

West Olympia Access Study



Background Report #4

Social and Economic Characteristics

**City of Olympia
Washington State Department of Transportation**

Prepared by
Thurston Regional Planning Council

The West Olympia Access Study is a partnership project
between the City of Olympia and the
Washington State Department of Transportation.
It is funded by City of Olympia funds and a
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West Olympia Access Study

Background Reports

Introduction

The West Olympia Access Study (WOAS) is a joint project between the Washington State Department of Transportation Olympic Region (WSDOT) and the City of Olympia. The State and the City contracted with Thurston Regional Planning Council (TRPC) to facilitate the public involvement process and provide other project support.

The purpose of the West Olympia Access Study is to evaluate current and future mobility concerns on Olympia's west side and to identify a strategy to maintain safe and acceptable access and circulation. The study will consist of outreach activities, conducting and documenting transportation needs and options analyses, and recommending improvements and strategies.

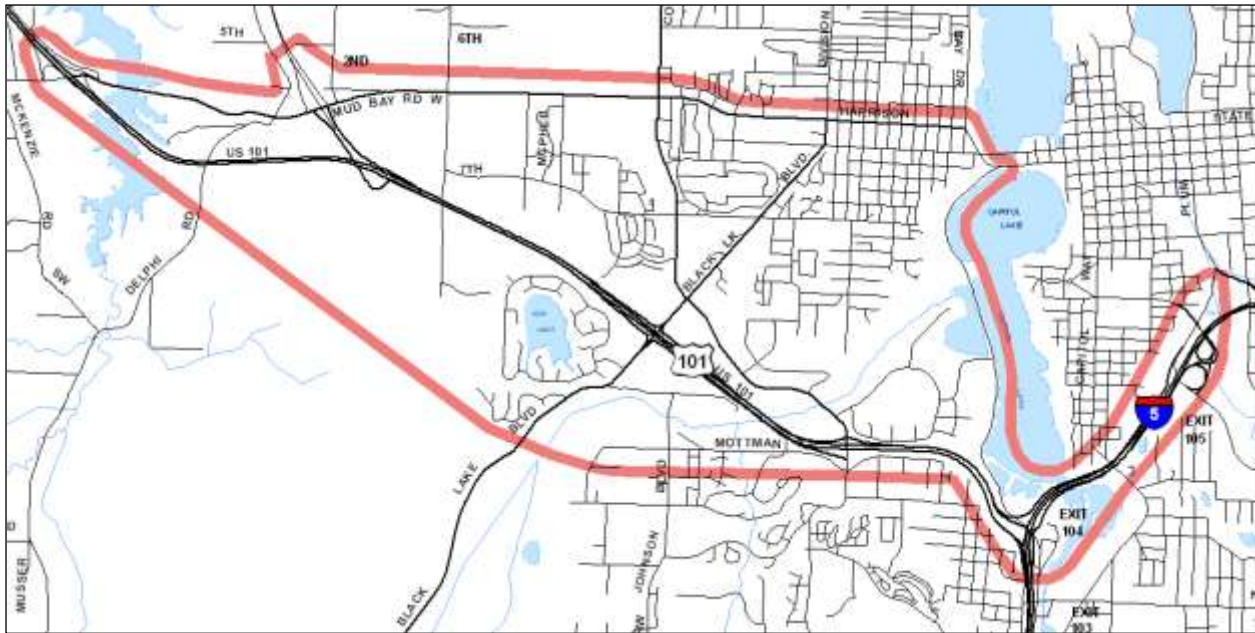
The West Olympia Access Study is needed because:

- There is growing concern about congestion on both local and state roads. Mounting congestion raises questions about the best ways to accommodate growth while maintaining safe and acceptable levels of mobility.
- The 2025 Regional Transportation Plan indicates that even with efficiency measures, the Cooper Point Road/Black Lake Boulevard intersection will fail within the next 20 years. This would cause undesirable delays and would also adversely impact nearby roads and intersections, including US 101 interchange operations.
- The current street and highway network hampers the ability to meet West Olympia's needs for emergency services, efficient transit service, better pedestrian and bicycle access, and more even distribution of local traffic.

The WOAS study area boundaries are shown on Figure 1. The study area includes 5.6 square miles within the cities of Olympia, Tumwater, and Thurston County, Washington. Within this area are 4.6 miles of the US Highway 101 corridor and approximately one mile of Interstate 5.

The study area boundaries of the West Olympia Access Study generally extend east from Eld Inlet to Budd Inlet and Capitol Lake. The northern boundary of the WOAS study area is about 0.1 mile north of Harrison Avenue and Mud Bay Road. The southern boundary generally parallels US Highway 101, but varies in distance from 0.1 mile south of the highway corridor near Eld Inlet and Capitol Lake to about 0.7 mile south along Black Lake Boulevard, encompassing the Ken Lake neighborhood.

Figure 1 – Study Area Boundary - West Olympia Access Study



The WOAS study area also extends both east and west to include the interchanges of US Highway 101 at Mud Bay Road (2nd Avenue) and Interstate 5 at Henderson Boulevard. In these areas the boundary parallels the corridor being about 0.1 mile north and south of the roadways.

West Olympia can generally be described as that portion of Olympia west of Capitol Lake and Budd Inlet. This area is currently home to almost 24,000 people and 17,000 jobs. Comprehensive Plans adopted by the cities of Olympia, Tumwater, and Thurston County call for increases in commercial and residential development in this area in accordance with the Washington State Growth Management Act.

A series of background reports have been developed regarding general characteristics of the study area. These reports are:

- Report #1 – Significant Transportation and Land Use Events
- Report #2 – Transportation Characteristics
- Report #3 – Land Use and Environment Characteristics
- Report #4 – Social and Economic Characteristics

Taken together, these four background reports provide an overview of baseline conditions within the West Olympia Access Study area.

Background Report #4: Social and Economic Characteristics

Overview

West Olympia is both a major population center and a major commercial center for Thurston County. A little less than one quarter of Olympia’s population lives in the study area, as well as some population in adjacent Tumwater and unincorporated Thurston County. The population is racially and ethnically diverse, with a strong majority of renter-occupied households.

The study area also has the largest concentration of commercial activity in Olympia, and is a major center for health services. Roughly one-half of Olympia’s retail trade volume is transacted in this area, and roughly one-quarter of Thurston County’s retail volume. The trade area for West Olympia retail and service businesses covers not only Thurston County, but much of southwestern Washington.

Social Characteristics

The study area is one of the faster-growing parts of Olympia.¹ In 1990, the Census found 7,671 residents; by 2000 this had grown to 9,765, an increase of 27.3% for the decade. During the same period, the city of Olympia overall grew by 19.5%. The 2005 population of the study area excluding the area of influence was estimated to be about 10,300. TRPC forecasts growth of this same area to reach about 13,500 by 2025 and 14,100 by 2030.

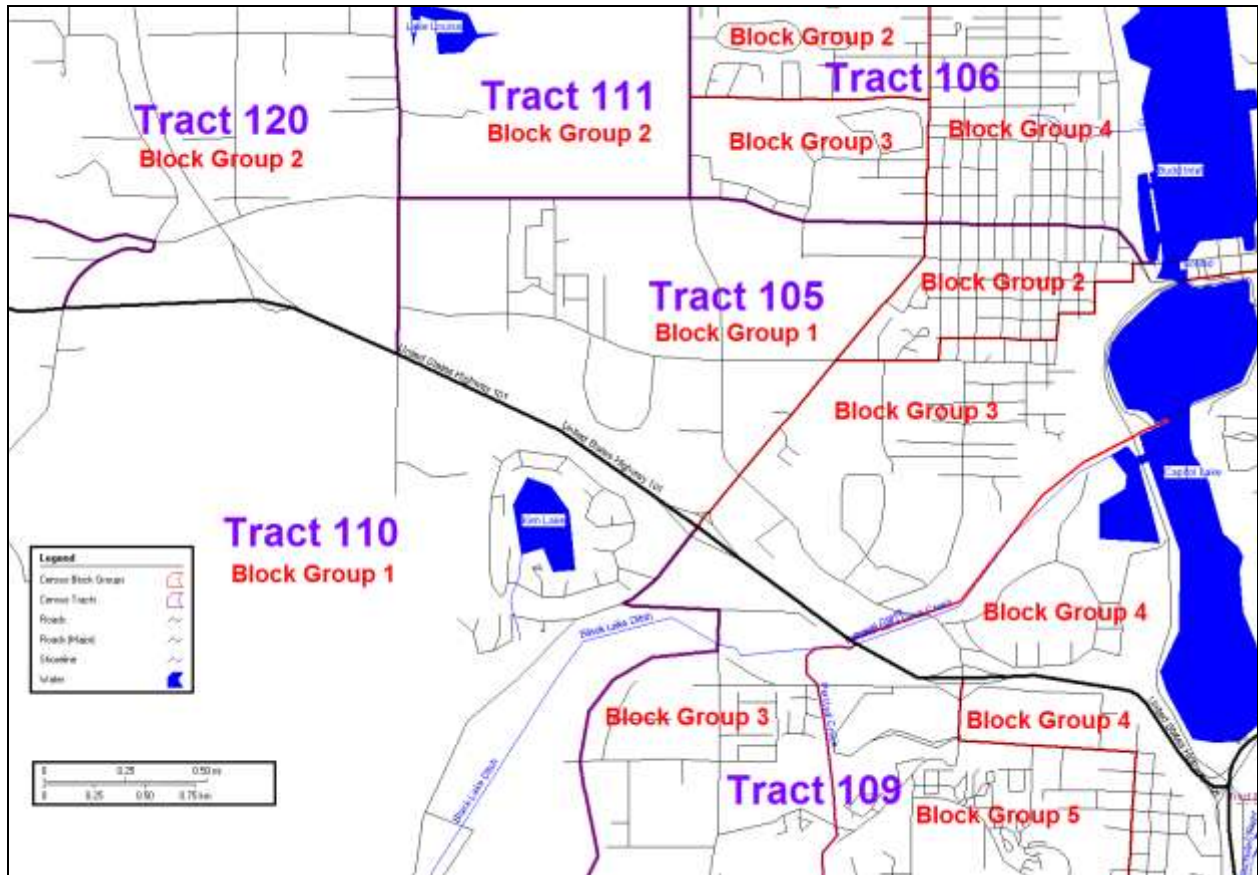
Definition of Terms

Census Tract	Used for Census data tabulation, a Census Tract is a small, relatively permanent subdivision of a county, with a typical size of about 4,000 people. Thurston County has 33 Census Tracts.
Block Group	A cluster of city blocks (or the equivalent) within a Census Tract, with a typical size of about 1,500 people. Thurston County’s Census Tracts each have one to eight block groups. In total, there are 132 block groups in Thurston County.
Quartile	One of the values of a variable that divides the distribution of the variable into four groups having equal frequencies. For example, the lowest 25% of values is the “first quartile,” the group from 26% to 50% is the “second quartile,” etc.

¹ The study area also includes a small amount of population in 1) Tumwater just south of Highway 101, and 2) the unincorporated Olympia Urban Growth Area west of the city limits. The area of influence used for traffic analysis purposes includes all of the Cooper Point peninsula.

The Census Bureau divides Thurston County into Census Tracts. These are further divided into neighborhood-sized Block Groups.² Census Tract 105 comprises most of the study area, along with parts of Tracts 106, 109, 110, 111, and 120 (see Figure 2). While these block groups do not match the study area precisely they are a useful way of examining the demographic, social, and economic characteristics of the general area and its neighborhoods. The study area also includes a very small part of Block Group 4 in Tract 119 at the Mud Bay Road interchange on Highway 101. This area is included in the population totals above but not in the data on demographic characteristics.

Figure 1 - West Olympia - 2000 Census Tracts and Block Groups



² The boundaries of census tracts remain stable from one census to the next, but block group boundaries often change. Block groups 4 and 5 in Tract 109 on Tumwater Hill changed between 1990 and 2000, but the area of the two combined remained constant. Hence this report shows the comparison from 1990 to 2000 for the two block groups combined. Likewise, the block groups in Census Tract 120 (Cooper Point) changed. Block Groups 2-5 in 1990 are approximately the same as Block Group 2 in 2000, but not exactly. The 1990 block group area is slightly larger than the 2000 area.

Ethnicity, Race, and Ability to Speak English

The 2000 Census found southwest Olympia to be more ethnically diverse than Thurston County as a whole. In 1990, respondents could not report two-or-more races, so the 2000 figures are not strictly comparable.

Race and Ethnicity

People of Asian descent are the largest ethnic minority (Table 1). There is a large community of first- and second-generation Asian immigrant families just outside the study area, in Tract 106. In Block Group 3 Asians represent 27% of the population; within the census block that includes Evergreen Villages Apartments they represent 61% of the population. This is the largest concentration of Asians in Thurston County.

Table 1 - Race and Hispanic Characteristics of WOAS Population

RACE and HISPANIC Number	Tract 105								Tract 106				Tract 109		Tract 110		Tract 111		Tract 120				
	BG 1		BG 2		BG 3		BG 4		BG 3		BG 4		BG 3		BG 4 & 5		BG 1		BG 2		BG 2		
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	
White	1,048	1,268	1,646	1,432	967	1,977	1,070	1,131	912	939	2,094	2,234	811	1,447	1,936	3,327	1,051	1,404	1,036	1,016	2,577	2,265	
Black	15	60	17	37	38	89	15	55	17	41	16	13	11	53	21	70	5	7	9	17	30	43	
Am Indian	10	27	16	27	20	40	21	24	23	24	38	16	6	15	27	41	1	7	4	9	32	23	
Asian/Pac Isl	35	57	32	33	59	195	34	94	215	415	136	164	46	147	57	260	57	43	47	85	98	137	
Other	3	54	17	36	5	78	4	56	10	33	17	32	3	38	14	34	4	16	12	5	26	32	
2 or more	-	59	-	36	-	124	-	39	-	76	-	92	-	69	-	173	-	25	-	36	-	106	
Total:	1,111	1,525	1,728	1,601	1,089	2,503	1,144	1,399	1,177	1,530	2,301	2,551	877	1,769	2,055	3,905	1,118	1,502	1,108	1,168	2,763	2,606	
Hispanic	17	139	36	72	50	207	23	82	43	63	52	81	29	65	45	157	31	39	32	35	72	63	
Percent																							
White	94%	83%	95%	89%	89%	79%	94%	81%	77%	61%	91%	88%	92%	82%	94%	85%	94%	93%	94%	87%	93%	87%	
Black	1%	4%	1%	2%	3%	4%	1%	4%	1%	3%	1%	1%	1%	3%	1%	2%	0%	0%	1%	1%	1%	2%	
Am Indian	1%	2%	1%	2%	2%	2%	2%	2%	2%	2%	2%	1%	1%	1%	1%	1%	0%	0%	0%	1%	1%	1%	
Asian/Pac Isl	3%	4%	2%	2%	5%	8%	3%	7%	18%	27%	6%	6%	5%	8%	3%	7%	5%	3%	4%	7%	4%	5%	
Other	0%	4%	1%	2%	0%	3%	0%	4%	1%	2%	1%	1%	0%	2%	1%	1%	0%	1%	1%	0%	1%	1%	
2 or more	-	4%	-	2%	-	5%	-	3%	-	5%	-	4%	-	4%	-	4%	-	2%	-	3%	-	4%	
Total:	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Hispanic	2%	9%	2%	4%	5%	8%	2%	6%	4%	4%	2%	3%	3%	4%	2%	4%	3%	3%	3%	3%	3%	2%	

Source: 1990 and 2000 US Census

Place of Birth and Ability to Speak English

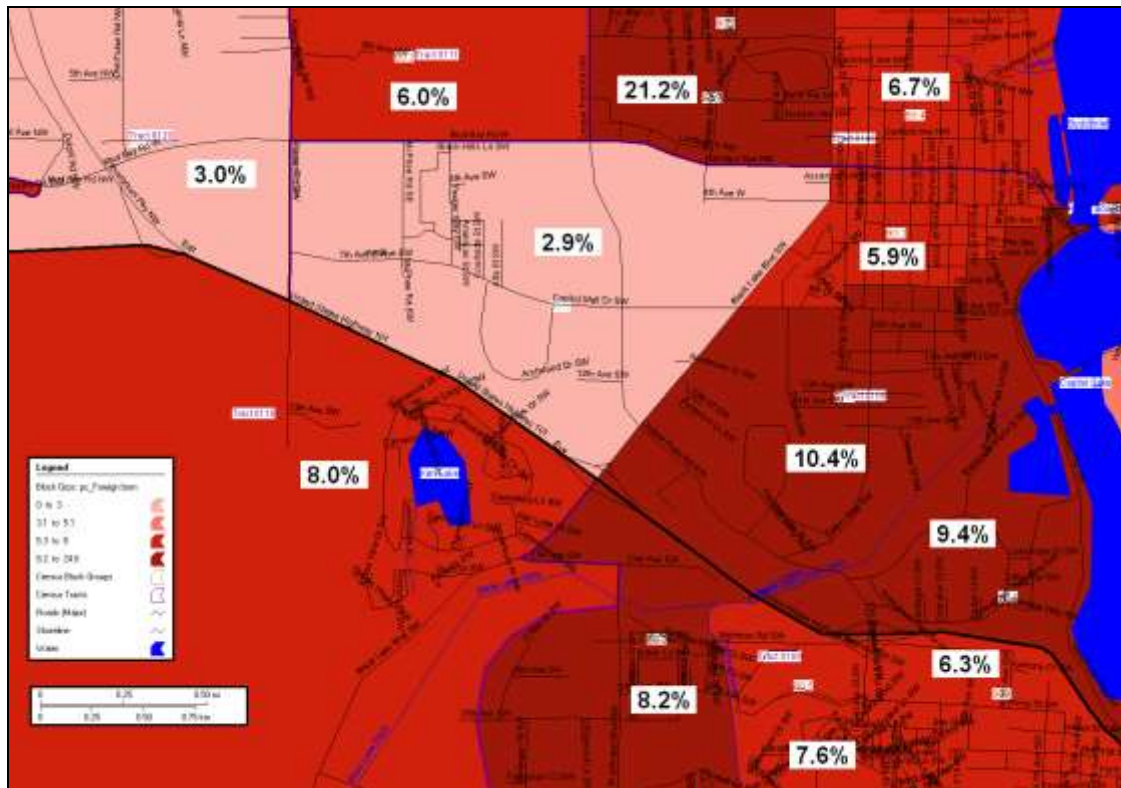
Many residents living near study area in Tract 106 Block Group 3 are foreign-born. Many of those are recent immigrants and many speak English less than very well. Figures 3 and 4 and Table 3 provide details. Most of this population is of Asian descent. Table 2 suggests this neighborhood has been an entry portal for new immigrants to the community for some time.

Table 2 - Place of Birth and Year of Entry

YEAR of ENTRY Number	Tract 105								Tract 106				Tract 109		Tract 110		Tract 111		Tract 120				
	BG 1		BG 2		BG 3		BG 4		BG 3		BG 4		BG 3		BG 4 & 5		BG 1		BG 2		BG 2		
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	
Native born	1,065	1,482	1,639	1,502	996	2,245	1,091	1,267	992	1,210	2,191	2,383	808	1,620	1,990	3,611	1,070	1,383	1,075	1,099	2,693	2,527	
Foreign born	46	43	89	99	93	258	53	132	185	320	110	168	69	149	65	294	48	119	33	69	70	79	
Entered 0-10 yrs	22	18	0	44	64	75	8	85	134	252	31	48	37	103	7	163	0	31	8	13	34	36	
Entered 11-20 yrs	0	0	13	30	11	86	0	25	39	24	42	64	32	34	32	53	0	8	14	24	30	16	
Entered 21+ yrs	24	25	76	25	18	97	45	22	12	44	37	56	0	12	26	78	48	80	11	32	6	27	
Total:	1,111	1,525	1,728	1,601	1,089	2,503	1,144	1,399	1,177	1,530	2,301	2,551	877	1,769	2,055	3,905	1,118	1,502	1,108	1,168	2,763	2,606	
Percent																							
Native born	96%	97%	95%	94%	91%	90%	95%	91%	84%	79%	95%	93%	92%	92%	97%	92%	96%	92%	97%	94%	97%	97%	
Foreign born	4%	3%	5%	6%	9%	10%	5%	9%	16%	21%	5%	7%	8%	8%	3%	8%	4%	8%	3%	6%	3%	3%	
Entered 0-10 yrs	2%	1%	0%	3%	6%	3%	1%	6%	11%	16%	1%	2%	4%	6%	0%	4%	0%	2%	1%	1%	1%	1%	
Entered 11-20 yrs	0%	0%	1%	2%	1%	3%	0%	2%	3%	2%	2%	3%	4%	2%	2%	1%	0%	1%	1%	2%	1%	1%	
Entered 21+ yrs	2%	2%	4%	2%	2%	4%	4%	2%	1%	3%	2%	2%	0%	1%	1%	2%	4%	5%	1%	3%	0%	1%	
Total:	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	

Source: 1990 and 2000 US Census

Figure 2 – Percent of Study Area Population That is Foreign Born



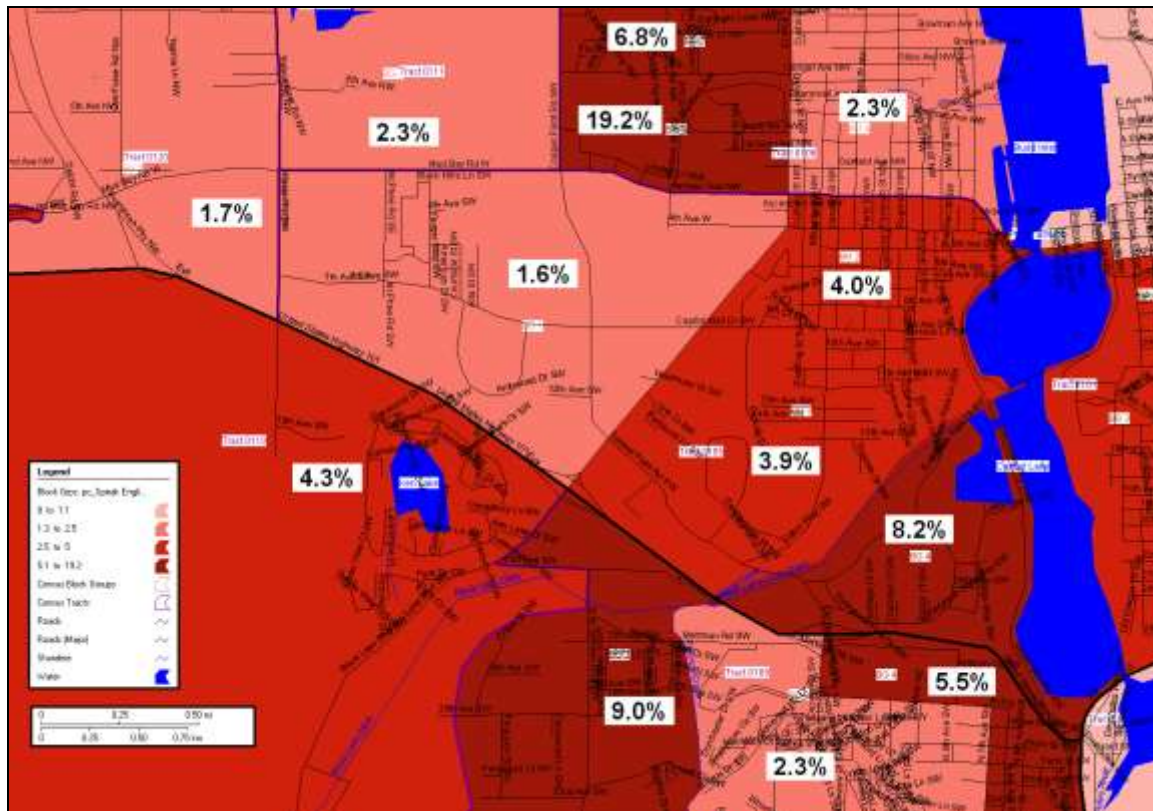
(Note: Source of thematic maps: LandView6©, US Census Bureau)

Table 3 - Language at Home and Ability to Speak English for Population Age 5+

LANGUAGE Number	Tract 105				Tract 106		Tract 109		Tract 110	Tract 111	Tract 120
	BG 1	BG 2	BG 3	BG 4	BG 3	BG 4	BG 3	BG 4&5	BG 1	BG 2	BG 2
Speak only English	1,346	1,457	1,908	1,153	943	2,174	1,507	3,354	1,274	1,018	2,327
Speak Spanish	51	109	103	80	62	18	38	45	23	16	73
Speak English less than "very well"	23	43	3	40	0	0	12	10	13	5	20
Speak other Indo-European languages	0	71	70	17	35	86	79	114	47	34	71
Speak English less than "very well"	0	22	0	0	0	25	55	6	14	5	22
Speak Asian/Pacific Island languages	10	0	171	59	406	96	87	178	80	42	58
Speak English less than "very well"	0	0	86	59	277	29	87	82	28	16	0
Speak other languages	4	0	9	9	0	0	0	43	15	0	0
Speak English less than "very well"	0	0	0	9	0	0	0	9	7	0	0
All languages, speak English less than "very well"	23	65	89	108	277	54	154	107	62	26	42
All Persons Age 5+:	1,411	1,637	2,261	1,318	1,446	2,374	1,711	3,734	1,439	1,110	2,529
Percent											
Speak only English	95%	89%	84%	87%	65%	92%	88%	90%	89%	92%	92%
Speak Spanish	4%	7%	5%	6%	4%	1%	2%	1%	2%	1%	3%
Speak English less than "very well"	2%	3%	0%	3%	0%	0%	1%	0%	1%	0%	1%
Speak other Indo-European languages	0%	4%	3%	1%	2%	4%	5%	3%	3%	3%	3%
Speak English less than "very well"	-	1%	0%	0%	0%	1%	3%	0%	1%	0%	1%
Speak Asian/Pacific Island languages	1%	0%	8%	4%	28%	4%	5%	5%	6%	4%	2%
Speak English less than "very well"	0%	-	4%	4%	19%	1%	5%	2%	2%	1%	0%
Speak other languages	0%	0%	0%	1%	0%	0%	0%	1%	1%	0%	0%
Speak English less than "very well"	0%	-	0%	1%	-	-	-	0%	0%	-	-
All languages, speak English less than "very well"	2%	4%	4%	8%	19%	2%	9%	3%	4%	2%	2%
All Persons Age 5+:	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Source: 2000 US Census

Figure 3 – Percent of Study Area Population That Speaks English Less than Very Well



People with Disabilities

Census data on disabilities includes people with a variety of types of long-lasting conditions that create limitations. The category includes people with

- sensory disabilities (e.g., blindness or deafness),
- physical disabilities (e.g., wheelchair-bound),
- mental disabilities (e.g., difficulty learning or remembering),
- self-care disability (e.g., need help bathing or dressing),
- going-outside-the-home disability (e.g., need help to shop or visit a doctor), or
- employment disability (difficulty working at a job due to a physical, mental, or emotional condition).

People with disabilities are distributed through the study area. The concentration of assisted living homes, retirement centers, and convalescent facilities in Census Tract 105, Block Group 1 is reflected in the corresponding high percentages of people with disabilities in that block group. Table 4 provides Block Group detail on distribution and age of people with disabilities.

Table 4 – Study Area Population Age 5 and Over With Disabilities

DISABILITY Number	Tract 105				Tract 106		Tract 109		Tract 110	Tract 111	Tract 120
	BG 1	BG 2	BG 3	BG 4	BG 3	BG 4	BG 3	BG 4&5	BG 1	BG 2	BG 2
With a disability	480	295	300	164	300	243	206	465	229	156	350
5 to 15	0	0	38	19	8	17	17	28	17	7	23
16 to 20	4	10	13	8	10	36	0	42	7	14	121
21 to 64	283	220	220	79	257	136	125	255	103	109	172
65+	193	65	29	58	25	54	64	140	102	26	34
With no disability	827	1,223	1,918	790	1,146	2,131	1,439	3,245	1,202	954	2,175
5 to 15	164	161	323	74	322	280	223	471	162	187	304
16 to 20	124	169	134	43	103	201	186	321	144	71	453
21 to 64	293	841	1,353	522	665	1,488	956	2,296	765	619	1,339
65+	246	52	108	151	56	162	74	157	131	77	79
All Persons Age 5+	1,307	1,518	2,218	954	1,446	2,374	1,645	3,710	1,431	1,110	2,525
Percent											
With a disability	37%	19%	14%	17%	21%	10%	13%	13%	16%	14%	14%
5 to 15	0%	0%	2%	2%	1%	1%	1%	1%	1%	1%	1%
16 to 20	0%	1%	1%	1%	1%	2%	0%	1%	0%	1%	5%
21 to 64	22%	14%	10%	8%	18%	6%	8%	7%	7%	10%	7%
65+	15%	4%	1%	6%	2%	2%	4%	4%	7%	2%	1%
With no disability	63%	81%	86%	83%	79%	90%	87%	87%	84%	86%	86%
5 to 15	13%	11%	15%	8%	22%	12%	14%	13%	11%	17%	12%
16 to 20	9%	11%	6%	5%	7%	8%	11%	9%	10%	6%	18%
21 to 64	22%	55%	61%	55%	46%	63%	58%	62%	53%	56%	53%
65+	19%	3%	5%	16%	4%	7%	4%	4%	9%	7%	3%
All Persons Age 5+	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Source: 2000 US Census

Age Profile of the Population

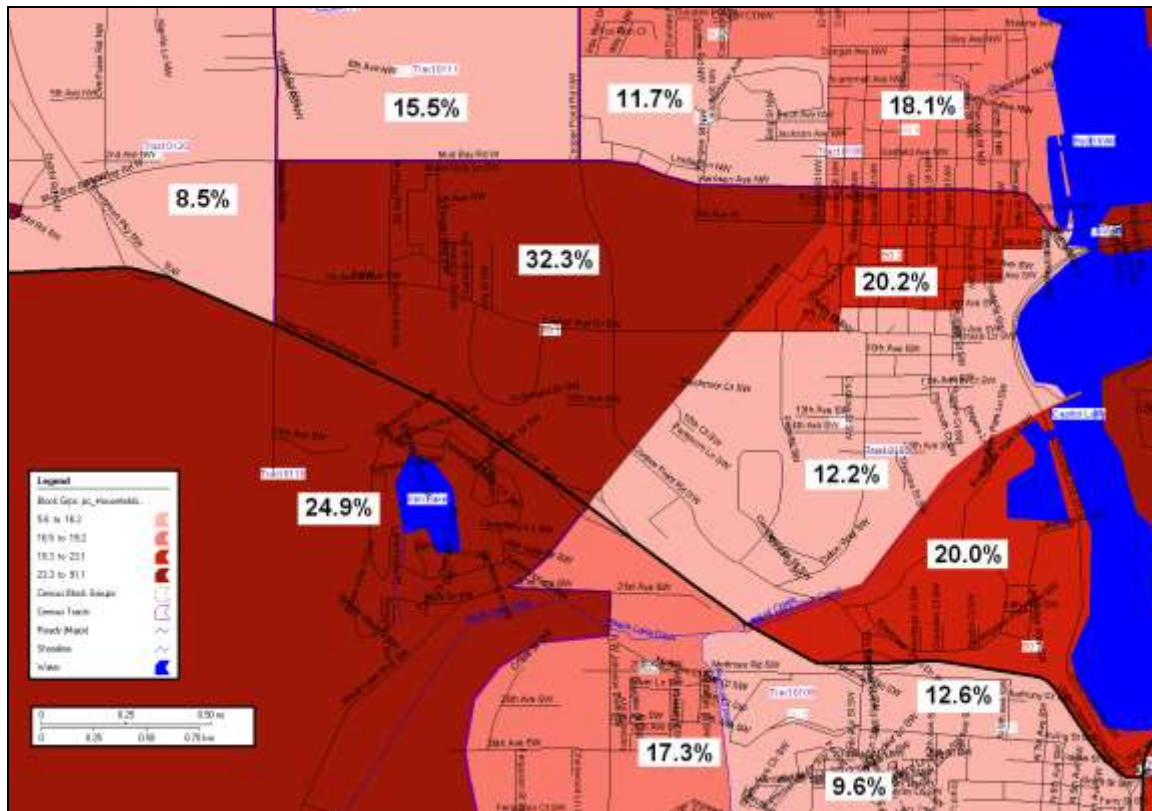
The highest proportion of population age 65 and over is found in Tract 105 Block Group 1 (see Figure 5). The overall age profile of the area is reported in Table 5.

Table 5 - Age Profile of Study Area Population

AGE Number	Tract 105								Tract 106				Tract 109				Tract 110	Tract 111	Tract 120			
	BG 1		BG 2		BG 3		BG 4		BG 3		BG 4		BG 3		BG 4 & 5		BG 1		BG 2		BG 2	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
0-17	153	279	337	259	302	682	74	141	351	370	529	523	234	473	587	870	304	350	304	302	497	511
18-64	605	786	935	1,056	689	1,667	882	1,088	731	1,057	1,507	1,767	600	1,110	1,294	2,788	718	948	726	763	2,165	2,001
65+	353	480	456	286	98	154	188	170	95	103	265	261	43	186	174	247	96	204	78	103	101	94
Total:	1,111	1,525	1,728	1,601	1,089	2,503	1,144	1,399	1,177	1,530	2,301	2,551	877	1,769	2,055	3,905	1,118	1,502	1,108	1,168	2,763	2,606
Percent																						
0-17	14%	18%	20%	16%	28%	27%	6%	10%	30%	24%	23%	21%	27%	27%	29%	22%	27%	23%	27%	26%	18%	20%
18-64	54%	52%	54%	66%	63%	67%	77%	78%	62%	69%	65%	69%	68%	63%	63%	71%	64%	63%	66%	65%	78%	77%
65+	32%	30%	26%	18%	9%	6%	16%	12%	8%	7%	12%	10%	5%	11%	8%	6%	9%	14%	7%	9%	4%	4%
Total:	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Source: 1990 and 2000 Census

Figure 4 – Percent of Households with Age 65+ by Quartile



Tenure and Housing Types

The study area is dominated by rental housing. Most of the neighborhoods in the study area are in Thurston County’s top quartile for percent of housing that is renter-occupied (see Figure 6). This predominance of rental housing is partially attributable to the number of neighborhoods in which multifamily housing represents the majority of housing types (Figure 7 and Table 6). There are also very few manufactured homes, which are more likely to be owner-occupied than multifamily units. Nearly all of the study area’s manufactured homes are in Friendly Village mobile home park at Cooper Point Road and Capital Mall Drive (Tract 105, Block Group 1).

Table 6: Dwellings by Type

Dwellings Number	Tract 105								Tract 106				Tract 109				Tract 110		Tract 111		Tract 120	
	BG 1		BG 2		BG 3		BG 4		BG 3		BG 4		BG 3		BG 4 & 5		BG 1		BG 2		BG 2	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Single Family	28	46	458	414	277	421	88	50	99	99	892	962	194	328	687	877	389	533	329	385	505	572
Multifamily	287	460	524	408	165	652	629	652	486	679	119	143	174	335	158	1,090	3	11	85	94	223	182
Manuf. Home	297	273	8	0	8	19	6	0	9	9	8	9	18	84	11	3	13	36	4	9	39	22
Total:	612	779	990	822	450	1,092	723	702	594	787	1,019	1,114	386	747	856	1,970	405	580	418	488	767	776
Percent																						
Single Family	5%	6%	46%	50%	62%	39%	12%	7%	17%	13%	88%	86%	50%	44%	80%	45%	96%	92%	79%	79%	66%	74%
Multifamily	47%	59%	53%	50%	37%	60%	87%	93%	82%	86%	12%	13%	45%	45%	18%	55%	1%	2%	20%	19%	29%	23%
Manuf. Home	49%	35%	1%	0%	2%	2%	1%	0%	2%	1%	1%	1%	5%	11%	1%	0%	3%	6%	1%	2%	5%	3%
Total:	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Source: 1990 and 2000 US Census

Figure 5 – Percent Renter-Occupied Households in Study Area by Quartile

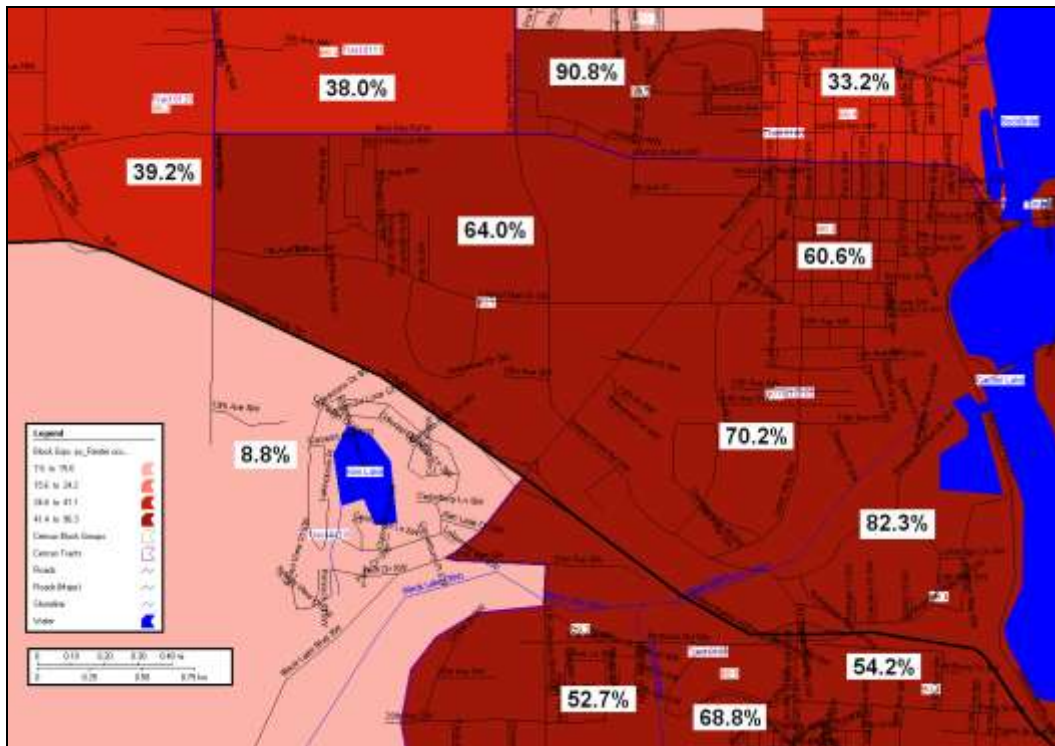
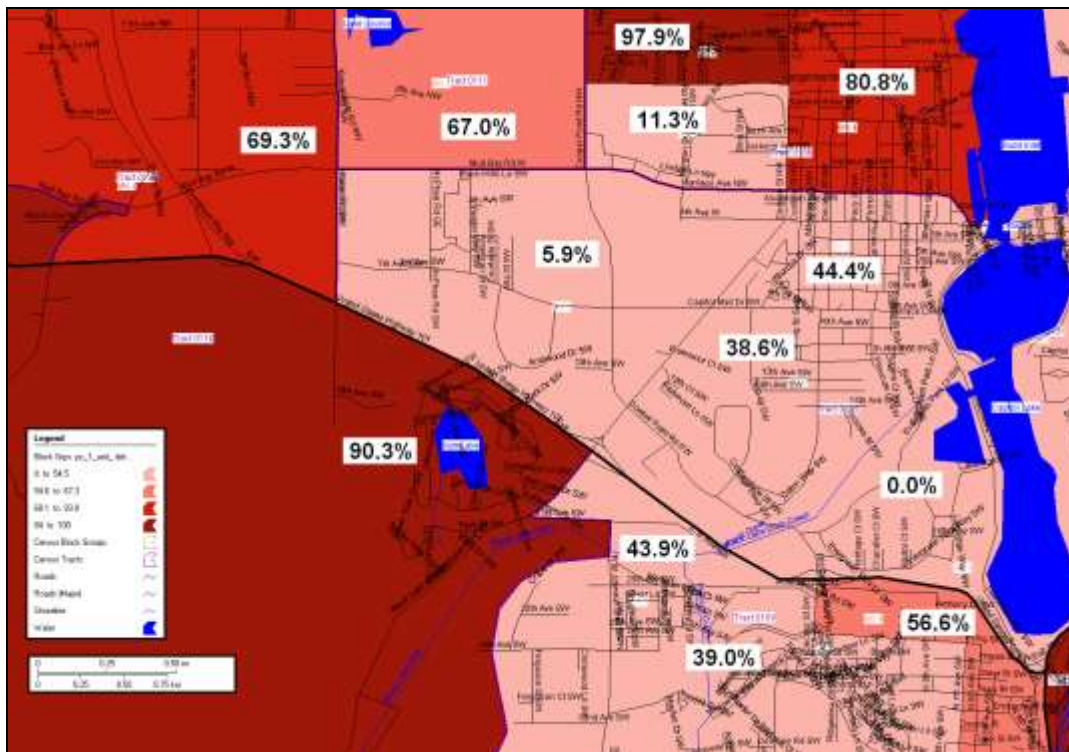


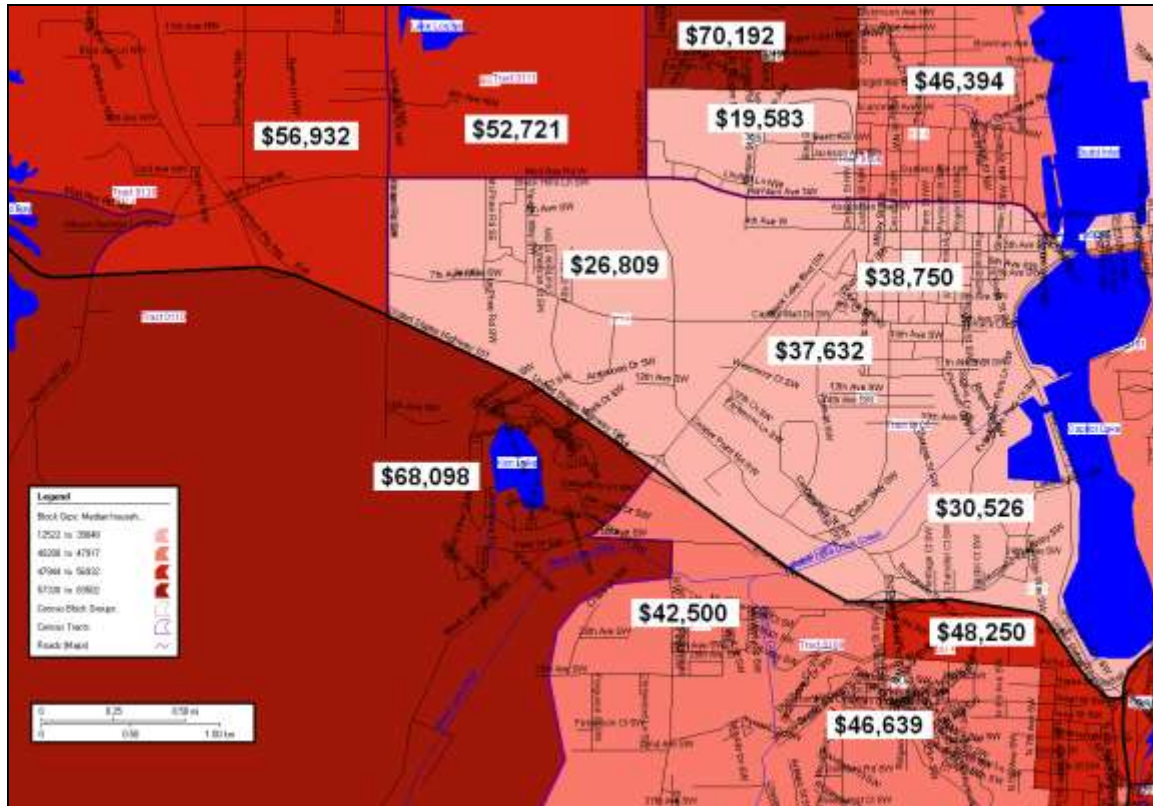
Figure 6 - Percent Single-Family Households by Quartile



Income and Poverty

Most neighborhoods in the study area are in the lowest quartile for median household income (see Figure 8). For comparison, the 2000 Census reported a median income for Thurston County of \$46,975.

Figure 7 – Median Household Income by Quartile



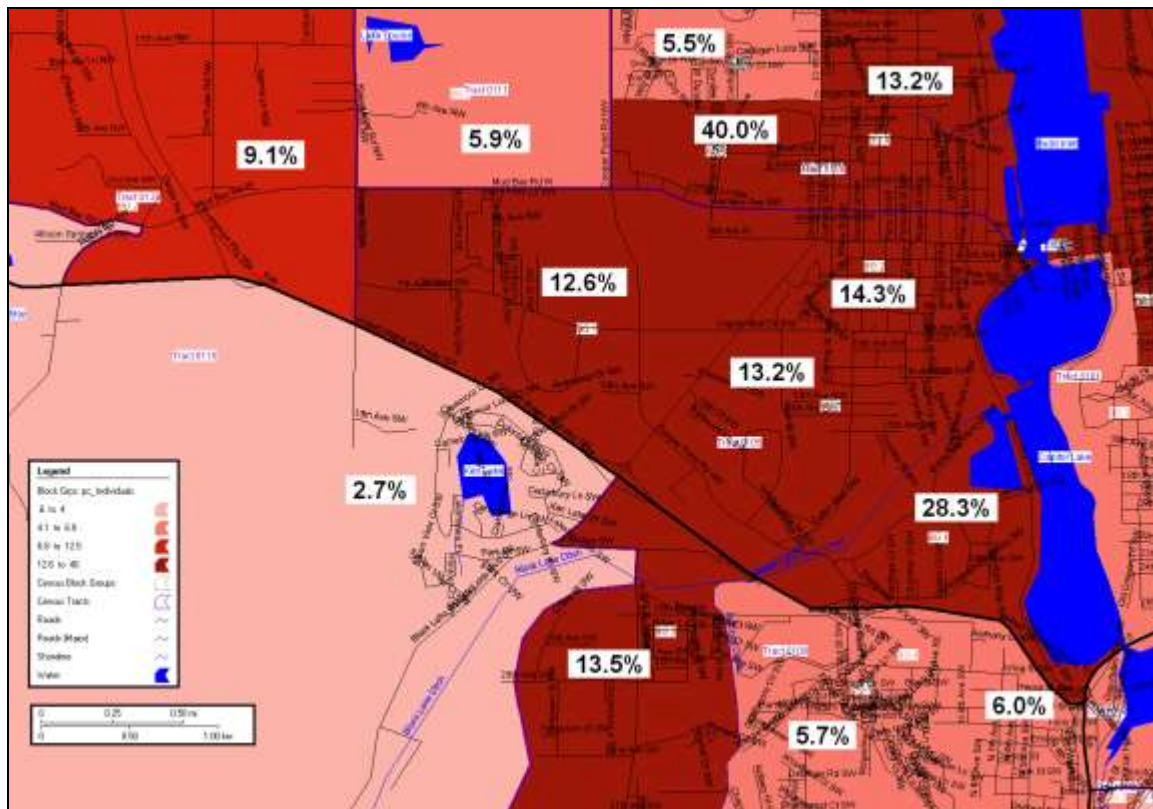
Consistent with the lower median incomes, most of the neighborhoods are in the top quartile for percent of individuals with incomes below poverty (see Table 7 and Figure 10). For comparison, the 2000 Census reported a poverty rate for Thurston County of 8.8%. As can be seen in Table 7, the rate of poverty increased in several neighborhoods between 1990 and 2000 and declined in others. In most of the Block Groups in Tract 105 – the core of the study area – the rate went up due to an increase in subsidized housing stock. Block Group 3 in Tract 106 has the highest poverty rate in Thurston County at 40%.

Table 7: Poverty Status of Individuals in WOAS Study Area

POVERTY Number	Tract 105								Tract 106				Tract 109		Tract 110		Tract 111		Tract 120				
	BG 1		BG 2		BG 3		BG 4		BG 3		BG 4		BG 3		BG 4 & 5		BG 1		BG 2		BG 2		
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	
Below	113	175	241	228	108	322	154	291	492	603	337	328	9	237	67	231	38	40	169	68	262	178	
At or Above	896	1,214	1,436	1,361	1,005	2,126	842	738	726	903	1,859	2,165	850	1,523	1,866	3,754	991	1,442	925	1,075	1,717	1,772	
Total:	1,009	1,389	1,677	1,589	1,113	2,448	996	1,029	1,218	1,506	2,196	2,493	859	1,760	1,933	3,985	1,029	1,482	1,094	1,143	1,979	1,950	
Percent																							
Below	11%	13%	14%	14%	10%	13%	15%	28%	40%	40%	15%	13%	1%	13%	3%	6%	4%	3%	15%	6%	13%	9%	
At or Above	89%	87%	86%	86%	90%	87%	85%	72%	60%	60%	85%	87%	99%	87%	97%	94%	96%	97%	85%	94%	87%	91%	
Total:	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	

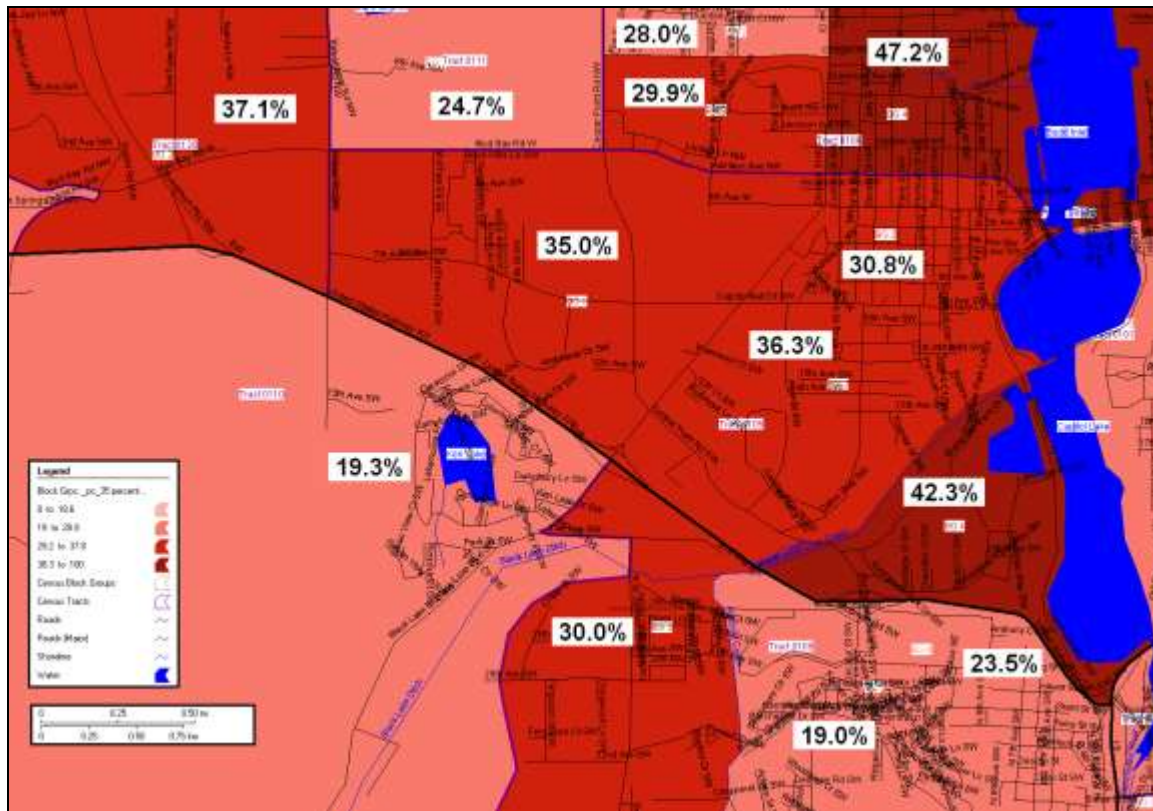
Source: 1990 and 2000 US Census

Figure 8 – Percent of Individuals in Study Area Below Poverty by Quartile



Consistent with the higher-than-average level of poverty, several neighborhoods in the WOAS study area exhibit a higher-than-average percentage of households that pay a burdensome share of their income toward rent (see Figure 10).

Figure 9 - Percent of Households with Rent Exceeding 35% of Income



Economic Characteristics

The WOAS study area includes the largest concentration of commercial activity in Olympia. In fact, businesses in the study area comprise the largest retail center between Tacoma and Vancouver. Roughly half of the city's total retail activity takes place there. It accounts for roughly one-fourth of all retail activity in Thurston County (Table 8). The volume of retail activity in the study area is roughly equal to that of the entire city of Lacey.

Table 8: Total Taxable Retail Sales Comparisons

Year	W. Olympia (est.)	Olympia	Thurston Co.	Share of City	Share of County
2001	\$710,000,000	\$1,481,243,085	\$5,532,514,472	47.9%	25.7%
2002	\$767,000,000	\$1,534,230,108	\$5,970,558,352	50.0%	25.7%
2003	\$765,000,000	\$1,649,648,781	\$6,052,350,484	46.4%	25.3%
2004	\$861,000,000	\$1,731,402,384	\$6,495,895,772	49.7%	26.5%
2005	\$897,000,000	\$1,804,300,284	\$7,181,741,928	49.7%	25.0%

Sources: City of Olympia, Thurston Regional Planning Council, and Wash. Dept. of Revenue

Retail Trade

Major retailers in the study area include Westfield Shoppingtown Capital Mall, the Olympia Auto Mall and numerous large individual retailers in consumer electronics, books, general merchandise, furniture, building materials, toys, apparel, appliances, pet supplies, food and drugs, etc. Thurston County (2006 population: 231,100) is the primary trade zone. The secondary trade zone includes the counties of Grays Harbor, Mason, and Lewis (combined 2006 population: 196,400) plus parts of southern Pierce County.

The marketing reach of the Olympia Auto Mall is another example of the extent of the influence area of Olympia's Westside commercial district. In 1995 the Auto Mall sold 9,343 total new and used vehicles in retail sales (not including fleet sales); this grew to 16,613 by 2005. Of the 2005 vehicle sales,

- 66% were bought by Thurston County residents,
- 7% by Mason residents,
- 7% by Grays Harbor residents,
- 9% by Lewis residents, and
- 11% by Pierce and King County residents combined.

The total sales tax collected by Auto Mall dealerships in 2005 was \$25,877,799 on sales of \$308,069,036.

Employment

The study area is also a major employment center. Table 9 provides study area employment data for 2005 and the 2030 forecast year. In addition to the considerable employment in retail trade there are also many jobs in state and local government. Just over half the government jobs are located in Evergreen Park, home to the Thurston County Courthouse and a collection of office parks with many state and local agencies. South Puget Sound Community College accounts for another large share of government jobs.

The service sector is dominated by health care, anchored by Capital Medical Center and a large community of physicians, clinics, and other medical support businesses. “Other” employment includes construction, manufacturing, communication, utilities, wholesale trade, finance, insurance, and real estate. In 2003, the estimated combined payroll for the area was over \$400 million.

Table 9 - Study Area Employment

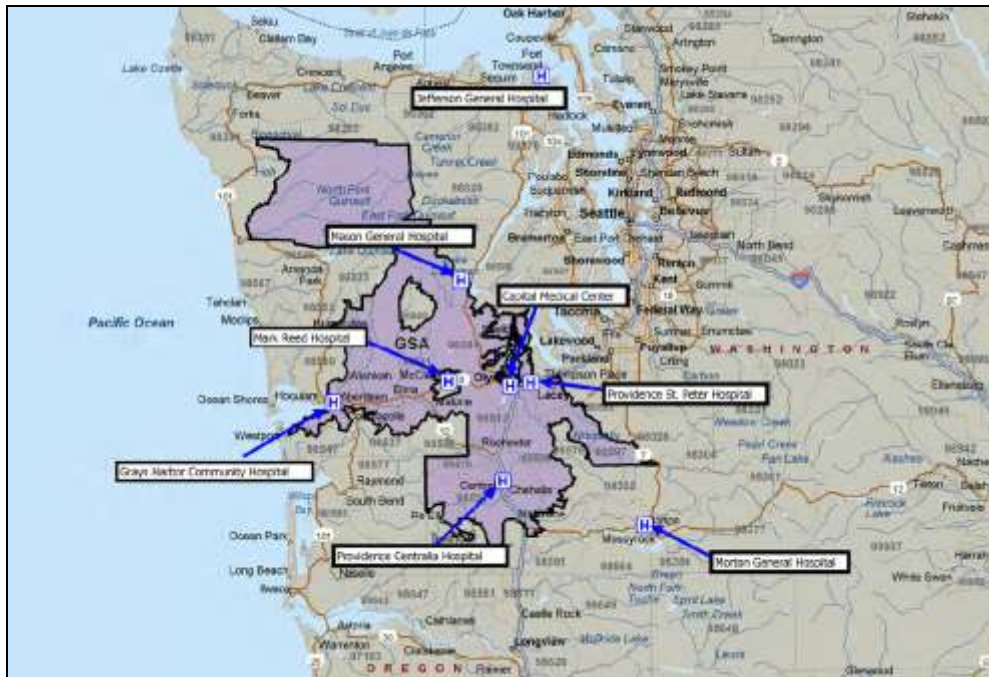
Industry	2005	2030
Government	3,350	4,400
Retail	3,650	4,750
Service	4,100	6,200
Other	3,800	6,300
Total:	14,900	21,650

Sources:
 Washington State Employment Security Dept.
 Thurston Regional Planning Council

Medical Services

The service area for Capital Medical Center mirrors that of the retail sector’s trade zone. Figure 11 shows the area from which the hospital draws at least 75% of its inpatients. Federal regulations define the Geographic Service Area (GSA) on the basis of contiguous zip codes. The hospital’s GSA includes Thurston and parts of Mason, Grays Harbor, Lewis, and other counties.

Figure 10 - Capital Medical Center Geographic Service Area by Zip Code



Journey to Work Characteristics

Many parts of the study area are served by relatively high frequency bus service. This contributes to lower drive-alone rates (Figure 12) and relatively higher transit ridership (Figure 13) Details on means of transportation to work can be found in Table 10.

Table 10: Means of Transportation to Work - Workers Age 16+

TRANSPORTATION	Tract 105				Tract 106		Tract 109			Tract 110	Tract 111	Tract 120
	BG 1	BG 2	BG 3	BG 4	BG 3	BG 4	BG 3	BG 4	BG 5	BG 1	BG 2	BG 2
Number												
Car, truck, or van:	512	733	1,297	326	492	1,139	860	343	1,764	698	541	878
Drove alone	463	475	1,081	295	452	953	743	315	1,500	658	418	773
Carpooled	49	258	216	31	40	186	117	28	264	40	123	105
Public transportation	19	62	20	95	78	74	51	9	46		27	33
Motorcycle												
Bicycle		64	27	20		82	7					24
Walked	10	130	87	17	38	104	9	5	4	32	7	326
Other means		18							25		6	6
Worked at home		6		30	15	49	26	6	39	67	32	99
Total:	541	1,013	1,431	488	623	1,448	953	363	1,878	797	613	1,366
Percent												
Car, truck, or van:	94.6%	72.4%	90.6%	66.8%	79.0%	78.7%	90.2%	94.5%	93.9%	87.6%	88.3%	64.3%
Drove alone	85.6%	46.9%	75.5%	60.5%	72.6%	65.8%	78.0%	86.8%	79.9%	82.6%	68.2%	56.6%
Carpooled	9.1%	25.5%	15.1%	6.4%	6.4%	12.8%	12.3%	7.7%	14.1%	5.0%	20.1%	7.7%
Public transportation	3.5%	6.1%	1.4%	19.5%	12.5%	5.1%	5.4%	2.5%	2.4%		4.4%	2.4%
Motorcycle												
Bicycle		6.3%	1.9%	4.1%		5.7%	0.7%					1.8%
Walked	1.8%	12.8%	6.1%	3.5%	6.1%	7.2%	0.9%	1.4%	0.2%	4.0%	1.1%	23.9%
Other means		1.8%							1.3%		1.0%	0.4%
Worked at home		0.6%		6.1%	2.4%	3.4%	2.7%	1.7%	2.1%	8.4%	5.2%	7.2%
Total:	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

U.S. Census Bureau Census 2000

Figure 11 - Percent of Employees Driving Alone to Work

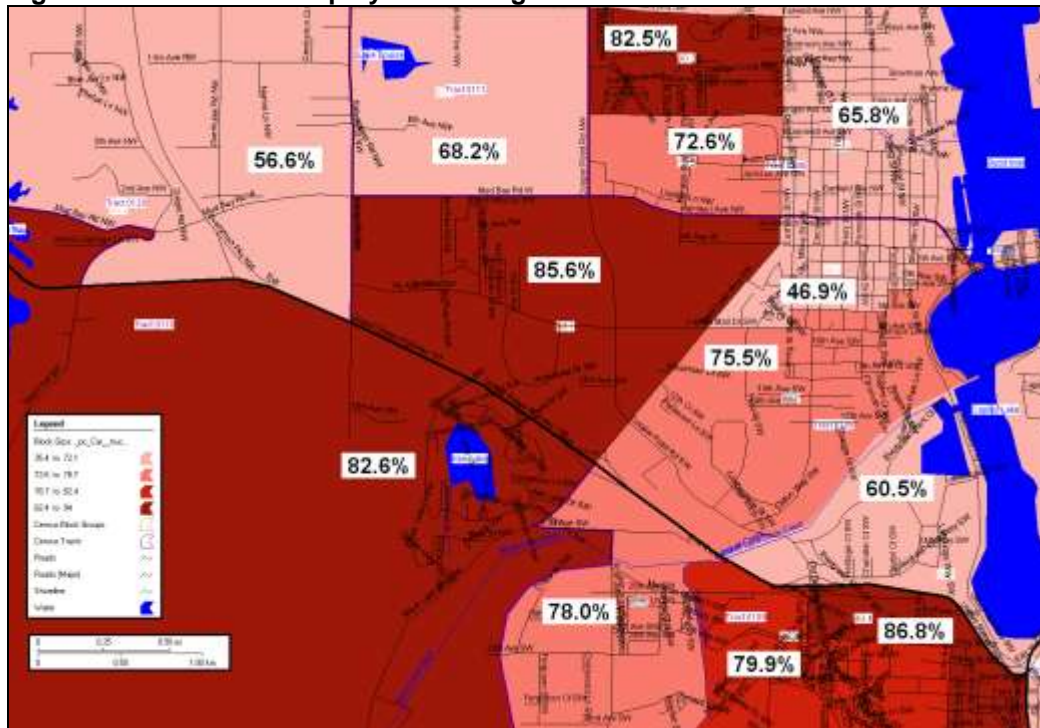
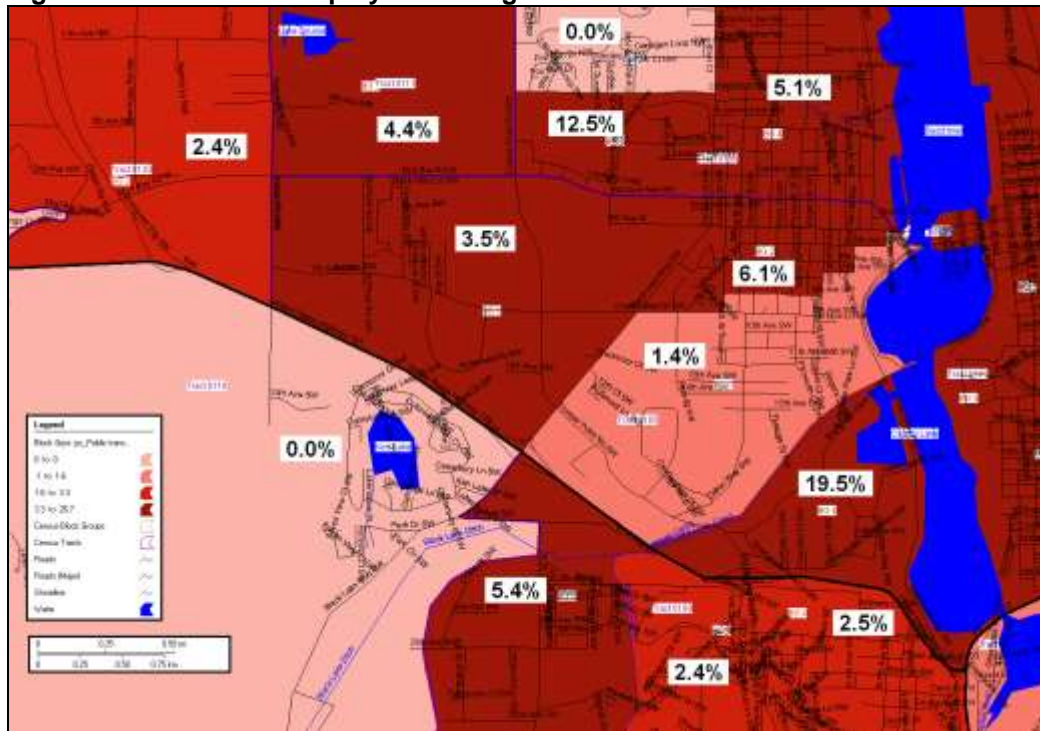


Figure 12 - Percent of Employees Riding Transit to Work



There is a substantial difference in vehicles per household by neighborhood and by tenure. Owner-occupied households have more vehicles per household than renter-occupied ones (Table 11).

Table 11: Tenure by Vehicles Available

DWELLING UNITS	Tract 105				Tract 106		Tract 109			Tract 110	Tract 111	Tract 120
	BG 1	BG 2	BG 3	BG 4	BG 3	BG 4	BG 3	BG 4	BG 5	BG 1	BG 2	BG 2
Owner occupied:	260	311	294	112	64	693	316	169	499	504	294	447
No vehicle available	23	31		7		6	17	9	9	14		6
1 vehicle available	177	118	94	32	13	158	89	58	107	90	99	45
2 vehicles available	52	126	147	52	42	402	142	95	231	240	118	188
3 vehicles available		29	44	21		127	49	7	130	99	70	159
4 vehicles available		7	9				19		22	51		35
5 or more vehicles available	8				9					10	7	14
Vehicles available:	321	485	556	199	142	1,343	596	269	1,047	1,121	580	1,108
Renter occupied:	457	454	717	549	673	375	393	183	1,006	57	178	302
No vehicle available	30	141	65	91	132	46		8	63		23	51
1 vehicle available	258	147	401	394	346	147	233	68	560	11	65	123
2 vehicles available	138	118	198	64	153	125	122	87	338	37	56	104
3 vehicles available	31	31	46		33	39	30	8	45	4	20	14
4 vehicles available		17	7			18	8	12			14	10
5 or more vehicles available					9					5		
Vehicles available:	627	544	963	522	796	586	599	314	1,371	122	293	413
Total Occupied Units:	717	765	1,011	661	737	1,068	709	352	1,505	561	472	749
Total vehicles available:	948	1,029	1,519	721	938	1,929	1,195	583	2,418	1,243	873	1,521
Avg. Vehicles per Household:												
Owner occupied:	1.2	1.6	1.9	1.8	2.2	1.9	1.9	1.6	2.1	2.2	2.0	2.5
Renter occupied:	1.4	1.2	1.3	1.0	1.2	1.6	1.5	1.7	1.4	2.1	1.6	1.4
All	1.3	1.3	1.5	1.1	1.3	1.8	1.7	1.7	1.6	2.2	1.8	2.0

Source: 2000 US Census

This is one of four background reports for the West Olympia Access Study:

Report #1 – Significant Transportation and Land Use Events

Report #2 – Transportation Characteristics

Report #3 – Land Use and Environment Characteristics

Report #4 – Social and Economic Characteristics

Additional information on the study area can be found in the report,
Synopsis of Previous Plans and Studies Associated with the Study Area.

These reports and maps were prepared for the City of Olympia and the Washington State Department of Transportation (WSDOT) by Thurston Regional Planning Council with the generous assistance of staff from the Olympia, WSDOT and various stakeholders in the West Olympia Access Study.

Information on the West Olympia Access Study can be found on-line at

www.wsdot.wa.gov

and

www.trpc.org/westolympia

or by calling 360.956.7575.

