

APPENDIX 3: CALIBRATION REPORT

Calibration Report for Thurston County Urban Areas

Jurisdiction	Number of Planned Projects	Planned # of Units	Model Estimate	Difference
City of Lacey	17	2,287	2,021	-12%
Unincorporated Growth Area of Lacey	17	1,265	1,186	-6%
Lacey Total	34	3,552	3,207	-10%
City of Olympia	31	1,964	1,895	-4%
Unincorporated Growth Area of Olympia	23	923	757	-18%
Olympia Total	54	2,887	2,652	-8%
City of Rainier	4	81	93	15%
Rainier Total	4	81	93	15%
City of Tumwater	38	1,213	994	-18%
Unincorporated Growth Area of Tumwater	23	1,236	1,153	-7%
Tumwater Total	61	2,449	2,147	-12%
City of Yelm	14	658	581	-12%
Yelm Total	14	658	581	-12%
Grand Mound Unincorporated Growth Area	12	190	111	-42%
Grand Mound UGA Total	12	190	111	-42%
Urban Area Total	179	9,817	8,791	-10%

The difference between the planned units and model estimate in the Thurston County's urban areas is 1026 dwelling units or 10 percent. This means the model estimate is 10 percent lower than the planned units for projects in the development pipeline.

Note: Contains information on over 9,500 planned dwelling units (either in the pre-submission or application stages, or very recently approved). It does not contain information on projects that are in more than one zoning district, or in a mixed residential/commercial zoning district.

Calibration Report by General Density Categories for Zoning Categories

General Density Categories for Zoning Districts	Number of Planned Projects	Planned # of Units	Model Estimate	Difference
High Multifamily	12	1,946	1,701	-13%
Moderate Multifamily	21	1,391	1,235	-11%
Mixed Residential	47	2,557	2,276	-11%
Medium - Cities	37	1,426	1,308	-8%
Medium - UGAs	48	1,835	1,656	-10%
Medium-Low	4	352	341	-3%
Low Sensitive	10	310	274	-12%
Urban Area Total	179	9,817	8,791	-10%

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Calibration Report City of Lacey

High Density Residential Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Campus Multifamily 5 and 6	Pre-sub	190	312
Campus Multifamily 7	Pre-sub	471	290
Campus Ridge	Application	104	103
<i>Total: High Density Residential Zoning District</i>		765	705

The difference between the planned units and model estimate in the High Density Residential zoning district is 60 dwelling units or 8 percent.

Moderate Density Residential Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Aspen Ridge	Application	56	57
Campus Pointe	Application	106	79
Jaylee	Application	144	114
Lakeview Meadows	Application	89	90
Meadows Crossing	Application	38	16
Stonegate at Avonlea Division - 5	Application	25	33
<i>Total: Moderate Density Residential Zoning District</i>		458	389

The difference between the planned units and model estimate in the Moderate Density Residential zoning district is 69 dwelling units or 15 percent.

Low Density Residential (LD 3-6) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Catherine Estates	Application	32	26
Summerwalk	Application	380	306
<i>Total: Low Density Residential (LD 3-6) Zoning District</i>		412	332

The difference between the planned units and model estimate in the Low Density Residential (LD 3-6) zoning district is 80 dwelling units or 19 percent.

Low Density Residential (LD 0-4) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Campus Estates	Pre-sub	186	249
Campus Highlands Phase 2 and 3	Application	219	170
Campus Meadows	Application	169	109
Campus Prairie	Approved	31	29
Pattison Place	Application	10	16
Woodland Meadows	Application	37	22
<i>Total: Low Density Residential (LD 0-4) Zoning District</i>		652	595

The difference between the planned units and model estimate in the Low Density Residential (LD 0-4) zoning district is 57 dwelling units or 9 percent.

Note: Contains information on over 9,500 planned dwelling units (either in the pre-submission or application stages, or very recently approved). It does not contain information on projects that are in more than one zoning district, or in a mixed residential/commercial zoning district.

Calibration Report Unincorporated Growth Area of Lacey

Moderate Density Residential Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
15th Ave. Townhomes (Silvercrest)	Approved	32	30
Carrington Place	Application	45	42
Dalton's Crossing	Application	82	74
Eagle Court	Application	84	62
Lacey Village	Application	62	63
<i>Total: Moderate Density Residential Zoning District</i>		305	271

The difference between the planned units and model estimate in the Moderate Density Residential zoning district is 34 dwelling units or 11 percent.

Low Density Residential (LD 3-6) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Cali Place	Application	4	4
Evergreen Heights 1&2	Application	171	179
Pleasanton	Application	55	36
Sleater Kinney Residential Plat	Application	62	63
<i>Total: Low Density Residential (LD 3-6) Zoning District</i>		292	282

The difference between the planned units and model estimate in the Low Density Residential (LD 3-6) zoning district is 10 dwelling units or 3 percent.

McAllister Geologically Sensitive Area Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Courtney View Estates	Application	129	104
Madrona Estates	Application	48	43
MC Investments (conversion plan)	Application	34	53
<i>Total: McAllister Geologically Sensitive Area Zoning District</i>		211	200

The difference between the planned units and model estimate in the McAllister Geologically Sensitive Area zoning district is 11 dwelling units or 5 percent.

Low Density Residential (LD 0-4) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
County2006101817	Application	2	1
Edelweiss Village	Application	78	51
Kellington Oaks	Application	43	13
Steilacoom Ridge	Application	325	358
Swift Development	Application	9	10
<i>Total: Low Density Residential (LD 0-4) Zoning District</i>		457	433

The difference between the planned units and model estimate in the Low Density Residential (LD 0-4) zoning district is 24 dwelling units or 5 percent.

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Calibration Report City of Olympia

Residential Multi-Family (RM-24) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Capezio Urban Village	Pre-sub	144	103
Capital Heights Retirement	Application	400	379
Capital Multifamily	Pre-sub	130	117
Colonial Estates	Application	60	158
Evergreen Vista II	Application	120	38
<i>Total: Residential Multi-Family (RM-24) Zoning District</i>		854	795

The difference between the planned units and model estimate in the Residential Multi-Family (RM-24) zoning district is 59 dwelling units or 7 percent.

Residential Multi-Family (RM-18) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
18th Ave. Townhomes	Application	35	56
Shuure Bros Plat	Application	100	94
<i>Total: Residential Multi-Family (RM-18) Zoning District</i>		135	150

The difference between the planned units and model estimate in the Residential Multi-Family (RM-18) zoning district is 15 dwelling units or 11 percent.

Mixed Residential (MR-7-13) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Newman Park	Application	95	98
<i>Total: Mixed Residential (MR-7-13) Zoning District</i>		95	98

The difference between the planned units and model estimate in the Mixed Residential (MR-7-13) zoning district is 3 dwelling units or 3 percent.

Two-Family Residential (R-6-12) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Hoffman Tower Plat	Pre-sub	90	81
Kettle Rose/Pear	Application	7	9
Ontario Subdivision	Pre-sub	14	12
Reynolds Ave Short Plat	Application	3	2
Whitmore Glen	Application	94	128
Yew Ave Short Plat	Application	4	1
<i>Total: Two-Family Residential (R-6-12) Zoning District</i>		212	233

The difference between the planned units and model estimate in the Two-Family Residential (R-6-12) zoning district is 21 dwelling units or 10 percent.

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Calibration Report City of Olympia, continued

Single Family Residential (R-4-8) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Abbey Short	Application	9	11
Beaumont	Application	32	63
Bethel Park	Approved	18	5
Boundary/18th	Application	7	2
Deering Plat City	Application	20	20
Devonshire	Application	26	6
Habitat for Humanity	Application	15	16
Kirby SS	Application	4	1
Lilly Place	Pre-sub	11	8
Newport North	Application	7	7
Village Commons	Pre-sub	25	31
Walnut Ridge	Pre-sub	20	22
Woodard Lane co-housing	Pre-sub	14	10
<i>Total: Single Family Residential (R-4-8) Zoning District</i>		208	202

The difference between the planned units and model estimate in the Single Family Residential (R-4-8) zoning district is 6 dwelling units or 3 percent.

Single Family Residential (R-4) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Kaiser Heights 1&2	Application	293	271
<i>Total: Single Family Residential (R-4) Zoning District</i>		293	271

The difference between the planned units and model estimate in the Single Family Residential (R-4) zoning district is 22 dwelling units or 8 percent.

Residential Low Impact (RLI 2-4) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
20th Ave. and Cooper Point	Pre-sub	26	22
Cyrene	Application	105	70
Kaiser Road Plat	Application	36	54
<i>Total: Residential Low Impact (RLI 2-4) Zoning District</i>		167	146

The difference between the planned units and model estimate in the Residential Low Impact (RLI 2-4) zoning district is 21 dwelling units or 13 percent.

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Calibration Report Unincorporated Growth Area of Olympia

Residential Multi-Family (RM-18) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Wilderness/Muirhead	Application	158	123
<i>Total: Residential Multi-Family (RM-18) Zoning District</i>		158	123

The difference between the planned units and model estimate in the Residential Multi-Family (RM-18) zoning district is 35 dwelling units or 22 percent.

Two-Family Residential (R-6-12) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Chestnut Park	Application	146	97
County2006101797	Application	4	3
Kiely Glen	Application	21	19
The Orchards	Application	52	33
<i>Total: Two-Family Residential (R-6-12) Zoning District</i>		223	152

The difference between the planned units and model estimate in the Two-Family Residential (R-6-12) zoning district is 71 dwelling units or 32 percent.

Single Family Residential (R-4-8) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
28th Ave. Subdivision	Pre-sub	26	20
Armstrong Residential	Pre-sub	32	34
Cheri	Application	46	60
County2006101415	Application	2	6
County2006105242	Application	2	5
Deering Plat UGA	Application	20	15
Fairview Place	Approved	7	5
Fairview Townhomes	Application	23	8
French Gardens	Application	27	28
Glenmore Park	Application	29	39
Greystone	Application	32	7
Kaiser South	Application	52	34
Kobza	Pre-sub	40	40
Madison Heights	Application	29	23
Sandpiper Townhomes	Application	38	21
Short Plat 1	Application	9	16
Smith Lake Village	Pre-sub	105	101
The Village at Sweetbriar	Approved	23	20
<i>Total: Single Family Residential (R-4-8) Zoning District</i>		542	482

The difference between the planned units and model estimate in the Single Family Residential (R-4-8) zoning district is 60 dwelling units or 11 percent.

Note: Contains information on over 9,500 planned dwelling units (either in the pre-submission or application stages, or very recently approved). It does not contain information on projects that are in more than one zoning district, or in a mixed residential/commercial zoning district.

Calibration Report City of Rainier

High Density Residential Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Annalese Heights	Approved	22	23
<i>Total: High Density Residential Zoning District</i>		22	23

The difference between the planned units and model estimate in the High Density Residential zoning district is 1 dwelling units or 5 percent.

Medium Density Residential Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Rainier Heights Div 1 & 2	Application	27	25
Rainier Oaks	Approved	12	24
Rainier Village Div 1 & 2	Approved	20	21
<i>Total: Medium Density Residential Zoning District</i>		59	70

The difference between the planned units and model estimate in the Medium Density Residential zoning district is 11 dwelling units or 19 percent.

Note: Contains information on over 9,500 planned dwelling units (either in the pre-submission or application stages, or very recently approved). It does not contain information on projects that are in more than one zoning district, or in a mixed residential/commercial zoning district.

Calibration Report City of Tumwater

Multi-Family High Density Residential Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Gerth Street 4-Plex	Application	4	4
Tabula	Application	118	65
The Hearthstone	Application	125	91
West Apartments	Pre-sub	80	41
<i>Total: Multi-Family High Density Residential Zoning District</i>		327	201

The difference between the planned units and model estimate in the Multi-Family High Density Residential zoning district is 126 dwelling units or 39 percent.

Multi-Family Medium Density Residential Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
2nd Ave. Townhomes	Application	6	8
Bishop Road Apts (Centerfield)	Application	10	9
Bradbury Multifamily	Pre-sub	28	22
Tumwater Gardens	Pre-sub	30	16
<i>Total: Multi-Family Medium Density Residential Zoning District</i>		74	55

The difference between the planned units and model estimate in the Multi-Family Medium Density Residential zoning district is 19 dwelling units or 26 percent.

Single-Family Medium Density Residential Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Dennis Estates	Pre-sub	5	5
Fortner Short Plat	Pre-sub	2	2
H Street Plat	Approved	20	18
Holmes Short Plat	Application	3	2
Lilliquist Short Plat	Pre-sub	4	4
Loete Plat	Application	26	28
Maplewood	Application	30	27
Richardson Short Plat	Pre-sub	2	3
Ruby Street Development	Application	4	2
Suncrest at Somerset Hill	Application	207	179
Tumwater Ridge	Application	18	23
<i>Total: Single-Family Medium Density Residential Zoning District</i>		321	293

The difference between the planned units and model estimate in the Single-Family Medium Density Residential zoning district is 28 dwelling units or 9 percent.

Note: Contains information on over 9,500 planned dwelling units (either in the pre-submission or application stages, or very recently approved). It does not contain information on projects that are in more than one zoning district, or in a mixed residential/commercial zoning district.

Calibration Report City of Tumwater, continued

Single-Family Low Density Residential Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
54th Avenue Plat	Pre-sub	54	60
Bell Court West	Pre-sub	3	4
Black Lake Estates	Pre-sub	60	21
Crosby Heights	Approved	64	78
Elm Street	Application	24	13
Fennel Place	Pre-sub	75	77
Johns Short Plat	Pre-sub	2	2
Miranda Short Plat	Pre-sub	4	3
Pascher Short Plat	Pre-sub	2	2
Ratcliff Short Plat	Pre-sub	3	3
Simmons View Place	Application	22	24
T-Street Plat	Application	35	30
<i>Total: Single-Family Low Density Residential Zoning District</i>		348	317

The difference between the planned units and model estimate in the Single-Family Low Density Residential zoning district is 31 dwelling units or 9 percent.

Residential/Sensitive Resource Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Bach Estates	Pre-sub	10	11
Chapparel Landing	Pre-sub	7	4
Grotto Garden	Application	12	10
Hannukaine Plat	Pre-sub	12	15
Singh Plat	Pre-sub	11	10
Sunrise Hills	Application	34	28
Trosper Woods	Application	57	50
<i>Total: Residential/Sensitive Resource Zoning District</i>		143	128

The difference between the planned units and model estimate in the Residential/Sensitive Resource zoning district is 15 dwelling units or 10 percent.

Note: Contains information on over 9,500 planned dwelling units (either in the pre-submission or application stages, or very recently approved). It does not contain information on projects that are in more than one zoning district, or in a mixed residential/commercial zoning district.

Calibration Report Unincorporated Growth Area of Tumwater

Multi-Family Medium Density Residential Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Bradbury Estates	Pre-sub	165	157
Kirsop Town Homes	Application	83	80
Michael Opitz	Application	13	10
<i>Total: Multi-Family Medium Density Residential Zoning District</i>		261	247

The difference between the planned units and model estimate in the Multi-Family Medium Density Residential zoning district is 14 dwelling units or 5 percent.

Single-Family Medium Density Residential Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
70th Ave. SW	Application	30	18
Black Hills Plat	Application	34	31
County2005103780	Application	4	2
Littlerock Duplexes	Application	8	2
Meadowbrook	Application	82	75
Sterling Crossing	Application	88	75
Unknown	Application	83	73
<i>Total: Single-Family Medium Density Residential Zoning District</i>		329	276

The difference between the planned units and model estimate in the Single-Family Medium Density Residential zoning district is 53 dwelling units or 16 percent.

Single-Family Low Density Residential Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Belmore Creek Estates	Application	21	22
County2006100639	Application	3	3
County2006103988	Application	4	5
Darby Crest	Application	17	13
Deschutes Heights	Application	110	150
Deschutes River Highlands	Application	327	329
Geneco Development	Application	17	0
Kirsop Crossing	Application	27	14
Shinn Estates	Application	16	10
Susitna Plat	Application	35	20
Ten Acre Wood	Application	37	11
Terra Development	Application	22	21
Trosper Ridge	Pre-sub	10	32
<i>Total: Single-Family Low Density Residential Zoning District</i>		646	630

The difference between the planned units and model estimate in the Single-Family Low Density Residential zoning district is 16 dwelling units or 2 percent.

Note: Contains information on over 9,500 planned dwelling units (either in the pre-submission or application stages, or very recently approved). It does not contain information on projects that are in more than one zoning district, or in a mixed residential/commercial zoning district.

Calibration Report City of Yelm

Moderate Density Residential (R-6) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Cherry Meadows	Application	202	180
Country Vista	Application	19	18
Cullens Road Plat	Application	31	23
Green Village	Application	52	63
Griffin Place	Application	50	33
Mountain Meadows-Yelm	Application	23	29
Oak Ridge	Approved	44	37
Trump Plat	Application	18	3
Yelm Creek Estates	Application	23	24
<i>Total: Moderate Density Residential (R-6) Zoning District</i>		462	410

The difference between the planned units and model estimate in the Moderate Density Residential (R-6) zoning district is 52 dwelling units or 11 percent.

Low Density Residential (R-4) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Forrester Heights	Application	24	33
Golf Course View Estates	Application	10	10
Mountain Sunrise	Approved	102	87
Terra Valley	Application	41	17
Vista Green	Application	19	24
<i>Total: Low Density Residential (R-4) Zoning District</i>		196	171

The difference between the planned units and model estimate in the Low Density Residential (R-4) zoning district is 25 dwelling units or 13 percent.

Note: Contains information on over 9,500 planned dwelling units (either in the pre-submission or application stages, or very recently approved). It does not contain information on projects that are in more than one zoning district, or in a mixed residential/commercial zoning district.

Calibration Report Grand Mound Unincorporated Growth Area

Residential (R 3-6/1) Zoning District	Application Stage of Planned Project	Planned # of Units	Model Estimate
Ashbrooke Estates	Application	14	1
Aspenwood	Application	22	17
County2006101812	Application	4	2
County2006104928	Application	3	1
Kuper Estates	Application	24	23
Lawrence Park	Approved	13	14
Misty Meadows	Approved	9	15
Oakwood	Application	20	19
Pacwest Engineering	Application	3	2
Prairie Meadow Estates	Application	24	12
Wamsley	Application	37	0
White Rocks	Application	17	5
<i>Total: Residential (R 3-6/1) Zoning District</i>		190	111

The difference between the planned units and model estimate in the Residential (R 3-6/1) zoning district is 79 dwelling units or 42 percent.

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