

**CHAPTER 2:  
ACHIEVED RESIDENTIAL DENSITIES**



Lacey area 2004



# ACHIEVED RESIDENTIAL DENSITIES

Are urban densities being achieved in urban growth areas?

## Description:

Achieved residential density is the measurement of how much land each new home, condo, or apartment complex requires. As a rule of thumb, if development is occurring at four or more dwellings per net acre, it is considered urban and consistent with the Growth Management Act.

## Why is this important to measure?

The South Sound is one of the fastest growing areas in the state. Thirty-five years ago, approximately 75,000 people were living in Thurston County. By 2005, the number had risen to 225,000. This is a gain of 150,000 people. We're expecting another 150,000 people within the next 25 years. Our growth rate is high because of our stable economy, high quality of life, and lower cost of living compared to the Central Puget Sound region.

We expect 63,000 new jobs to be created in Thurston County alone by the year 2030, and these jobs will attract workers and their families. We're also expecting an increasing number of people to move to the South Sound to commute to jobs in the Central Puget Sound region.

This means that one-third of the jobs and 40 percent of the homes that will exist in 2030 will be created between now and then.

Monitoring achieved density tells us how compact our communities are growing. Compact communities concentrate development in urban areas, providing more opportunities to live, work, and play, while preserving natural resources and a rural atmosphere in the remainder of the county.

## How this is measured:

Achieved net density is measured in two different ways. For single-family homes (including town homes) density is measured based on new lots that were approved during a specified time period. By comparing number of units to lot size, net density can be calculated. Roads, open space, and critical areas and buffers are removed from the land area calculations.

For condominiums and apartment complexes, the number of units permitted (through a building permit) is divided by the total site area after subtracting for critical areas and critical area buffers.

### Some Key Definitions:

**Net Density** measures the number of homes over the total area of the subdivision after subtracting for critical areas and buffers, open space, and roads. This is what we call Achieved Residential Density.

**Gross Density** measures the number of homes over the total area of the subdivisions.

**Findings:**

- Overall, Thurston County urban areas are achieving urban densities greater than the rule of thumb threshold of four dwellings per net acre.
- Individually, all Thurston County urban areas with sewer service are achieving urban densities.
- For health code reasons, densities must be lower than four units per acre when sewer service is not available.
- The greatest increase in densities has been in the unincorporated urban areas. Densities in these areas are starting to catch up to densities being achieved within city limits.
- It takes time between policy changes (changes in zoning and development regulations) and seeing the results of those changes in new developments. The average subdivision can take 3-5 years to go through the various review steps. Full results of post-GMA zoning are finally being seen in this second monitoring period (2000-2004).

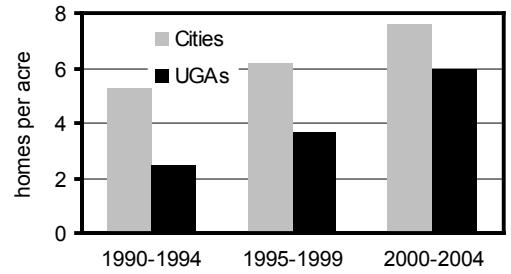
**What does this mean?**

In the five year period before the Growth Management Act Comprehensive Plans and zoning were passed (1990-1994), new lots in the urban areas (cities plus unincorporated urban growth areas) averaged a gross density of 2.6 homes per acre. In the next five year interval (1995-1999), new subdivisions were coming in at gross densities of around 3 homes per acre, approved under a mix of pre-GMA and post-GMA zoning. In the most recent five-year period (2000-2004), gross density increased to 3.7 homes per acre. Based on the projects submitted to the cities and County for review, gross density is expected to increase even more in the near future, to 4.4 homes per gross acre.

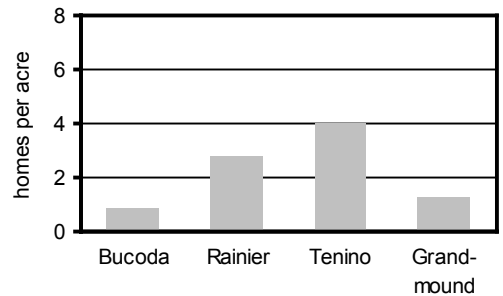
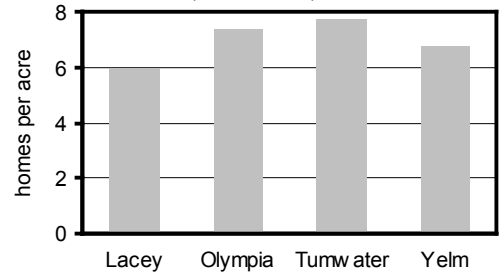
This means we’re using land more efficiently. Say we’re expecting 50,000 new homes to be built within the next 15-20 years. At a density of 2.6 homes per acre, these homes take around 19,000 acres of land. Compare that to a density of 4.4 homes per acre. The same number of homes would require 11,000 acres of land at this density, a difference of almost 8,000 acres. For comparison, the land area for the City of Tumwater is approximately 7,000 acres.

Not only is less land consumed for the same number of homes, but less public infrastructure is needed to support compact development — less new roads and fewer miles of water and sewer pipe. This leaves more land for parks, open space, and rural development.

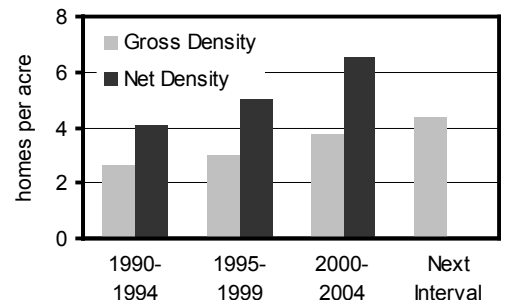
**Increases in Net Density in Thurston County’s Urban Areas**



**Net Density in Thurston County’s Urban Areas, City Limits and Adjacent Growth Areas (2000-2004)**



**Increases in Achieved Net and Gross Density Over Time in Thurston County’s Designated Urban Areas**



**Table 2-1  
Average Achieved Net Density, by Urban Jurisdiction**

Jurisdiction	New Lots - 1995-1999			Dwellings Built - Q1 2001 - Q1 05			New Lots - 2000-2004		
	Lots	Acres	Net Density	Dwellings	Acres	Net Density	Lots	Acres	Net Density
<b>Bucoda</b>	<b>19</b>	<b>15</b>	<b>1.2</b>	<b>8</b>	<b>8</b>	<b>1.0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>
City	1,048	139	7.6	884	108	8.2	682	78	8.8
UGA	527	162	3.3	1,284	223	5.7	905	186	4.9
<b>Total</b>	<b>1,575</b>	<b>300</b>	<b>5.2</b>	<b>2,168</b>	<b>332</b>	<b>6.5</b>	<b>1,587</b>	<b>264</b>	<b>6.0</b>
<b>Olympia</b>	<b>577</b>	<b>90</b>	<b>6.4</b>	<b>718</b>	<b>100</b>	<b>7.1</b>	<b>388</b>	<b>46</b>	<b>8.5</b>
City	404	94	4.3	779	123	6.4	577	85	6.8
UGA	981	184	5.3	1,497	223	6.7	965	131	7.4
<b>Total</b>	<b>53</b>	<b>27</b>	<b>2.0</b>	<b>28</b>	<b>14</b>	<b>2.0</b>	<b>22</b>	<b>8</b>	<b>2.8</b>
City	0	0	0.0	2	5	0.4	0	0	0.0
UGA	53	27	2.0	30	19	1.5	22	8	2.8
<b>Total</b>	<b>7</b>	<b>3</b>	<b>2.1</b>	<b>57</b>	<b>14</b>	<b>4.0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>
City	0	0	0.0	0	0	0.0	0	0	0.0
UGA	7	3	2.1	57	14	4.0	0	0	0.0
<b>Total</b>	<b>264</b>	<b>46</b>	<b>5.7</b>	<b>498</b>	<b>91</b>	<b>5.5</b>	<b>164</b>	<b>27</b>	<b>6.2</b>
City	165	47	3.5	449	67	6.7	447	52	8.5
UGA	429	93	4.6	947	157	6.0	611	79	7.7
<b>Total</b>	<b>259</b>	<b>42</b>	<b>6.2</b>	<b>449</b>	<b>67</b>	<b>6.7</b>	<b>415</b>	<b>61</b>	<b>6.8</b>
City	0	0	0.0	18	64	0.3	0	0	0.0
UGA	259	42	6.2	467	131	3.6	415	61	6.8
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>10</b>	<b>8</b>	<b>1.3</b>	<b>0</b>	<b>0</b>	<b>0.0</b>
<b>Total Cities</b>	<b>2,227</b>	<b>362</b>	<b>6.2</b>	<b>2,642</b>	<b>403</b>	<b>6.6</b>	<b>1,671</b>	<b>219</b>	<b>7.6</b>
<b>Total UGAs</b>	<b>1,096</b>	<b>303</b>	<b>3.6</b>	<b>2,542</b>	<b>490</b>	<b>5.2</b>	<b>1,929</b>	<b>324</b>	<b>6.0</b>
<b>Total Urban Areas</b>	<b>3,323</b>	<b>665</b>	<b>5.0</b>	<b>5,184</b>	<b>893</b>	<b>5.8</b>	<b>3,600</b>	<b>543</b>	<b>6.6</b>

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office

Explanation: UGA is unincorporated Urban Growth Area. This table

For Lacey, Lacey UGA, Olympia, Olympia UGA, Tumwater, Tumwater UGA, and Yelm, only dwellings built on lots smaller than one acre are included, as larger lots will likely be subdivided in the future.

**Table 2-2  
Average Gross Density of Single-family Subdivisions (Long Plat) in Urban Areas**

Jurisdiction	1995-1999			2000-2004			Projects Submitted in Development Pipeline		
	Lots	Total Acres	Gross Density	Lots	Total Acres	Gross Density	Lots	Total Acres	Gross Density
Bucoda	19	16	1.2	0	0	0.0	0	0	0.0
Lacey	1,048	274	3.8	682	127	5.4	5,370	1,034	5.2
UGA	527	229	2.3	905	315	2.9	2,465	606	4.1
<b>Total</b>	<b>1,575</b>	<b>503</b>	<b>3.1</b>	<b>1,587</b>	<b>442</b>	<b>3.6</b>	<b>7,835</b>	<b>1,641</b>	<b>4.8</b>
Olympia	577	149	3.9	388	107	3.6	2,565	516	5.0
UGA	404	157	2.6	577	184	3.1	1,332	266	5.0
<b>Total</b>	<b>981</b>	<b>307</b>	<b>3.2</b>	<b>965</b>	<b>291</b>	<b>3.3</b>	<b>3,897</b>	<b>783</b>	<b>5.0</b>
Rainier	53	32	1.7	22	11	2.0	223	129	1.7
UGA	0	0	0.0	0	0	0.0	0	0	0.0
<b>Total</b>	<b>53</b>	<b>32</b>	<b>1.7</b>	<b>22</b>	<b>11</b>	<b>2.0</b>	<b>223</b>	<b>129</b>	<b>1.7</b>
Tenino	7	3	2.1	0	0	0.0	967	264	3.7
UGA	0	0	0.0	0	0	0.0	1,790	519	3.4
<b>Total</b>	<b>7</b>	<b>3</b>	<b>2.1</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>2,757</b>	<b>784</b>	<b>3.5</b>
Turnwater	264	84	3.1	164	45	3.7	0	0	0.0
UGA	165	93	1.8	447	86	5.2	0	0	0.0
<b>Total</b>	<b>429</b>	<b>177</b>	<b>2.4</b>	<b>611</b>	<b>130</b>	<b>4.7</b>	<b>0</b>	<b>0</b>	<b>0.0</b>
Yelm	259	65	4.0	415	95	4.3	889	207	4.3
UGA	0	0	0.0	0	0	0.0	0	0	0.0
<b>Total</b>	<b>259</b>	<b>65</b>	<b>4.0</b>	<b>415</b>	<b>95</b>	<b>4.3</b>	<b>889</b>	<b>207</b>	<b>4.3</b>
Grand Mound UGA	0	0	0.0	0	0	0.0	177	44	4.0
<b>Total Cities</b>	<b>2,227</b>	<b>623</b>	<b>3.6</b>	<b>1,671</b>	<b>385</b>	<b>4.3</b>	<b>10,014</b>	<b>2,151</b>	<b>4.7</b>
<b>Total UGAs</b>	<b>1,096</b>	<b>479</b>	<b>2.3</b>	<b>1,929</b>	<b>584</b>	<b>3.3</b>	<b>5,764</b>	<b>1,436</b>	<b>4.0</b>
<b>Total Urban Areas</b>	<b>3,323</b>	<b>1,102</b>	<b>3.0</b>	<b>3,600</b>	<b>969</b>	<b>3.7</b>	<b>15,778</b>	<b>3,586</b>	<b>4.4</b>

Sources: TRPC; Thurston County Assessor's Office; Thurston County Auditor's Office  
 Explanation: UGA is unincorporated Urban Growth Area. This tab □

**Table 2-3**  
**Achieved Net Density for Thurston County Urban Areas 2000-2004**

## City of Lacey

Zoning District			Percent in	Percent in	Total	Gross	Net	Average
Subdivision Name - Phase - Sub-phase			Open	Rights-of	Percent	Density	Density	Lot Size
			Space*	Way	Deducted	(du/ac)	(du/ac)	(Sq. Ft.)
CENTRAL BUSINESS DISTRICT 4								
REGENCY APARTMENTS			N/A	N/A	N/A	17.4	N/A	N/A
<b>Total Multifamily</b>			<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>17.4</b>	<b>N/A</b>	<b>N/A</b>
HIGH DENSITY RESIDENTIAL								
COTTAGES AT LAKEPOINTE	0	0	17%	20%	37%	11.0	17.4	2,497
LAKEPOINTE CROSSING	0	0	0%	14%	14%	7.3	8.5	5,128
<b>Total/Average</b>			<b>14%</b>	<b>19%</b>	<b>33%</b>	<b>10.4</b>	<b>15.5</b>	<b>2,809</b>
PLANNED COMMUNITIES (MODERATE DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL (LD 3-6))								
HAWKS PRAIRIE	1	1	12%	39%	50%	3.8	7.7	5,647
HAWKS PRAIRIE	1	2	0%	0%	0%	9.5	9.5	4,565
HAWKS PRAIRIE	1	7	14%	26%	40%	5.4	9.1	4,793
HAWKS PRAIRIE	1	4	0%	33%	33%	4.8	7.1	6,125
<b>Total/Average</b>			<b>8%</b>	<b>29%</b>	<b>38%</b>	<b>5.1</b>	<b>8.3</b>	<b>5,261</b>
LOW DENSITY RESIDENTIAL (LD 0-4)								
CARPENTER HEIGHTS	0	0	13%	13%	25%	4.1	5.5	7,933
STONEGATE AT AVONLEA	1	0	31%	19%	50%	4.2	8.3	5,245
STONEGATE AT AVONLEA	2	0	0%	26%	26%	6.1	8.3	5,223
** WOODLAND CREEK ESTATES	0	0	47%	10%	57%	2.8	6.4	6,771
<b>Total/Average</b>			<b>26%</b>	<b>17%</b>	<b>43%</b>	<b>4.2</b>	<b>7.3</b>	<b>5,931</b>
<b>Average of Projects with Critical Areas</b>			<b>47%</b>	<b>10%</b>	<b>57%</b>	<b>2.8</b>	<b>6.4</b>	<b>6,771</b>
<b>Average of Projects without Critical Areas</b>			<b>19%</b>	<b>19%</b>	<b>38%</b>	<b>4.7</b>	<b>7.6</b>	<b>5,760</b>
<b>SUMMARY OF ACHIEVED DENSITY (Dwelling units per acre)</b>						<b>Gross</b>	<b>Net</b>	
						<b>Density</b>	<b>Density</b>	
Total Achieved Density in Subdivisions 2000-2004						5.4	8.8	
Total Achieved Density (including Apartments)						5.7	9.2	
Total Achieved Density excluding projects approved under retired zoning						5.7	9.2	

**Table 2-3**  
**Achieved Net Density for Thurston County Urban Areas 2000-2004**

**Lacey Unincorporated Growth Area (Thurston County Jurisdiction)**

Zoning District			Percent in	Percent in	Total	Gross	Net	Average		
Subdivision Name - Phase - Sub-phase			Open	Rights-of	Percent	Density	Density	Lot Size		
			Space*	Way	Deducted	(du/ac)	(du/ac)	(Sq. Ft.)		
MIXED USE HIGH DENSITY CORRIDOR										
ABBEY ROWE APARTMENTS			N/A	N/A	N/A	11.0	11.0	N/A		
<b>Total Multifamily</b>			<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>11.0</b>	<b>11.0</b>	<b>N/A</b>		
VILLAGE CENTER										
**	VILLAGE AT UNION MILLS		2	0	24%	29%	54%	6.4	13.8	3,147
<b>Total/Average</b>			<b>24%</b>	<b>29%</b>	<b>54%</b>	<b>6.4</b>	<b>13.8</b>	<b>3,147</b>		
MODERATE DENSITY RESIDENTIAL										
LANCASTER			0	0	23%	21%	44%	6.0	10.6	4,105
<b>Total/Average</b>			<b>23%</b>	<b>21%</b>	<b>44%</b>	<b>6.0</b>	<b>10.6</b>	<b>4,105</b>		
LOW DENSITY RESIDENTIAL (LD 3-6)										
COTTONWOOD			0	0	14%	16%	30%	5.3	7.6	5,713
GEORGETOWNE ESTATES			1	0	20%	24%	44%	4.2	7.5	5,775
GEORGETOWNE ESTATES			2	0	28%	17%	46%	4.5	8.2	5,302
PINECREST			0	0	12%	25%	37%	5.2	8.2	5,312
PINECREST			2	0	21%	20%	41%	5.2	8.7	4,982
STEILACOOM HEIGHTS			0	0	27%	23%	50%	5.5	11.0	3,976
STEILACOOM TOWNHOMES			0	0	25%	17%	42%	5.3	9.2	4,729
WOODSTONE			0	0	26%	19%	44%	5.8	10.5	4,162
**	PLEASANT ACRES		0	0	34%	26%	60%	4.2	10.6	4,116
<b>Total/Average</b>			<b>23%</b>	<b>21%</b>	<b>44%</b>	<b>4.9</b>	<b>8.7</b>	<b>5,022</b>		
<b>Average of Projects with Critical Areas</b>			<b>34%</b>	<b>26%</b>	<b>60%</b>	<b>4.2</b>	<b>10.6</b>	<b>4,116</b>		
<b>Average of Projects without Critical Areas</b>			<b>22%</b>	<b>21%</b>	<b>42%</b>	<b>4.9</b>	<b>8.5</b>	<b>5,096</b>		
MCALLISTER GEOLOGICALLY SENSITIVE AREA										
COURTNEY PLACE			0	0	20%	19%	39%	4.5	7.3	5,935
MULLEN HEIGHTS			0	0	14%	17%	31%	5.3	7.7	5,671
<b>Total/Average</b>			<b>16%</b>	<b>18%</b>	<b>34%</b>	<b>5.0</b>	<b>7.6</b>	<b>5,745</b>		
LOW DENSITY RESIDENTIAL (LD 0-4)										
MULLEN PARK			0	0	32%	0%	32%	4.8	7.1	6,152
MULLEN PLACE			0	0	14%	22%	36%	3.5	5.6	7,838
<b>Total/Average</b>			<b>21%</b>	<b>14%</b>	<b>35%</b>	<b>4.0</b>	<b>6.1</b>	<b>7,088</b>		
RETIRED ZONING DISTRICTS										
PLEASANT GLADE ACRES			0	0	34%	0%	34%	0.4	0.6	69,221
MADRONA PARK			4	0	30%	22%	52%	2.6	5.4	8,026
MADRONA PARK			5	0	11%	24%	34%	3.8	5.7	7,584
MCALLISTER PARK			4	0	2%	29%	31%	1.0	1.4	31,357
MCALLISTER PARK			5	0	33%	9%	42%	1.0	1.8	24,212
MCALLISTER PARK			6	0	36%	8%	45%	0.8	1.4	30,113
<b>SUMMARY OF ACHIEVED DENSITY (Dwelling units per acre)</b>						<b>Gross</b>	<b>Net</b>			
						<b>Density</b>	<b>Density</b>			
Total Achieved Density in Subdivisions 2000-2004						2.9	4.9			
Total Achieved Density (including Apartments)						3.0	5.1			
Total Achieved Density excluding projects approved under retired zoning						5.8	9.6			

**Table 2-3**  
**Achieved Net Density for Thurston County Urban Areas 2000-2004**

## City of Olympia

Zoning District			Percent in	Percent in	Total	Gross	Net	Average			
Subdivision Name - Phase - Sub-phase			Open	Rights-of	Percent	Density	Density	Lot Size			
			Space*	Way	Deducted	(du/ac)	(du/ac)	(Sq. Ft.)			
RESIDENTIAL MIXED USE											
CAPITOL STEPS APARTMENTS			N/A	N/A	N/A	98.3	98.3	N/A			
URBAN RESIDENTIAL											
G & S MANAGEMENT APARTMENTS			N/A	N/A	N/A	15.5	15.5	N/A			
MEDICAL SERVICES											
COOPER POINT VILLAGE APARTMENTS			N/A	N/A	N/A	12.2	12.2	N/A			
<b>Total Multifamily</b>			N/A	N/A	N/A	15.5	15.5	N/A			
MIXED RESIDENTIAL (MR-10-18)											
GRASS LAKE VILLAGE			1	0	24%	27%	51%	7.1	14.4	3,018	
GRASS LAKE VILLAGE			2	0	9%	28%	37%	7.0	11.2	3,898	
GRASS LAKE VILLAGE			3	0	6%	31%	37%	7.9	12.5	3,491	
<b>Total/Average</b>					<b>14%</b>	<b>29%</b>	<b>43%</b>	<b>7.3</b>	<b>12.7</b>	<b>3,433</b>	
SINGLE FAMILY RESIDENTIAL (R-4-8)											
MAPLE VILLAGE			0	0	19%	18%	37%	4.5	7.1	6,132	
PALM ADDITION			0	0	18%	25%	43%	3.6	6.3	6,956	
<b>Total/Average</b>					<b>18%</b>	<b>23%</b>	<b>41%</b>	<b>3.9</b>	<b>6.6</b>	<b>6,647</b>	
RESIDENTIAL LOW IMPACT (RLI 2-4)											
EVERGREEN MEADOW			0	0	17%	0%	17%	4.6	5.6	7,810	
**	MIRADA			0	0	49%	13%	62%	2.7	7.3	5,987
<b>Total/Average</b>					<b>34%</b>	<b>7%</b>	<b>41%</b>	<b>3.6</b>	<b>6.2</b>	<b>7,069</b>	
RETIRED ZONING DISTRICTS											
**	COOPER CREST			0	0	57%	10%	67%	2.2	6.6	6,636
<b>SUMMARY OF ACHIEVED DENSITY (Dwelling units per acre)</b>						<b>Gross</b>	<b>Net</b>				
						<b>Density</b>	<b>Density</b>				
Total Achieved Density in Subdivisions 2000-2004						3.6	8.5				
Total Achieved Density (including Apartments)						4.5	9.6				
Total Achieved Density excluding projects approved under retired zoning						7.5	11.5				

**Table 2-3**  
**Achieved Net Density for Thurston County Urban Areas 2000-2004**

**Olympia Unincorporated Urban Growth Area (Thurston County Jurisdiction)**

Zoning District			Percent in	Percent in	Total	Gross	Net	Average	
Subdivision Name - Phase - Sub-phase			Open	Rights-of	Percent	Density	Density	Lot Size	
			Space*	Way	Deducted	(du/ac)	(du/ac)	(Sq. Ft.)	
TWO-FAMILY RESIDENTIAL (R-6-12)									
**		ASHTON PARK	0 0	34%	15%	49%	4.1	8.0	5,456
		BOULEVARD HEIGHTS	1 0	16%	27%	43%	5.1	9.0	4,856
<b>Total/Average</b>				<b>22%</b>	<b>23%</b>	<b>45%</b>	<b>4.8</b>	<b>8.7</b>	<b>5,009</b>
<b>Average of Projects with Critical Areas</b>				<b>34%</b>	<b>15%</b>	<b>49%</b>	<b>4.1</b>	<b>8.0</b>	<b>5,456</b>
<b>Average of Projects without Critical Areas</b>				<b>16%</b>	<b>27%</b>	<b>43%</b>	<b>5.1</b>	<b>9.0</b>	<b>4,856</b>
SINGLE FAMILY RESIDENTIAL (R-4-8)									
		BOULEVARD PARK	0 0	10%	26%	36%	5.0	7.8	5,575
		CARVER PLACE	0 0	16%	13%	29%	6.0	8.5	5,135
		GLENMORE RIDGE	0 0	20%	21%	41%	4.3	7.4	5,912
		KAISER PLACE	0 0	11%	25%	36%	5.9	9.2	4,746
		SEQUOIA PARK	0 0	12%	25%	37%	4.8	7.6	5,746
**		THE TROPHY TEE	0 0	56%	10%	65%	2.3	6.6	6,572
**		HIDDEN RIDGE	0 0	31%	23%	55%	3.0	6.6	6,565
<b>Total/Average</b>				<b>36%</b>	<b>17%</b>	<b>53%</b>	<b>3.4</b>	<b>7.3</b>	<b>5,974</b>
<b>Average of Projects with Critical Areas</b>				<b>48%</b>	<b>14%</b>	<b>62%</b>	<b>2.5</b>	<b>6.6</b>	<b>6,569</b>
<b>Average of Projects without Critical Areas</b>				<b>13%</b>	<b>24%</b>	<b>37%</b>	<b>5.1</b>	<b>8.1</b>	<b>5,408</b>
RESIDENTIAL LOW IMPACT (RLI 2-4)									
**		GREEN CREEK ESTATES	0 0	29%	17%	46%	3.5	6.4	6,809
		MADERA	2 0	23%	22%	45%	3.9	7.0	6,242
		MADERA	2 0	3%	23%	25%	5.1	6.8	6,385
<b>Total/Average</b>				<b>16%</b>	<b>21%</b>	<b>37%</b>	<b>4.3</b>	<b>6.8</b>	<b>6,363</b>
<b>Average of Projects with Critical Areas</b>				<b>29%</b>	<b>17%</b>	<b>46%</b>	<b>3.5</b>	<b>6.4</b>	<b>6,809</b>
<b>Average of Projects without Critical Areas</b>				<b>14%</b>	<b>22%</b>	<b>36%</b>	<b>4.4</b>	<b>6.9</b>	<b>6,317</b>
RETIRED ZONING DISTRICTS									
		HARDROCK MAPLE VILLAGE APTS		N/A	N/A	N/A	9.2	9.2	N/A
		INDIAN SUMMER	7 0	66%	9%	74%	0.7	2.8	15,333
<b>SUMMARY OF ACHIEVED DENSITY (Dwelling units per acre)</b>						<b>Gross</b>	<b>Net</b>		
						<b>Density</b>	<b>Density</b>		
Total Achieved Density in Subdivisions 2000-2004						3.1	6.8		
Total Achieved Density (including Apartments)						3.5	7.1		
Total Achieved Density excluding projects approved under retired zoning						3.9	7.4		

**Table 2-3  
Achieved Net Density for Thurston County Urban Areas 2000-2004**

**Town of Bucoda**

Zoning District	Percent in Open Space*	Percent in Rights-of Way	Total Percent Deducted	Gross Density (du/ac)	Net Density (du/ac)	Average Lot Size (Sq. Ft.)
SINGLE-FAMILY/DUPLEX RESIDENTIAL*** N/A					0.9	49,857

**City of Rainier**

Zoning District	Percent in Open Space*	Percent in Rights-of Way	Total Percent Deducted	Gross Density (du/ac)	Net Density (du/ac)	Average Lot Size (Sq. Ft.)	
HIGH DENSITY RESIDENTIAL							
BINGHAMPTON ESTATES	0 0	24%	13%	37%	1.9	3.1	14,271
SEATTLE ESTATES	0 0	0%	0%	0%	2.3	2.3	18,914
<b>Total/Average</b>		<b>17%</b>	<b>9%</b>	<b>26%</b>	<b>2.0</b>	<b>2.8</b>	<b>15,749</b>

**City of Tenino**

Zoning District	Percent in Open Space*	Percent in Rights-of Way	Total Percent Deducted	Gross Density (du/ac)	Net Density (du/ac)	Average Lot Size (Sq. Ft.)
MIXED USE ***					4.5	9,789
SINGLE FAMILY/DUPLEX RESIDENTIAL ***					6.0	7,288
SINGLE FAMILY RESIDENTIAL ***					3.2	13,632
INDUSTRIAL ***					2.6	16,689
<b>Total/Average</b>					<b>4.0</b>	<b>10,941</b>

**Table 2-3  
Achieved Net Density for Thurston County Urban Areas 2000-2004**

**City of Tumwater**

<b>Zoning District</b>			<b>Percent in Open Space*</b>	<b>Percent in Rights-of Way</b>	<b>Total Percent Deducted</b>	<b>Gross Density (du/ac)</b>	<b>Net Density (du/ac)</b>	<b>Average Lot Size (Sq. Ft.)</b>
<b>Subdivision Name - Phase - Sub-phase</b>								
<b>SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL</b>								
	ALYESKA	0 0	6%	26%	32%	6.0	8.9	4,897
<b>Total/Average</b>			<b>6%</b>	<b>26%</b>	<b>32%</b>	<b>6.0</b>	<b>8.9</b>	<b>4,897</b>
<b>SINGLE-FAMILY LOW DENSITY RESIDENTIAL</b>								
**	ONYX COURT	0 0	33%	18%	51%	3.6	7.3	5,978
**	SUNRISE RIDGE	0 0	24%	21%	45%	3.7	6.7	6,463
<b>Total/Average</b>			<b>25%</b>	<b>20%</b>	<b>46%</b>	<b>3.7</b>	<b>6.8</b>	<b>6,403</b>
<b>RESIDENTIAL/SENSITIVE RESOURCE</b>								
**	KLAHOWYA		21%	13%	34%	3.3	5.1	8,623
<b>Total/Average</b>			<b>21%</b>	<b>13%</b>	<b>34%</b>	<b>3.3</b>	<b>5.1</b>	<b>8,623</b>
<b>SUMMARY OF ACHIEVED DENSITY (Dwelling units per acre)</b>						<b>Gross Density</b>	<b>Net Density</b>	
Total Achieved Density in Subdivisions 2000-2004						3.7	6.2	
Total Achieved Density (including Apartments)						3.7	6.2	
Total Achieved Density excluding projects approved under retired zoning						3.7	6.2	

**Table 2-3**  
**Achieved Net Density for Thurston County Urban Areas 2000-2004**

**Tumwater Unincorporated Urban Growth Area (Thurston County Jurisdiction)**

Zoning District			Percent in	Percent in	Total	Gross	Net	Average
Subdivision Name - Phase - Sub-phase			Open	Rights-of	Percent	Density	Density	Lot Size
			Space*	Way	Deducted	(du/ac)	(du/ac)	(Sq. Ft.)
MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL								
	BRIDLEWOOD	1 0	44%	17%	61%	3.8	9.7	4,489
	BRIDLEWOOD	2 0	2%	18%	20%	7.5	9.3	4,663
<b>Total/Average</b>			<b>27%</b>	<b>17%</b>	<b>45%</b>	<b>5.2</b>	<b>9.5</b>	<b>4,588</b>
SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL								
	COUNTRYSIDE PLACE	1 0	20%	21%	40%	4.7	7.9	5,541
	COUNTRYSIDE PLACE	2 0	0%	24%	24%	6.1	8.0	5,441
	KIRSOP VILLAGE	1 0	14%	23%	37%	5.5	8.7	5,002
**	BLACK HILLS	0 0	19%	17%	35%	5.4	8.3	5,251
**	MIRASETT	0 0	16%	19%	35%	4.9	7.5	5,803
<b>Total/Average</b>			<b>15%</b>	<b>21%</b>	<b>35%</b>	<b>5.2</b>	<b>8.0</b>	<b>5,412</b>
<b>Average of Projects with Critical Areas</b>			<b>17%</b>	<b>18%</b>	<b>35%</b>	<b>5.0</b>	<b>7.8</b>	<b>5,601</b>
<b>Average of Projects without Critical Areas</b>			<b>13%</b>	<b>22%</b>	<b>36%</b>	<b>5.3</b>	<b>8.3</b>	<b>5,278</b>

SUMMARY OF ACHIEVED DENSITY (Dwelling units per acre)	Gross Density	Net Density
Total Achieved Density in Subdivisions 2000-2004	5.2	8.5
Total Achieved Density (including Apartments)	5.2	8.5
Total Achieved Density excluding projects approved under retired zoning	5.2	8.5

**Table 2-3  
Achieved Net Density for Thurston County Urban Areas 2000-2004**

**City of Yelm**

Zoning District			Percent in	Percent in	Total	Gross	Net	Average		
Subdivision Name - Phase - Sub-phase			Open Space*	Rights-of Way	Percent Deducted	Density (du/ac)	Density (du/ac)	Lot Size (Sq. Ft.)		
MASTER PLANNED COMMUNITY										
			1	2	5%	20%	25%	5.4	7.3	5,987
			2	2	7%	23%	30%	4.2	6.1	7,193
<b>Total/Average</b>			<b>6%</b>	<b>22%</b>	<b>28%</b>	<b>4.8</b>	<b>6.6</b>	<b>6,590</b>		
MODERATE DENSITY RESIDENTIAL (R-6)										
**			0	0	27%	31%	58%	4.3	10.3	4,209
			0	0	29%	0%	29%	6.3	8.8	4,939
			0	0	18%	27%	44%	6.0	10.8	4,045
			0	0	13%	31%	44%	4.7	8.5	5,154
			2	0	8%	23%	31%	5.3	7.7	5,621
<b>Total/Average</b>			<b>16%</b>	<b>23%</b>	<b>39%</b>	<b>5.3</b>	<b>8.8</b>	<b>4,973</b>		
<b>Average of Projects with Critical Areas</b>			<b>27%</b>	<b>31%</b>	<b>58%</b>	<b>4.3</b>	<b>10.3</b>	<b>4,209</b>		
<b>Average of Projects without Critical Areas</b>			<b>15%</b>	<b>22%</b>	<b>36%</b>	<b>5.5</b>	<b>8.6</b>	<b>5,066</b>		
LOW DENSITY RESIDENTIAL (R-4)										
			0	0	9%	19%	28%	4.0	5.5	7,873
			0	0	11%	23%	35%	3.8	5.8	7,532
			0	0	17%	23%	40%	3.8	6.4	6,854
			0	0	0%	13%	13%	4.0	4.6	9,427
			1	0	21%	20%	41%	3.8	6.5	6,747
<b>Total/Average</b>			<b>15%</b>	<b>21%</b>	<b>36%</b>	<b>3.9</b>	<b>6.0</b>	<b>7,225</b>		

SUMMARY OF ACHIEVED DENSITY (Dwelling units per acre)	Gross Density	Net Density
Total Achieved Density in Subdivisions 2000-2004	4.3	6.8
Total Achieved Density (including Apartments)	4.3	6.8
Total Achieved Density excluding projects approved under retired zoning	4.3	6.8

\* Includes open space, community space, tree tract, and stormwater facility. Does not include golf courses.

\*\* Subdivisions where critical areas or critical area buffers were identified on the approved subdivision plat map. The actual boundaries of the critical areas may differ from those in the various GIS data layers as they have been delineated through a detailed survey.

\*\*\* Residential building permits (no subdivision activity in this jurisdiction in this time period.)

Note: □

cases the previous (retired) zoning districts have been identified. These zoning districts were in effect prior to adoption of the Growth Management Act zoning Code and some projects take many years to go through the approval stages and are approved under zoning that is no longer in effect.

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