

Downtown Tenino



Overall Development Attractiveness

CITY

Tenino

CORRIDOR LOCATION

Along Old Hwy 99 SE/E Sussex Ave (SR 507) including most of the city of Tenino

The city of Tenino is a small community that is defined by its history – first as a railroad town, and then as the home of Tenino Sandstone, a major building material prior to the widespread use of concrete. The community was a stop on the initial transcontinental railroad in 1872, and continues to have the Burlington Northern-Santa Fe mainline run through the city. The original transcontinental railroad is now gone and is home to the Yelm to Tenino Trail. Sandstone quarried near the transcontinental railroad brought people and wealth to the community, but the operation of local quarries halted with the acceptance of concrete as a building material. Reminders of the community’s sandstone heritage, however, are plentiful – from the swimming pool located in a former quarry, to public art pieces carved by a local stone carver, to the buildings in the historic downtown constructed from the building material.

Existing commercial development in the Downtown Tenino district is primarily located along Highway 507 (Sussex Avenue), with major areas of development seen in the downtown area and near the Tenino IGA Supermarket. These commercial areas are easily accessible by foot, bike, or car for surrounding residents. The recent conversion of the entire city from septic to sewer opens further economic development opportunities.

Tenino’s attractive city center, historical character, and other amenities could play an integral role in attracting future development to the city. Among the rural districts, it has a relatively high employment and population base, as well as high land values. However, the district currently has relatively little commercial development, and there are only a small amount of redevelopable acres.

AMENITIES



- **Parks:** Tenino City Park and school playgrounds
- **Streetscape:** Historic Main Street with several historic sandstone buildings and walkable traditional neighborhoods
- **Water/Views:** Views of Scatter Creek and wooded hillsides
- **Shopping:** Neighborhood commercial
- **Other:** Yelm to Tenino Bike Trail, Quarry Pool, Tenino Depot Museum, post office, restaurants

Within the District is Tenino City Park, which includes the Tenino Depot Museum and the Quarry Pool. The Yelm to Tenino bike trail runs through the city. Downtown has a historic, walkable main street with various amenities, including restaurants and other commercial activity. The city also includes views of Scatter Creek and wooded hillsides.

Tenino Depot Museum



Downtown Tenino Shops



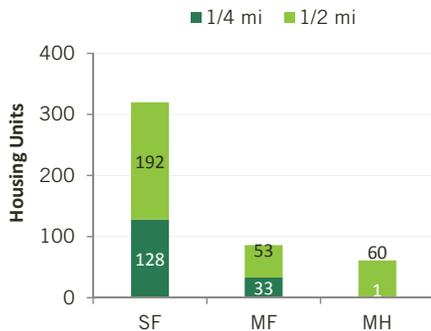
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MARKET FACTORS



Housing Units/Population

■ Total Population: 1063



Nearly 70% of the 467 housing units within the district are single-family units, with some multi-family and manufactured housing as well. Relative to the other rural districts, Tenino has the second most housing units.

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
 * 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 Tenino, 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: 802

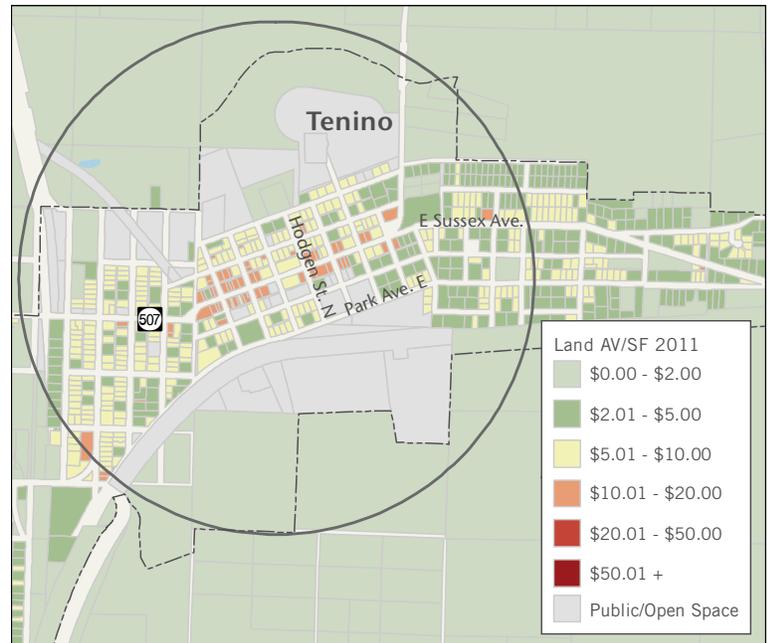
- Commercial/Service: 477
- Government: 242
- Industrial: 81
- Natural Resources: 3

■ Major Employers/Businesses:

- Tenino Thriftway IGA grocery store
- Tenino School District

Relative to the other rural districts, Downtown Tenino has the second highest number of jobs. The majority of jobs are in the commercial/service sector, with a relatively high amount of government sector jobs and some industrial sector jobs.

Land Values



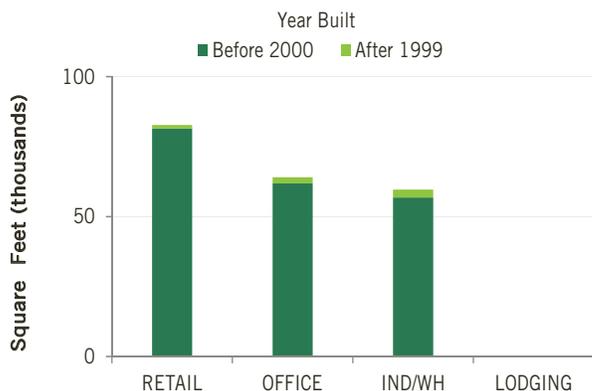
Average land value within the district is \$2.20 per square foot, with the highest land value along Old Hwy 99 SE. This is the third lowest of all the districts evaluated, but is average compared to the other rural districts. The average land value for all districts is \$6.02 per square foot, while the highest is Downtown Olympia at \$23.66 per square foot.

Downtown Tenino

DEVELOPMENT CHARACTER

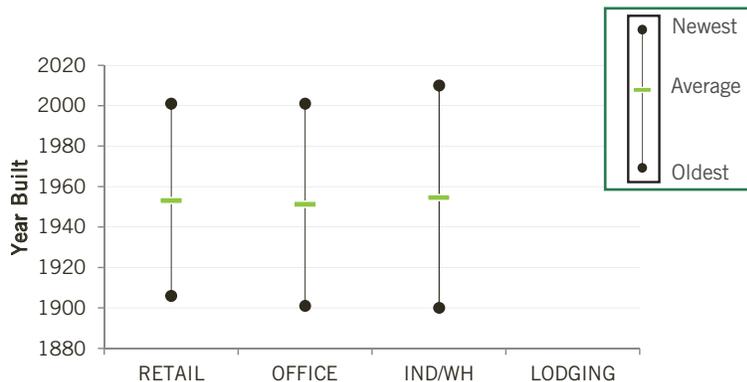


Commercial Development Inventory



Tenino has the third least commercial development of all the districts, but is average relative to other rural districts. The most common usage is retail, followed closely by office and industrial/warehouse.

Age of Development

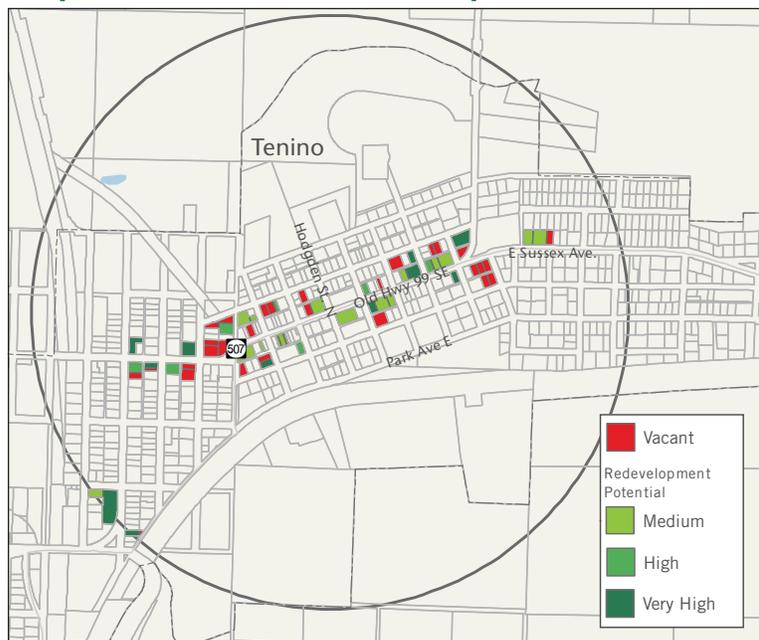


Nearly all of the building inventory was built before 2000, with the average year built for office use at 1950, for retail use at 1952, and for industrial/warehouse use at 1953.

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
Commercial	0.0	1.0	0.0	0.2	0.0
Mixed Use *	4.8	2.1	1.4	3.2	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

The Downtown Tenino district has the second least redevelopment potential of all the districts studied, though the City of Tenino contains additional developable land located south and west of the district boundary. Most redevelopable lots within the district are situated along Old Highway 99 and Highway 507.

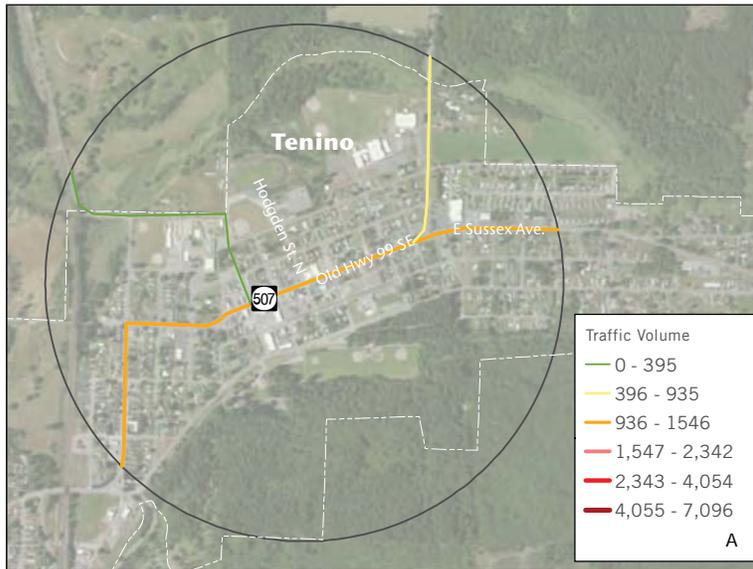
Key catalyst sites for future development within the Downtown Tenino district include vacant lots in the downtown, which could add businesses, residents, and vitality to the center of the city. Outside of the district, key catalyst sites include the industrially-zoned area located along the Burlington Northern-Santa Fe Railroad, and the recently annexed area on the Westside of the community.

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TRANSPORTATION



Traffic Volumes



Tenino is a relatively isolated district, and is nearly nine miles from the nearest I-5 on-ramp. Available traffic data shows that the primary routes through the city, State Route 507 and Old Highway 99, have moderate traffic volumes. Key issues related to traffic include how best to induce passing motorists to shop and spend time in downtown Tenino, and how best to manage the competing roles of Sussex Avenue as a major thoroughfare/ highway and the city's main business district. The city is not served by fixed transit routes.

Transit Routes

Rural and Tribal Transportation provides transit services for the Downtown Tenino 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.