

**CHAPTER 4:  
COMMERCIAL AND INDUSTRIAL LAND SUPPLY**



Lacey/Olympia Commercial Corridor 2002  
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# COMMERCIAL AND INDUSTRIAL LAND SUPPLY

Is Thurston County’s commercial and industrial land supply sufficient to accommodate projected job growth in urban areas?

## Description:

It is expected that 63,000 new jobs will be created in Thurston County by the year 2030. This means that one-third of the jobs that will exist in 2030 will be created between now and then. Where these jobs locate, and how they are planned for, will shape the way our communities look and feel.

## Why is This Important to Measure?

Taking a broad look at the inventory of the available commercial and industrial land supply helps ensure that communities plan for job growth well in advance.

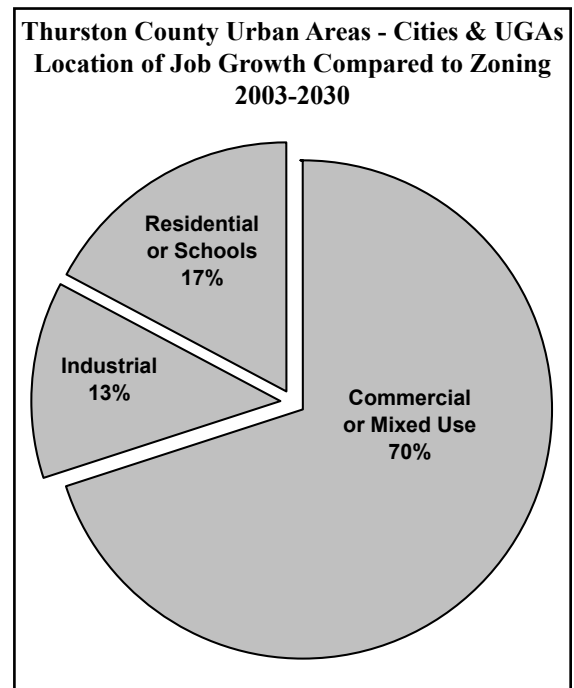
## Where Will New Jobs Locate?

New jobs will locate in all parts of the County, but concentrate in the urban areas.

In the urban areas approximately 17 percent of the new jobs will locate in areas zoned for residential or school uses. Many of these jobs are for self-employed people and people working in home-based businesses. Other jobs at work sites in these areas include: schools, day cares, nursing homes, churches, plant nurseries, and apartment complex managers.

The large majority of new jobs, approximately 70 percent, will locate in commercial or mixed use zoning districts. These include most jobs in local and state government, with the exception of schools and colleges. They also include jobs in shopping malls, doctor and dentist offices, hospitals, and other types of services. There are also warehouses and mini-storage, and other types of light industrial jobs that locate in these areas.

The remainder of new jobs in urban areas, 13 percent, will be found in industrial zoning districts. The majority of these jobs are in manufacturing and warehousing, but there are also many other types of businesses such as batting cages, or dance and gymnastics clubs that locate in warehouse types of buildings.



## How Much Land Will These New Jobs Need?

In order to decide the minimum amount of land the new jobs will need, two factors need to be measured:

### Employees per Building Square Feet

In Thurston County’s urban areas, when vacancy rates and all buildings are taken into account there is an average of 2.5 employees per 1,000 square feet of commercial building space. For industrial or warehouse space there is an average of 1.3 employees per 1,000 square feet. These figures do not include schools, churches, and other buildings used for community gathering spaces. It also doesn’t include warehouse distribution centers. These buildings tend to have a much lower employee per square foot ratio.

### Average Building square foot Floor to Area Ratio (FAR)

This factor looks at how much total land area commercial and industrial buildings require. In addition to the building footprint, space is needed for parking, stormwater ponds, and landscaping. Commercial buildings tend to have a higher floor to area ratio – often more than double that of industrial buildings. In Thurston County it averages around 10,000 square feet per acre. Compare this to industrial buildings, where it averages around 6,000 square feet per acre. Many commercial buildings are more than one story, which is the main reason for this difference.

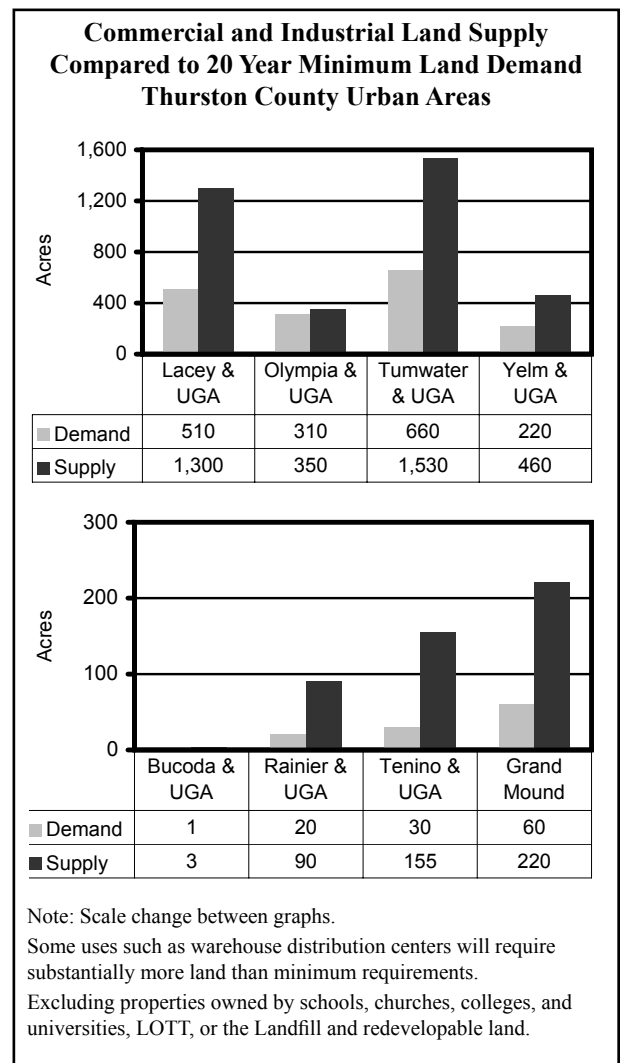
These factors vary by area. Where land prices are higher and vacant land is harder to find, land is used more efficiently. For comparison, downtown Tacoma has approximately 300 employees per acre, while Olympia has 40 employees per acre in commercial areas.

## Findings – Is There Enough Land?

The evaluation shows that there is enough vacant, partially-used and redevelopable land to support the job growth forecast for urban areas in Thurston County. Each jurisdiction has a vision for how they plan to grow, which is laid out in their Comprehensive Plans. Olympia for instance has very little vacant industrial land compared to Tumwater and Lacey. Taking the three cities together there is ample space for attracting manufacturing or warehousing jobs. All three cities have sufficient room for new jobs in the commercial sector, but in Olympia, attracting jobs to the urban core will lead to some redevelopment.

Both Rainier and Tenino are planning on annexing parts of their unincorporated UGAs and rezoning the land to support commercial and industrial job growth, as there are limited parcels of land available within city limits. For both these cities and for the Town of Bucoda, job growth is dependant on sewer service becoming available.

Both Grand Mound and Yelm have sufficient land to support anticipated job growth.



**Table 4-1**  
**Development Trends in Commercial Growth**  
**Thurston County Urban Areas, 1900-2006**

<b>Time Interval</b>	<b>Total Building Floor Area (square feet)</b>	<b>Ground Floor Area (square feet)</b>	<b>Average Number of Stories</b>	<b>Developed Land (acres)</b>	<b>1,000 Square Feet Gross Floor Area Per Gross Acre</b>
Not identified	739,600	736,600	1.00	120	6
1900-1909	621,000	467,300	1.33	20	31
1910-1919	397,700	298,700	1.33	10	40
1920-1929	968,500	646,600	1.50	30	32
1930-1939	720,300	404,300	1.78	40	18
1940-1949	990,000	665,900	1.49	60	17
1950-1959	961,000	748,800	1.28	70	14
1960-1969	2,046,500	1,830,400	1.12	210	10
1970-1979	3,822,200	3,417,800	1.12	380	10
1980-1989	5,373,100	4,442,500	1.21	540	10
1990-1999	6,512,200	5,626,900	1.16	700	9
2000-2006	5,757,900	5,002,500	1.15	570	10
<b>Total/Average</b>	<b>28,910,000</b>	<b>24,288,300</b>	<b>1.19</b>	<b>2,750</b>	<b>10</b>

**Table 4-2**  
**Development Trends in Industrial Growth**  
**Thurston County Urban Areas, 1900-2006**

<b>Time Interval</b>	<b>Total Building Floor Area (square feet)</b>	<b>Ground Floor Area (square feet)</b>	<b>Average Number of Stories</b>	<b>Developed Land (acres)</b>	<b>1,000 Square Feet Gross Floor Area Per Gross Acre</b>
Not identified	551,100	551,100	1.00	100	6
1900-1909	12,700	12,700	1.00	0.5	28
1910-1919	14,100	12,900	1.09	2	9
1920-1929	42,900	42,900	1.00	1	35
1930-1939	13,400	13,400	1.00	3	5
1940-1949	119,300	109,000	1.09	10	12
1950-1959	51,900	47,900	1.08	10	5
1960-1969	450,400	443,200	1.02	60	8
1970-1979	1,170,200	1,168,400	1.00	360	3
1980-1989	1,186,800	1,185,400	1.00	260	5
1990-1999	2,732,500	2,664,900	1.03	240	11
2000-2006	1,157,900	1,075,900	1.08	120	10
<b>Total/Average</b>	<b>7,503,200</b>	<b>7,327,700</b>	<b>1.02</b>	<b>1,170</b>	<b>6</b>

Source: Buildable Lands Program.

Note: Includes Rochester Sub-Area

large distribution centers, hospitals, City Halls, Port of Olympia property, golf courses, recreation parcels, horse arenas, reservoirs, and tanks. Does include the Capitol Campus.

**Table 4-3**  
**Generalized Employment per Square Foot Ratios**  
**2003 Urban Thurston County**

Generalized Employment Category	Employment (2003)			Building Square Feet (1,000)	Generalized Employee per 1,000 SF
	Total	Site-based	Home- based		
Commercial	99,500	92,100	7,300	36,800	2.5
Industrial *	13,400	11,900	1,500	7,500	1.6
	<b>99,500</b>	<b>92,100</b>	<b>7,300</b>	<b>36,800</b>	<b>2.5</b>

\* excluding distribution centers, which have a significantly lower employee per square foot ratio than other types of industrial/warehouse employment.

Source: Buildable Lands Program.

**Table 4-4**  
**Development Trends in Commercial Growth by Jurisdiction**  
**Full Inventory of Buildings — Built since 1900**

<b>Jurisdiction</b>	<b>Total Building Floor Area (square feet)</b>	<b>Developed Land (acres)</b>	<b>1,000 Square Feet Gross Floor Area Per Gross Acre</b>	<b>Generalized Employee per 1,000 SF</b>	<b>Generalized Employee per Gross Developed Acre</b>
Lacey & UGA	7,413,000	900	8	2.5	21
Olympia & UGA	14,749,000	940	16	2.5	39
Tumwater & UGA	5,000,000	640	8	2.5	20
Bucoda & UGA	29,000	2	15	2.5	36
Rainier & UGA	116,000	16	7	2.5	18
Tenino & UGA	191,000	16	12	2.5	29
Yelm & UGA	997,000	150	7	2.5	17
Grand Mound UGA	185,000	40	5	2.5	12
Rochester Sub-Area	229,000	60	4	2.5	10
<b>Total/Average</b>	<b>28,909,000</b>	<b>2,760</b>	<b>10</b>	<b>2.5</b>	<b>26</b>

**Table 4-5**  
**Development Trends in Industrial Growth by Jurisdiction**  
**Full Inventory of Buildings — Built since 1900**

<b>Jurisdiction</b>	<b>Total Building Floor Area (square feet)</b>	<b>Developed Land (acres)</b>	<b>1,000 Square Feet Gross Floor Area Per Gross Acre</b>	<b>Generalized Employee per 1,000 SF</b>	<b>Generalized Employee per Gross Developed Acre</b>
Lacey & UGA	1,833,000	200	9	1.6	15
Olympia & UGA	1,165,000	90	13	1.6	21
Tumwater & UGA	3,938,000	770	5	1.6	8
Bucoda & UGA	1,000	0	2	1.6	10
Rainier & UGA	0	0	N/A	N/A	N/A
Tenino & UGA	40,000	4	11	1.6	17
Yelm & UGA	360,000	50	7	1.6	12
Grand Mound UGA	87,000	20	4	1.6	7
Rochester Sub-Area	79,000	30	3	1.6	4
<b>Total/Average</b>	<b>7,503,000</b>	<b>1,160</b>	<b>6</b>	<b>1.6</b>	<b>10</b>
<b>Overall - Commercial and Industrial</b>	<b>36,412,000</b>	<b>3,920</b>	<b>9</b>	<b>2.3</b>	<b>21</b>

Source: Buildable Lands Program.

Note: Includes Rochester Sub-Area large distribution centers, hospitals, City Halls, Port of Olympia property, golf courses, recreation parcels, horse arenas, reservoirs, and tanks. Does include the Capitol Campus.

**Table 4-6**  
**Development Trends in Commercial Growth by Jurisdiction**  
**Recent Construction — 2000-2005 Building Permits**

<b>Jurisdiction</b>	<b>Total Building Floor Area (square feet)</b>	<b>Developed Land (acres)</b>	<b>1,000 Square Feet Gross Floor Area Per Gross Acre</b>	<b>Generalized Employee per 1,000 SF</b>	<b>Generalized Employee per Gross Developed Acre</b>
Lacey & UGA	2,229,000	260	9	2.5	21
Olympia & UGA	1,357,000	90	15	2.5	38
Tumwater & UGA	1,896,000	190	10	2.5	25
Bucoda & UGA	0	0	N/A	2.5	N/A
Rainier & UGA	0	0	N/A	2.5	N/A
Tenino & UGA	3,000	0.4	7	2.5	17
Yelm & UGA	225,000	30	8	2.5	19
Grand Mound UGA	16,000	4	4	2.5	10
Rochester Sub-Area	31,000	5	6	2.5	16
<b>Total/Average</b>	<b>5,757,000</b>	<b>580</b>	<b>10</b>	<b>2.5</b>	<b>25</b>

**Table 4-7**  
**Development Trends in Industrial Growth by Jurisdiction**  
**Recent Construction — 2000-2005 Building Permits**

<b>Jurisdiction</b>	<b>Total Building Floor Area (square feet)</b>	<b>Developed Land (acres)</b>	<b>1,000 Square Feet Gross Floor Area Per Gross Acre</b>	<b>Generalized Employee per 1,000 SF</b>	<b>Generalized Employee per Gross Developed Acre</b>
Lacey & UGA	557,000	40	14	1.6	22
Olympia & UGA	19,000	1	14	1.6	23
Tumwater & UGA	581,000	80	7	1.6	12
Bucoda & UGA	1,000	0.4	3	1.6	10
Rainier & UGA	0	0	N/A	N/A	N/A
Tenino & UGA	0	0	N/A	N/A	N/A
Yelm & UGA	0	0	N/A	N/A	N/A
Grand Mound UGA	0	0	N/A	N/A	N/A
Rochester Sub-Area	0	0	N/A	N/A	N/A
<b>Total/Average</b>	<b>1,158,000</b>	<b>120</b>	<b>10</b>	<b>1.6</b>	<b>15</b>
<b>Overall - Commercial and Industrial</b>	<b>6,915,000</b>	<b>700</b>	<b>10</b>	<b>2.3</b>	<b>23</b>

Source: Buildable Lands Program.

Note: Includes Rochester Sub-Area

large distribution centers, hospitals, City Halls, Port of Olympia property, golf courses, recreation parcels, horse arenas, reservoirs, and tanks. Does include the Capitol Campus.

**Table 4-8**  
**Estimated Employment (Job) Growth**  
**Urban Areas in Thurston County by Zoning Type**  
**(Average 20 Year Projections)**

<b>Jurisdiction</b>	<b>Commercial or Mixed Use</b>	<b>Industrial</b>	<b>Public &amp; Institutional</b>	<b>Residential</b>	<b>Total</b>
Lacey & UGA	7,900	1,920	1,140	2,160	13,120
Olympia & UGA	12,670	190	0	1,940	14,800
Tumwater & UGA	6,160	2,780	0	1,720	10,670
Bucoda & UGA	10	0	0	100	100
Rainier & UGA	370	0	40	110	520
Tenino & UGA	400	340	60	190	980
Yelm & UGA	3,390	270	100	140	3,910
Grand Mound UGA	310	190	0	20	520
<b>Total</b>	<b>31,210</b>	<b>5,690</b>	<b>1,350</b>	<b>6,370</b>	<b>44,620</b>

### Percent

<b>Jurisdiction</b>	<b>Commercial or Mixed Use</b>	<b>Industrial</b>	<b>Public &amp; Institutional</b>	<b>Residential</b>	<b>Total</b>
Lacey & UGA	60%	15%	9%	16%	100%
Olympia & UGA	86%	1%	0%	13%	100%
Tumwater & UGA	58%	26%	0%	16%	100%
Bucoda & UGA	7%	0%	0%	93%	100%
Rainier & UGA	71%	0%	9%	21%	100%
Tenino & UGA	41%	34%	6%	19%	100%
Yelm & UGA	87%	7%	3%	4%	100%
Grand Mound UGA	59%	35%	0%	4%	100%
<b>Total</b>	<b>70%</b>	<b>13%</b>	<b>3%</b>	<b>14%</b>	<b>100%</b>

Source: Population and employment Forecast, 2005

**Table 4-9**  
**Commercial and Industrial Land Needs**  
**Thurston County 20 Year Projections**

Minimum acres needed is calculated by taking employee growth and dividing it by average number of employees per acre

<b>Minimum Acres of Land Needed to Accommodate 20 years of Job Growth</b>			
<b>Jurisdiction</b>	<b>Commercial or Mixed Use</b>	<b>Industrial</b>	<b>Total</b>
Lacey & UGA	380	130	510
Olympia & UGA	300	10	310
Tumwater & UGA	320	340	660
Bucoda & UGA	0.3	0	0.3
Rainier & UGA	20	0	20
Tenino & UGA	10	20	30
Yelm & UGA	200	20	220
Grand Mound UGA	30	30	60
<b>Total</b>	<b>1,260</b>	<b>550</b>	<b>1,810</b>

**Table 4-10**  
**Commercial and Industrial Land Supply**  
**Thurston County**

<b>Acres of Land Available in Commercial or Mixed Use Zoning Districts for Job Growth</b>			
<b>Jurisdiction</b>	<b>Vacant or Partially-used</b>	<b>Redevelopable*</b>	<b>Planned Communities** &amp; Port of Olympia</b>
Lacey & UGA	850	190	0
Olympia & UGA	240	190	100
Tumwater & UGA	270	80	0
Bucoda & UGA	3	2	0
Rainier & UGA	40	4	0
Tenino & UGA	5	8	0
Yelm & UGA	180	50	100
Grand Mound UGA	80	20	0
<b>Total</b>	<b>1,670</b>	<b>540</b>	

<b>Acres of Land Available in Industrial Zoning Districts for Job Growth</b>			
<b>Jurisdiction</b>	<b>Vacant or Partially-used</b>	<b>Redevelopable*</b>	<b>Future*** or Port of Olympia</b>
Lacey & UGA	450	90	N/A
Olympia & UGA	10	10	N/A
Tumwater & UGA****	1,060	140	200
Bucoda & UGA	0	0	N/A
Rainier & UGA	0	0	50
Tenino & UGA****	10	0	140
Yelm & UGA	180	10	N/A
Grand Mound UGA	140	10	N/A
<b>Total</b>	<b>1,850</b>	<b>260</b>	

**Note:** Excluding properties owned by schools, churches, colleges, and universities, LOTT, or the Landfill.

\* Only a portion of this land will intensify with jobs when it is redeveloped.

\*\* Estimates range from 650,000 sf to 1,500,000 sf of commercial space for Yelm, and approximately 10,000 sf per planned community for Olympia

\*\*\* In Tenino and Rainier land is expected to be zoned to commercial or industrial uses after annexation to the city/town.

\*\*\*\* Warehouse distribution centers may locate in these areas. They will require much more land per employee than the county-wide average figures.

**Table 4-11**  
**Commercial and Industrial Land Supply**  
**by Jurisdiction in Thurston County's Urban Areas**  
**Lacey & UGA**

<i>City of Lacey</i>	Vacant or Partially-Used Land (acres)	Redevelopable Estimate (acres)
<b>Commercial or Mixed Use Zoning Districts</b>		
Business Park	151	4
Cemetery	0	0
Central Business District	76	101
Community Commercial District	51	4
General Commercial	67	34
Hawks Prairie Business District	373	1
Mixed Use High Density Corridor	11	2
Mixed Use Moderate Density Corridor	11	0
Neighborhood Commercial	23	2
Office Commercial	0	0
Urban Center	3	0
<b>Total Commercial or Mixed Use Zoning Districts</b>	<b>766</b>	<b>148</b>
<b>Industrial Zoning Districts</b>		
Light Industrial/Commercial	1	8
Light Industry	373	48
<b>Total Industrial Zoning Districts</b>	<b>374</b>	<b>55</b>
<b>Total Commercial, Mixed Use, or Industrial Land (acres)</b>	<b>1,140</b>	<b>203</b>
<i>Unincorporated Growth Area of Lacey</i>	Vacant or Partially-Used Land (acres)	Redevelopable Estimate (acres)
<b>Commercial or Mixed Use Zoning Districts</b>		
Central Business District	10	0
Mixed Use High Density Corridor	31	31
Mixed Use Moderate Density Corridor	11	1
Neighborhood Commercial	20	7
Village Center	16	0
<b>Total Commercial or Mixed Use Zoning Districts</b>	<b>87</b>	<b>39</b>
<b>Industrial Zoning Districts</b>		
Light Industrial/Commercial	71	25
Light Industry	9	5
<b>Total Industrial Zoning Districts</b>	<b>80</b>	<b>30</b>
<b>Total Commercial, Mixed Use, or Industrial Land (acres)</b>	<b>167</b>	<b>69</b>
<b>Total Lacey &amp; UGA (acres)</b>	<b>1,307</b>	<b>273</b>

**Note:** Excluding properties owned by schools, churches, colleges, and universities, LOTT, the Landfill, the Port of Olympia and commercial land in master planned communities such as College Station, Tahoma Terra, Thurston Highlands, Doelman community, Glenmore Village, Briggs Village, Briarton.

**Table 4-11, continued**  
**Commercial and Industrial Land Supply**  
**by Jurisdiction in Thurston County's Urban Areas**

**Olympia & UGA**

<b>City of Olympia</b>	<b>Vacant or Partially-Used Land (acres)</b>	<b>Redevelopable Estimate (acres)</b>
<b>Commercial or Mixed Use Zoning Districts</b>		
Auto Services	2	0
Commercial Service-High Density	2	0
Downtown Business	2	19
General Commercial	43	20
High Density Corridor-1	0	7
High Density Corridor-2	2	8
High Density Corridor-3	7	20
High Density Corridor-4	28	79
High Rise Multifamily	0	0
Medical Service	20	6
Neighborhood Retail	1	2
Neighborhood Village	22	0
Planned Unit Development - Evergreen	3	2
Professional Office/Residential Multi-Family	17	6
Residential Mixed Use	0	0
Urban Center	8	0
Urban Residential	0	0
Urban Village	1	0
Urban Waterfront (Downtown)	10	5
Urban Waterfront (West Bay)	0	0
Urban Waterfront HIR (High Density)	0	0
<b>Total Commercial or Mixed Use Zoning Districts</b>	<b>168</b>	<b>175</b>
<b>Industrial Zoning Districts</b>		
Industrial	0	0
Light Industrial	5	12
<b>Total Industrial Zoning Districts</b>	<b>5</b>	<b>12</b>
<b>Total Commercial, Mixed Use, or Industrial Land (acres)</b>	<b>173</b>	<b>187</b>
<b>Unincorporated Growth Area of Olympia</b>	<b>Vacant or Partially-Used Land (acres)</b>	<b>Redevelopable Estimate (acres)</b>
<b>Commercial or Mixed Use Zoning Districts</b>		
General Commercial	8	0
Light Industrial/Commercial	14	1
Medical Service	20	1
Neighborhood Retail	2	2
Professional Office/Residential Multi-Family	29	7
<b>Total Commercial or Mixed Use Zoning Districts</b>	<b>72</b>	<b>10</b>
<b>Total Commercial, Mixed Use, or Industrial Land (acres)</b>	<b>72</b>	<b>10</b>
<b>Total Olympia &amp; UGA (acres)</b>	<b>245</b>	<b>198</b>

**Note:** Excluding properties owned by schools, churches, colleges, and universities, LOTT, the Landfill, the Port of Olympia and commercial land in master planned communities such as College Station, Tahoma Terra, Thurston Highlands, Doelman community, Glenmore Village, Briggs Village, Briarton.

**Table 4-11, continued**  
**Commercial and Industrial Land Supply**  
**by Jurisdiction in Thurston County's Urban Areas**

***Tumwater & UGA***

<b><i>City of Tumwater</i></b>	<b>Vacant or Partially-Used Land (acres)</b>	<b>Redevelopable Estimate (acres)</b>
<b>Commercial or Mixed Use Zoning Districts</b>		
Community Services	0	0
General Commercial	105	55
Historic Commercial	1	4
Mixed Use	64	8
Neighborhood Commercial	12	1
Town Center Mixed Use	9	1
Town Center Multi-Family Residential	1	1
Town Center Professional Office	2	0
<b>Total Commercial or Mixed Use Zoning Districts</b>	<b>195</b>	<b>69</b>
<b>Industrial Zoning Districts</b>		
Airport Related Industry	0	0
Heavy Industrial	2	1
Light Industrial	502	71
<b>Total Industrial Zoning Districts</b>	<b>504</b>	<b>72</b>
<b>Total Commercial, Mixed Use, or Industrial Land (acres)</b>	<b>699</b>	<b>141</b>
<b><i>Unincorporated Growth Area of Tumwater</i></b>	<b>Vacant or Partially-Used Land (acres)</b>	<b>Redevelopable Estimate (acres)</b>
<b>Commercial or Mixed Use Zoning Districts</b>		
Business Park	10	0
Commercial Development	5	10
General Commercial	55	5
Neighborhood Commercial	4	1
<b>Total Commercial or Mixed Use Zoning Districts</b>	<b>74</b>	<b>16</b>
<b>Industrial Zoning Districts</b>		
Heavy Industrial	0	0
Light Industrial	558	68
<b>Total Industrial Zoning Districts</b>	<b>558</b>	<b>68</b>
<b>Total Commercial, Mixed Use, or Industrial Land (acres)</b>	<b>632</b>	<b>84</b>
<b>Total Tumwater &amp; UGA (acres)</b>	<b>1,331</b>	<b>225</b>

**Note:** Excluding properties owned by schools, churches, colleges, and universities, LOTT, the Landfill, the Port of Olympia and commercial land in master planned communities such as College Station, Tahoma Terra, Thurston Highlands, Doelman community, Glenmore Village, Briggs Village, Briarton.

**Table 4-11, continued**  
**Commercial and Industrial Land Supply**  
**by Jurisdiction in Thurston County's Urban Areas**

***Bucoda & UGA***

<b><i>Town of Bucoda</i></b>	<b>Vacant or Partially-Used Land (acres)</b>	<b>Redevelopable Estimate (acres)</b>
<b>Commercial or Mixed Use Zoning Districts</b>		
Commercial	3	2
<b><i>Total Commercial or Mixed Use Zoning Districts</i></b>	<b>3</b>	<b>2</b>
<b>Industrial Zoning Districts</b>		
Industrial	1	0
<b><i>Total Industrial Zoning Districts</i></b>	<b>1</b>	<b>0</b>
<b>Total Commercial, Mixed Use, or Industrial Land (acres)</b>	<b>4</b>	<b>2</b>
 <b><i>Total Bucoda &amp; UGA (acres)</i></b>	 <b>4</b>	 <b>2</b>

**Note:** Excluding properties owned by schools, churches, colleges, and universities, LOTT, the Landfill, the Port of Olympia and commercial land in master planned communities such as College Station, Tahoma Terra, Thurston Highlands, Doelman community, Glenmore Village, Briggs Village, Briarton.

**Table 4-11, continued**  
**Commercial and Industrial Land Supply**  
**by Jurisdiction in Thurston County's Urban Areas**

***Rainier & UGA***

<b><i>City of Rainier</i></b>	<b>Vacant or Partially-Used Land (acres)</b>	<b>Redevelopable Estimate (acres)</b>
<b>Commercial or Mixed Use Zoning Districts</b>		
Core Commercial	22	4
Service Commercial	13	0
<b><i>Total Commercial or Mixed Use Zoning Districts</i></b>	<b>35</b>	<b>4</b>
<b>Total Commercial, Mixed Use, or Industrial Land (acres)</b>	<b>35</b>	<b>4</b>
<b><i>Unincorporated Growth Area of Rainier</i></b>	<b>Vacant or Partially-Used Land (acres)</b>	<b>Redevelopable Estimate (acres)</b>
<b>Commercial or Mixed Use Zoning Districts</b>		
Neighborhood Convenience Commercial	2	0
<b><i>Total Commercial or Mixed Use Zoning Districts</i></b>	<b>2</b>	<b>0</b>
<b>Total Commercial, Mixed Use, or Industrial Land (acres)</b>	<b>2</b>	<b>0</b>
<b><i>Total Rainier &amp; UGA (acres)</i></b>	<b>37</b>	<b>4</b>

**Note:** Excluding properties owned by schools, churches, colleges, and universities, LOTT, the Landfill, the Port of Olympia and commercial land in master planned communities such as College Station, Tahoma Terra, Thurston Highlands, Doelman community, Glenmore Village, Briggs Village, Briarton.

**Table 4-11, continued**  
**Commercial and Industrial Land Supply**  
**by Jurisdiction in Thurston County's Urban Areas**

***Tenino & UGA***

<b><i>City of Tenino</i></b>	<b>Vacant or Partially-Used Land (acres)</b>	<b>Redevelopable Estimate (acres)</b>
<b>Commercial or Mixed Use Zoning Districts</b>		
Commercial	1	1
Commercial	1	1
Commercial - Historic Character Overlay	4	6
Mixed Use	0	0
<b><i>Total Commercial or Mixed Use Zoning Districts</i></b>	<b>5</b>	<b>8</b>
<b>Industrial Zoning Districts</b>		
Industrial	5	1
<b><i>Total Industrial Zoning Districts</i></b>	<b>5</b>	<b>1</b>
<b>Total Commercial, Mixed Use, or Industrial Land (acres)</b>	<b>10</b>	<b>9</b>
<b><i>Unincorporated Growth Area of Tenino</i></b>	<b>Vacant or Partially-Used Land (acres)</b>	<b>Redevelopable Estimate (acres)</b>
<b>Industrial Zoning Districts</b>		
Planned Industrial Park	4	0
<b><i>Total Industrial Zoning Districts</i></b>	<b>4</b>	<b>0</b>
<b>Total Commercial, Mixed Use, or Industrial Land (acres)</b>	<b>4</b>	<b>0</b>
<b><i>Total Tenino &amp; UGA (acres)</i></b>	<b>13</b>	<b>9</b>

**Note:** Excluding properties owned by schools, churches, colleges, and universities, LOTT, the Landfill, the Port of Olympia and commercial land in master planned communities such as College Station, Tahoma Terra, Thurston Highlands, Doelman community, Glenmore Village, Briggs Village, Briarton.

**Table 4-11, continued**  
**Commercial and Industrial Land Supply**  
**by Jurisdiction in Thurston County's Urban Areas**

***Yelm & UGA***

<b><i>City of Yelm</i></b>	<b>Vacant or Partially-Used Land (acres)</b>	<b>Redevelopable Estimate (acres)</b>
<b>Commercial or Mixed Use Zoning Districts</b>		
Central Business District	2	3
Commercial	124	38
Heavy Commercial	21	3
Large Lot Commercial	10	3
Master Planned Community	11	0
<b>Total Commercial or Mixed Use Zoning Districts</b>	<b>169</b>	<b>48</b>
<b>Industrial Zoning Districts</b>		
Industrial	102	6
<b>Total Industrial Zoning Districts</b>	<b>102</b>	<b>6</b>
<b>Total Commercial, Mixed Use, or Industrial Land (acres)</b>	<b>271</b>	<b>54</b>
<b><i>Unincorporated Growth Area of Yelm</i></b>	<b>Vacant or Partially-Used Land (acres)</b>	<b>Redevelopable Estimate (acres)</b>
<b>Commercial or Mixed Use Zoning Districts</b>		
Arterial Commercial	6	0
<b>Total Commercial or Mixed Use Zoning Districts</b>	<b>6</b>	<b>0</b>
<b>Industrial Zoning Districts</b>		
Light Industrial	79	1
<b>Total Industrial Zoning Districts</b>	<b>79</b>	<b>1</b>
<b>Total Commercial, Mixed Use, or Industrial Land (acres)</b>	<b>85</b>	<b>1</b>
<b>Total Yelm &amp; UGA (acres)</b>	<b>356</b>	<b>55</b>

**Note:** Excluding properties owned by schools, churches, colleges, and universities, LOTT, the Landfill, the Port of Olympia and commercial land in master planned communities such as College Station, Tahoma Terra, Thurston Highlands, Doelman community, Glenmore Village, Briggs Village, Briarton.

**Table 4-11, continued**  
**Commercial and Industrial Land Supply**  
**by Jurisdiction in Thurston County's Urban Areas**

**Grand Mound UGA**

<b>Grand Mound Unincorporated Growth Area</b>	<b>Vacant or Partially-Used Land (acres)</b>	<b>Redevelopable Estimate (acres)</b>
<b>Commercial or Mixed Use Zoning Districts</b>		
Arterial Commercial	84	15
<b>Total Commercial or Mixed Use Zoning Districts</b>	<b>84</b>	<b>15</b>
<b>Industrial Zoning Districts</b>		
Light Industrial	28	3
Planned Industrial Park	111	10
<b>Total Industrial Zoning Districts</b>	<b>139</b>	<b>13</b>
<b>Total Commercial, Mixed Use, or Industrial Land (acres)</b>	<b>223</b>	<b>28</b>
<b>Total Grand Mound UGA (acres)</b>	<b>223</b>	<b>28</b>

**Note:** Excluding properties owned by schools, churches, colleges, and universities, LOTT, the Landfill, the Port of Olympia and commercial land in master planned communities such as College Station, Tahoma Terra, Thurston Highlands, Doelman community, Glenmore Village, Briggs Village, Briarton.

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