

APPENDIX 10: POPULATION FORECAST ADJUSTMENTS - JULY 2007



MEMBERS:

- City of Lacey
- City of Olympia
- City of Rainier
- City of Tenino
- City of Tumwater
- City of Yelm
- Town of Bucoda
- Thurston County
- Intercity Transit
- LOTT Alliance
- Thurston County PUD No. 1
- Griffin School District
- North Thurston Public Schools
- Olympia School District
- Confederated Tribes of the Chehalis Reservation
- Nisqually Indian Tribe

Associate Members:

- Economic Development Council of Thurston County
- Puget Sound Regional Council
- Timberland Regional Library

Charter Member Emeritus:

- The Evergreen State College



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MEMORANDUM

TO: Thurston Regional Planning Council

FROM: Veena Tabbutt, Senior Planner *VMT*

DATE: July 6, 2007

SUBJECT: Population Forecast Adjustments

PURPOSE

Approve Adjustments to the Population Forecast allocations for urban growth areas.

Summary:

- TRPC was briefed on proposed changes at their June meeting.
- Staff has updated the Population Forecast Allocations for cities and towns.
- These adjustments take into account new growth trends in Grand Mound and Yelm, and recently adopted changes to Thurston County's zoning for Local Areas of More Intense Rural Development (LAMIRDs).
- A household size adjustment was made for the Rainier UGA to place it more in line with state projections.
- The allocations for Lacey, Olympia and Tumwater urban growth areas are not changed.
- The County-wide forecast has not changed.

REQUESTED ACTION

Approve July 2007 Population Forecast Allocations for urban growth areas.

Providing Visionary Leadership on Regional Plans, Policies and Issues

MEMORANDUM

Page 2

July 6, 2007

BACKGROUND

TRPC develops updated population and employment forecasts every three to five years. These forecasts are used for transportation, sewer, water, land use, school, and other local governmental planning purposes. They are also used by the private sector for business planning. TRPC has been preparing these forecasts periodically since the late 1960s.

These forecasts are being updated to take into account recent growth trends in Yelm and Grand Mound, and recently adopted changes to Thurston County's zoning for Local Areas of More Intense Rural Development (LAMIRDs).

Table 1: Comparison of new TRPC Population Forecast Allocations with the previous allocations.

Population

Jurisdiction	Forecast	2010	2015	2020	2025	2030
Lacey & UGA	New	74,000	82,900	92,200	99,900	106,700
	2005 Forecast	73,900	82,900	92,200	99,900	106,700
Olympia & UGA	New	60,700	67,000	73,000	77,900	82,200
	2005 Forecast	60,900	67,000	72,900	77,900	82,200
Tumwater & UGA	New	24,300	27,100	32,200	37,100	41,600
	2005 Forecast	24,400	27,100	32,200	37,100	41,600
Bucoda	New	680	710	800	900	1,050
	2005 Forecast	650	680	710	760	900
Rainier & UGA	New	1,950	2,170	2,480	2,680	2,900
	2005 Forecast	1,760	1,990	2,260	2,510	2,740
Tenino & UGA	New	1,960	2,480	2,900	3,310	3,590
	2005 Forecast	2,030	2,470	2,890	3,280	3,580
Yelm & UGA	New	8,380	12,090	15,660	18,600	22,230
	2005 Forecast	6,590	7,690	9,100	10,330	11,480
Grand Mound UGA	New	1,150	1,530	1,900	2,340	2,690
	2005 Forecast	850	870	920	970	1,000
Chehalis Reservation	New	60	80	110	140	170
	2005 Forecast	60	80	110	140	170
Nisqually Reservation	New	630	710	790	860	930
	2005 Forecast	630	710	790	870	940
Rural	New	81,000	88,000	97,000	104,000	109,000
	2005 Forecast	83,000	93,000	105,000	114,000	122,000
	1999 Forecast	85,400	91,900	98,500	104,000	N/A
County Total	No Change	255,000	285,000	319,000	348,000	373,000
Urban Areas	New	174,000	197,000	222,000	244,000	264,000
	2005 Forecast	172,000	191,000	214,000	234,000	251,000
Percents	New	68%	69%	70%	70%	71%
	2005 Forecast	67%	67%	67%	67%	67%
Rural Areas	New	81,000	88,000	97,000	104,000	109,000
	2005 Forecast	83,000	93,000	105,000	114,000	122,000
Percents	New	32%	31%	30%	30%	29%
	2005 Forecast	33%	33%	33%	33%	33%

MEMORANDUM

Page 3

July 6, 2007

Table 2: Comparison of new TRPC Dwelling Unit Forecast allocations with the previous allocations.

Dwelling Units

Jurisdiction	Forecast	2010	2015	2020	2025	2030
Lacey & UGA	New	30,700	34,700	38,800	42,300	45,400
	2005 Forecast	30,700	34,700	38,800	42,300	45,400
Olympia & UGA	New	28,100	31,200	34,100	36,700	39,100
	2005 Forecast	28,100	31,200	34,100	36,700	39,100
Tumwater & UGA	New	11,000	12,300	14,500	16,800	18,800
	2005 Forecast	11,000	12,300	14,500	16,800	18,800
Bucoda	New	260	280	320	360	420
	2005 Forecast	260	280	290	320	330
Rainier & UGA	New	750	850	990	1,090	1,190
	2005 Forecast	750	850	980	1,090	1,200
Tenino & UGA	New	850	1,040	1,220	1,390	1,520
	2005 Forecast	850	1,040	1,210	1,390	1,520
Yelm & UGA	New	3,500	5,070	6,610	8,070	9,930
	2005 Forecast	2,790	3,280	3,930	4,520	5,080
Grand Mound UGA	New	470	630	790	980	1,130
	2005 Forecast	340	350	380	400	410
Chehalis Reservation	New	20	30	50	60	70
	2005 Forecast	20	30	50	60	70
Nisqually Reservation	New	230	260	290	320	360
	2005 Forecast	230	260	290	320	360
Rural	New	33,000	36,000	40,000	43,000	45,000
	2005 Forecast	34,000	38,000	43,000	47,000	51,000
County Total	No Change	109,000	122,000	138,000	151,000	163,000
Urban Areas	New	76,000	86,000	98,000	108,000	118,000
	2005 Forecast	75,000	84,000	95,000	104,000	112,000
Percents	New	70%	70%	71%	72%	72%
	2005 Forecast	69%	69%	69%	69%	69%
Rural Areas	New	33,000	36,000	40,000	43,000	45,000
	2005 Forecast	34,000	38,000	43,000	47,000	51,000
Percents	New	30%	30%	29%	28%	28%
	2005 Forecast	31%	31%	31%	31%	31%

MEMORANDUM

Page 4

July 6, 2007

HOUSEHOLD SIZE/VACANCY FACTOR

Household size is expected to decrease over the planning period for all types of dwelling units. There are two major reasons for this. This is because families are smaller than in the past and the percentage of women in child bearing years is decreasing as the baby boom generation ages. Vacancy rates are assumed to remain constant.

Table 3: Household size/vacancy rate (People per Occupied and Vacant homes) estimate for Thurston County urban areas (Cities and unincorporated urban growth areas) - 2006 and 2030.

	2006	2030	Percent Change
Overall	2.27	2.21	-3%
Single Family	2.54	2.44	-4%
Multifamily	1.80	1.77	-2%
Manufactured Homes	1.99	1.93	-3%

Consistent with nationwide trends, household size decreased rapidly in Thurston County's urban areas between 1970 and 1990. It remained constant between 1990 and 2000 in the urban areas, but continued to decrease slightly in the unincorporated areas.

Table 4: Household size rates for Thurston County from the Census (People per Occupied homes only).

	1970	1980	1990	2000
Incorporated Areas	2.62	2.41	2.32	2.32
Unincorporated Areas	2.80	2.84	2.75	2.67
Overall	2.71	2.64	2.55	2.50

ISSUES

A key assumption built into the Population Forecast Allocations is that there will be no major change in land use policy for the Thurston County or the cities and towns within Thurston County, the Confederated Tribes of the Chehalis Reservation or the Nisqually Indian Tribe over the period of the forecast.

MEMORANDUM

Page 5

July 6, 2007

Policies that are assumed to remain constant are found in the comprehensive plans and related documents, and include (but are not limited to):

- Zoning districts and zoning density calculations (deductions and density ranges)
- Critical Areas Ordinances
- Size and location of urban growth boundaries (annexations are an assumption of the model)
- Adopted sewer and water plans

However, this is a time of rapid changes in land use policy in Thurston County. Changes that are anticipated to occur in the coming months are:

- Additional changes to rural zoning.
- Changes to zoning in the Chambers Creek Basin in Olympia.

STAFF RECOMMENDATION

Approve adjustments to Population Allocations. Staff may bring further adjustments back to Council in the fall.

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