

Overall Development Attractiveness

CITY
Grand Mound

CORRIDOR LOCATION
North-South along I-5 and Old Highway 99 SW, with major intersections at Old Highway 9 SW and 201st Ave SW.

Grand Mound is an anomaly in South Thurston County. An unincorporated area, Grand Mound has sewer (unlike some incorporated jurisdictions) and though relatively undeveloped, the area has the tallest building in Thurston County outside of Olympia: the Great Wolf Lodge. These factors, along with the area’s close proximity to I-5, Highway 12, and Old Highway 99, and the involvement of the Chehalis Tribe in the development of the community, make Grand Mound a likely area for further industrial, commercial, and residential growth. This growth has already started to materialize; from 2005 to 2010, Grand Mound had the second highest rate of population growth of any City or Urban Growth Area in Thurston County (5.5 percent)

Commercial development in the Grand Mound District is currently located in a variety of strip malls spread along Old Highway 99. These strip malls contain a wide variety of businesses such as restaurant and service uses and are primarily accessible by the automobile at this point. Few residents are situated close enough to walk to the commercial establishments. Amenities for future commercial development include proximity to I-5 and Highway 12, proximity to the Chehalis River and the Great Wolf Lodge, and an abundance of underdeveloped land on which to accommodate potential development.

Grand Mound’s greatest asset in terms of future development and density is the Great Wolf Lodge, which is an exceptional amenity that provides a strong base of commercial development and could serve as a significant catalyst for future growth. However, the district currently still has relatively low population and employment bases, as well as low land values. Grand Mound has the most redevelopable capacity of all rural districts.

AMENITIES



- **Water/Views:** Chehalis River
- **Other:** Great Wolf Lodge and Waterpark, several restaurants and shops along Old Highway 99 SW

Grand Mound’s primary amenity is the Great Wolf Lodge and Waterpark, a popular regional tourist attraction which includes a hotel, resort, waterpark, spa, an array of shopping and dining, and various other attractions and amenities. There are also several restaurants and shops along Old Highway 99 SW, and the Chehalis River is nearby.

Great Wolf Lodge



Restaurants and Shops on Old Hwy 99



Grand Mound

MARKET FACTORS



Housing Units/Population

■ Total Population: 1,020



Most of the 285 housing units within the district are manufactured housing and single-family units. Grand Mound has the second least number of housing units of all the districts.

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 Grand Mound, 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%.

Employment

■ Total Jobs: 371

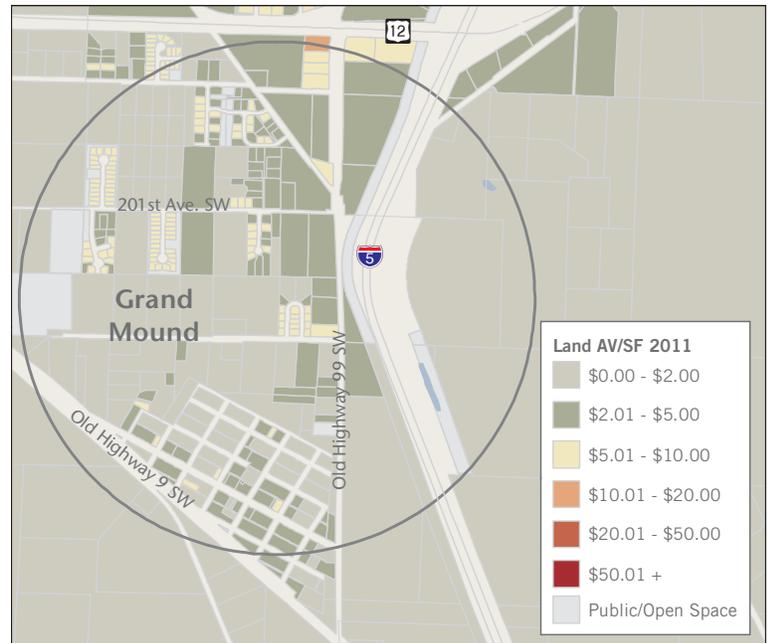
- Commercial/Service: 341
- Government: 7
- Industrial: 23

■ Major Employers/Businesses:

- Great Wolf Lodge and Waterpark
- Dairy Queen

Grand Mound is the third smallest employment center of all the districts, with the vast majority of jobs in the commercial/service sector and a small number of jobs in both the industrial and government sectors. The Great Wolf Lodge supplies the vast majority of the employment in the district.

Land Values



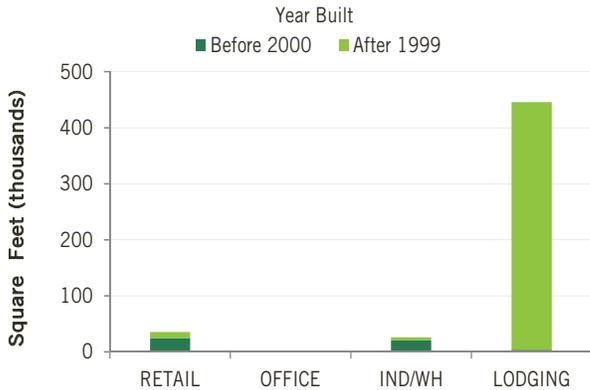
Average land value within the district is \$1.45 per square foot. This is the second lowest of all the districts evaluated. The average land value for all districts is \$6.02 per square foot, while the highest is Downtown Olympia at \$23.66 per square foot.

Grand Mound

DEVELOPMENT CHARACTER

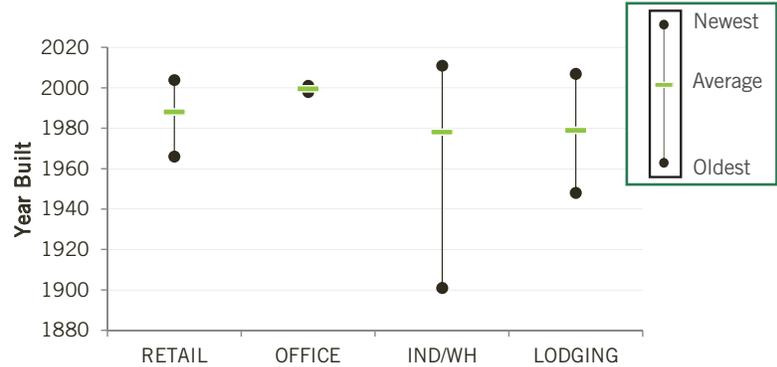


Commercial Development Inventory



Grand Mound has the most commercial development of all the rural districts, as a result of the Great Wolf Lodge and Waterpark. Nearly all of the development is lodging, with a minimal amount of retail, industrial, and office

Age of Development

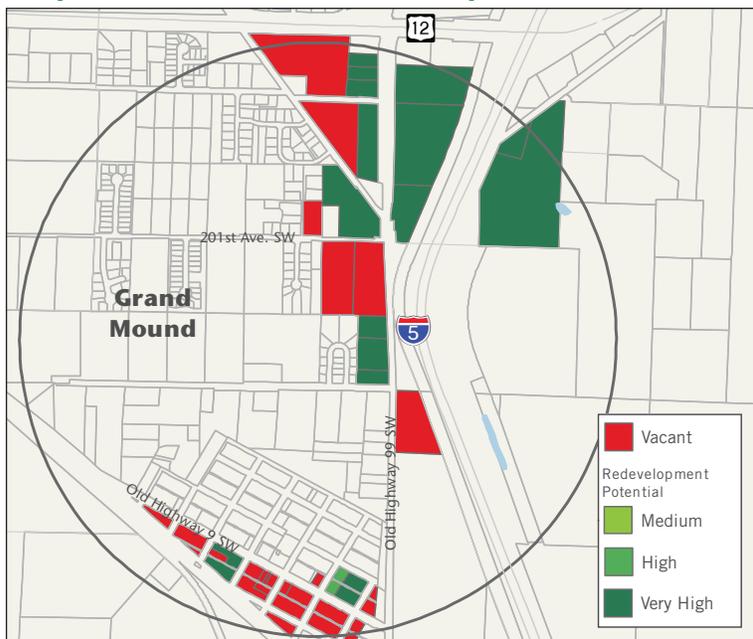


The Great Wolf Lodge and Waterpark, which represents the vast majority of commercial development in Grand Mound, was built in 2007. Overall, Grand Mound has the third most development built after 1999 of all the districts, and is the only district where the majority of development was built after 1999. The average year built for retail use is 1987, for office use is 1998, and for industrial use is 1978.

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
Industrial	12.2	8.5	0.6	0.0
Mixed Use *	14.1	27.1	0.0	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

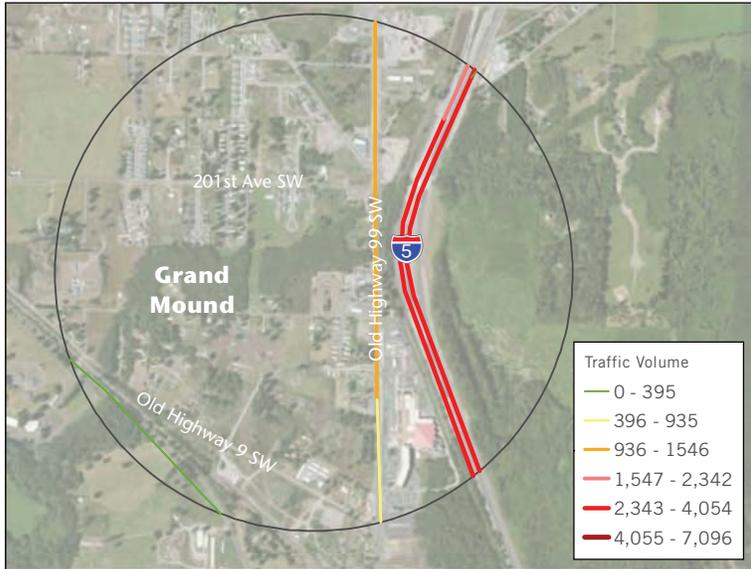
Grand Mound has the fourth most redevelopment potential of all of the districts, and the most of all the rural districts. Most of the vacant and redevelopable lots are along Old Highway 99 SW and Old Highway 9 SW.

Grand Mound

TRANSPORTATION



Traffic Volumes



Grand Mound has convenient access to I-5, with an on-ramp less than one half mile from the edge of the district and approximately one mile from the Great Wolf Lodge. The available traffic data shows that Old Highway 99 has moderate traffic volumes. The City is not served by transit.

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 Grand Mound. 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.