



Overall Development Attractiveness

CITY
Rainier

CORRIDOR LOCATION

North-South along Binghampton St. (Highway 507) with major intersections at Centre St. and Minnesota St.

The city of Rainier is a small community located on Highway 507 with a significant amount of residential and commercial growth potential. Factors such as the westward expansion of Yelm's population growth and proximity to Lacey, as well as immediacy to Joint Base Lewis-McChord all have encouraged development in the community. However, the rate of this development has been limited by the City's reliance on septic systems to treat wastewater. When the community obtains a sewer system, these factors are expected to encourage population and commercial growth within the community.

Existing commercial development in the Downtown Rainier district is primarily located in the community's small walkable downtown located on Binghampton Street (Highway 507), which is easily accessible from several surrounding neighborhoods. Adjacent features such as the Rainier Library, views of Mount Rainier (for which the community is named) and the Yelm to Tenino Trail are valuable amenities in the area.

While some of the factors listed above could help support future development and density, the district has relatively low employment and populations bases, low land values, and a limited amount of commercial development. Compared to the other rural districts, it has a moderate amount of overall redevelopable capacity, although there are a high number of vacant lots.

AMENITIES



- **Parks:** Veterans Memorial, Holiday, and Wilkowski Parks
- **Water/Views:** Mt. Rainier and wooded hillside views
- **Shopping:** Downtown shopping and other services
- **Other:** Restaurants, Yelm to Tenino Bike Trail, Rainier Sportsman Club, library, post office

Rainier has three parks, including Veterans Memorial Park in the center of the City, and Wilkowski and Holiday Parks. Downtown provides shopping, restaurants, and other services, as well as a library, post office, and the Rainier Sportsmans Club. In addition, the Yelm to Tenino trail travels through Rainier.

Downtown Rainier



Rainier Hardware



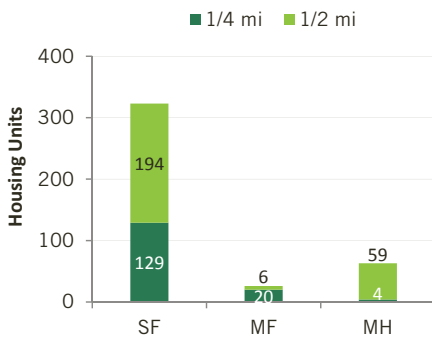
Rainier

MARKET FACTORS



Housing Units/Population

■ Total Population: 1,035



The majority of the 412 housing units within the district are single-family units. Rainier has the third least number of housing units of all the districts, but is average relative to other rural districts.

Employment

■ Total Jobs: 330

- Commercial/Service: 183
- Government: 107
- Industrial: 37
- Natural Resources: 3

■ Major Employers/Businesses:

- Rainier School District

Rainier is the second smallest employment center of all the districts, with the majority of jobs in the commercial/service sector, and a relatively high amount of government sector jobs as well.

Commercial Rents (per SF)

Outlying Thurston County Market

	Quoted Rates	Vacancy Rates
Retail		
General Retail	\$7.40	5.1%
General Retail (Avg.)	\$12.73	3.3%
Shopping Center	N/A	3.1%
Shopping Center (Avg.)	\$17.22	10.8%
Office		
All Classes	\$8.99	2.9%
All Classes (Avg.)	\$17.02	10.6%

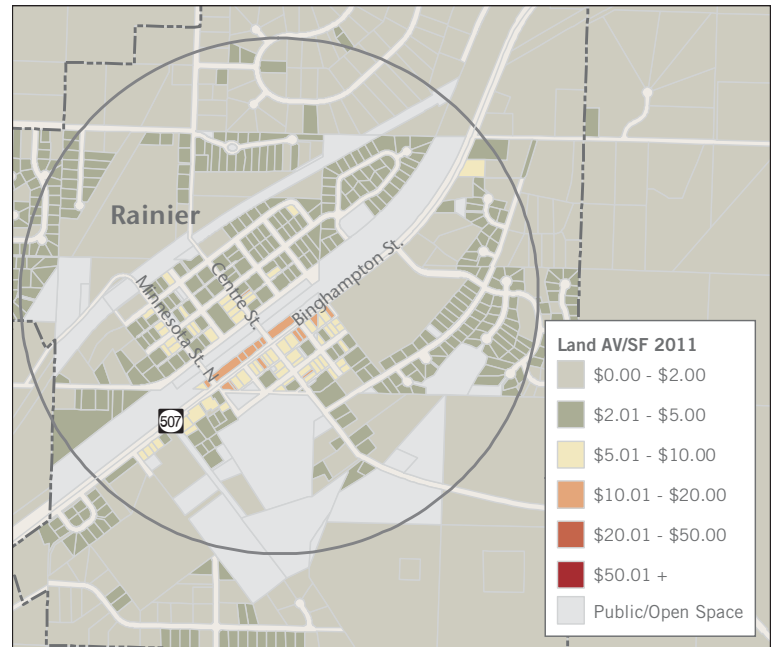
Source: CoStar Property, Year-end 2011

* All office rental rates reported have been converted to a full service equivalent rental rate, and all retail rates have been converted to triple-net (NNN) equivalent rates.

Rents for the outlying Thurston County market, which includes Rainier, are considerably lower than countywide averages. General retail rents are \$7.40 per square foot and office rents are \$8.99 per square foot.

General retail vacancies are low, but still higher than the countywide average of 3.3%. Office vacancy is well below the countywide average at 2.9%.

Land Values



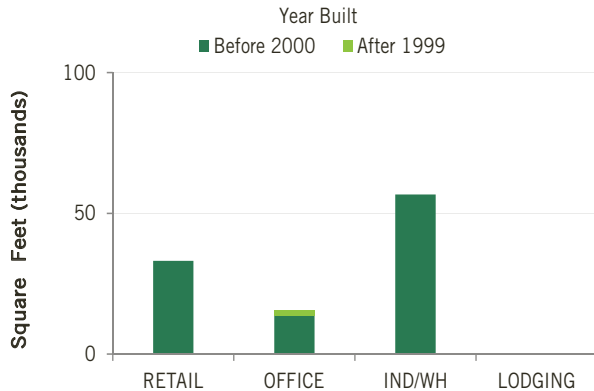
Average land value within the district is \$2.22 per square foot, with the highest land value along a stretch of Binghampton Street. The Rainier district has the second highest land value of the rural districts. The average land value for all districts is \$6.02 per square foot, while the highest is Downtown Olympia at \$23.66 per square foot.

Rainier

DEVELOPMENT CHARACTER

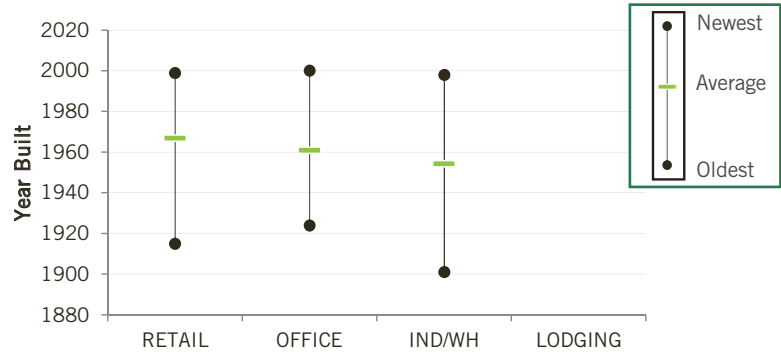


Commercial Development Inventory



Rainier has the second least commercial development of all the districts, with relatively little activity. The most common usage is industrial/warehouse, followed by retail and office.

Age of Development

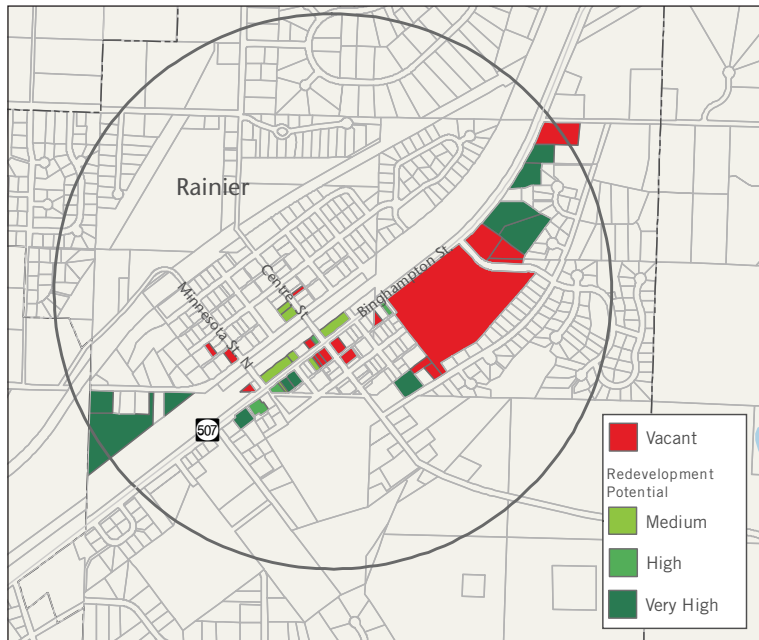


Nearly all of the building inventory was built before 2000, with the average year built for industrial/warehouse use at 1953, for office use at 1959, and for retail use at 1965.

POTENTIAL DEVELOPMENT SITES



Map of Vacant and Redevelopable Sites



Source: TRPC & Thurston County Assessor, 2011; BERK, 2011

Vacant and Redevelopable Sites (Acres)

Use	Vacant	Redevelopment Potential			
		Very High	High	Medium	Other
Mixed Use *	26.1	15.5	0.9	2.2	0.0

*Either commercial, residential or a combination of commercial/residential.

** Redev. potential estimated based on size of bldg. and bldg to land value ratio:

Very High - Less than 3000 building SF per acre or building to land value ratio <0.5

High - More than 3000 building SF per acre and building to land value between 0.5 and 1

Medium - More than 3000 building SF per acre and building to land value between 1 and 2

Rainier has the fifth least redevelopment potential of all of the districts, and is above average compared to other rural districts. There are a number of vacant and redevelopable lots along Binghampton St., including a very large vacant lot between Idaho Ave. and Myers St. SE.

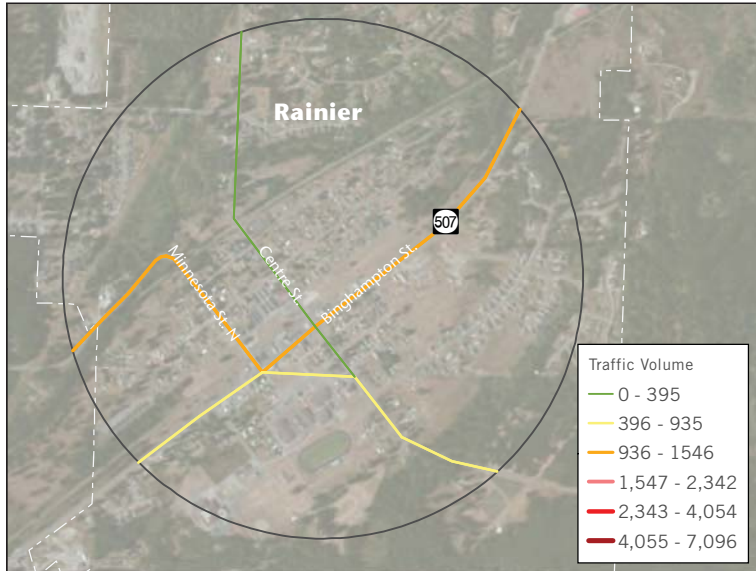
This large vacant lot is a key catalyst site for the community and offers major opportunities for Rainier's future development. The site is 18.28 acres in size and is approximately a block away from Rainier's downtown at its nearest point. Key additional sites for the community's future development include vacant lots within the downtown area, as well as areas situated directly southwest and northeast of the district boundary.

Rainier

TRANSPORTATION



Traffic Volumes



Rainier is nearly 16 miles from the nearest I-5 on-ramp, but is easily accessible for residential population growth that has been occurring in the Yelm area. Available traffic data shows that State Route 507 and Minnesota Street have moderate traffic volumes, while Center Street has low traffic volumes.” Key traffic issues in the community include resolving how best to address congestion that occurs at the intersections of Minnesota and Centre Street at Binghampton Street (Highway 507) and assure that Highway 507, or another alternate route, maintains sufficient capacity to handle through traffic, while maintaining the walkable nature of downtown Rainier. The City is not served by fixed transit routes.

Transit Routes

Rural and Tribal Transportation provides transit services for the Rainier district. This service requires a call for a ride, and does not operate on fixed transit routes.

This commercial market analysis was developed as part of the **Sustainable Thurston Project** (www.sustainablethurston.org). It will provide background information for the allocation of TRPC's 2040 Employment Forecast and the Regional Plan for Sustainable Development.



Founded in 1988, BERK is an interdisciplinary strategy and analysis firm providing integrated, creative, and analytically rigorous approaches to complex policy and planning decisions. BERK's team of strategic planners, policy and financial analysts, economists, cartographers, information designers, and facilitators work together to bring new ideas, clarity, and robust frameworks to the development of analytically-based and action-oriented plans.