Sound Inlets 1994-2000 and 2001-2005 VIII-34
 Table VIII-13 Solid Waste, Thurston County, 1996-2006 VIII-35

List of Figures

Figure VIII-1 Per Capita Park Acreage for Locally Funded
 Facilities, Thurston County Jurisdictions, 2008 VIII-30
 Figure VIII-2 Air Pollution Sources in Washington VIII-32

List of Maps

Map 18: Thurston County Parks and Trails VIII-37
 Map 19: Thurston County Hydrology VIII-39

