

Staff Recommendations

1. Plan to construct a master planned community in the Westside area.
2. Take the planned action approach for reviewing development in the Westside area.
3. Request that a landscape approach be utilized during the SEPA process.
4. Consider the results of the design survey that was undertaken by the city when creating design guidelines.

Planning Commission Decisions

1. What procedures will be in place to continue to allow the public to be aware of and comment on the zoning process?
2. Does the Planning Commission hope to see private or public streets in new residential neighborhoods?
3. What scale of commercial development is desirable for development of the Westside area? Is small retail undesirable? What about several small businesses in one larger building?
4. What types of new zones will be required to facilitate development? Will any existing zones work (SF, SF/D, MF, C1, C2, etc.)?
5. What zoning should be applied to the approximately 20 acre piece of land at the foot of Lemon Hill? Should a portion of this piece of land (on the east side) be folded in with the proposed residential and commercial zones?
6. What are the next steps?
 - a. Hearing and adoption of guidance document
 - b. Interim zoning using existing

Introduction

Concerns & Issues

Many issues and concerns arose during the visioning process. Estimates put the future population of Tenino at 3,500 by the year 2030. This would be growth of about 2,000 people and about 800 dwellings. How will the city accommodate that growth? How can growth be planned so as not to sacrifice the “Tenino personality?” What *is* Tenino, and what makes it special? How can the city be sure to incorporate the public vision of how Tenino should develop?

Citizens and city officials alike have expressed concern that the current downtown area of Tenino not suffer from new development in the city’s newly annexed west side; they would like to minimize a feeling of “old” versus “new” Tenino. However, the newly annexed area may be inherently different from downtown Tenino simply because of the geographical break between the two areas. There is also the possibility that the scale of future development will be larger than what is currently seen downtown.

There is also much interest in maintaining a walkable community and also providing ample affordable housing. Other issues include water availability in the newly annexed area and a consideration of the pros and cons of private versus public streets in residential areas. Overall, all parties concerned are interested in seeing the newly annexed land develop in an efficient manner that will be beneficial to the city’s residents and the overall community as a whole.

Concepts

Many concepts were discussed during the visioning process for Tenino’s Westside area. One of the first was planned action, a review option under the State Environmental Policy Act (SEPA). Under this approach, the city could make environmental and policy decisions before development occurs, thereby shortening development time when projects come to the city (post sewer completion). Additionally, there was conversation regarding taking a landscape approach to restore function and value to environmentally sensitive land where it provides the greatest benefit, while developing areas that are not considered to have as high an environmental value.

In terms of zoning and building design, it was mentioned numerous times that large, blank walls were undesirable, and that the concept of modulating the façade of development in the Westside annexation is of high value. Other ideas included siting development that cannot fit downtown out in the newly annexed area, and also clustering “like” uses together, such as placing an auto repair shop next to a car dealership and carwash.

The concept of developing two different zoning criteria (size as primary, use as secondary) was discussed numerous times during the visioning process. It is also important to note that Westside annexation planning can be “revised” if growth does not pan out as expected. Additionally, any plan developed for the Westside area does not have to focus on that land as the sole recipient of Tenino’s growth over the next 20 years; there is a potential for infill development as well as the incorporation of new land into the city limits and into the UGA from the surrounding unincorporated county.

General Ideas/Observations

One general idea that emerged during the visioning process was the designation of +/- 100 acres for business and industrial use on the west side of the annexed area, 40-50 acres for commercial use, and 100 acres of residential land on the hilltops that continues down to Old Highway 99, which would help the residential zone to have a natural break from the other zones. Issues with this concept include maintaining walkability and also the appearance of the city as one enters from the west—is industrial development the first view that the city would like visitors to have as they enter Tenino?

Other ideas include allowing office buildings to contain “small internal retail”, permitting multi-story buildings to be developed, not setting minimum size limits for tenants in multi-tenant retail or office buildings, and allowing commercial buildings with residential space on upper floors. A final general observation was that many current industrial operations can coincide with commercial development; however the municipal code does not reflect this.

Identified Solutions

Some solutions were developed in response to the issues discussed during the annexation visioning process. Downtown Tenino may be able to maintain businesses and a viable downtown community if the city provides on-street parking, and also by funneling money into downtown revitalization efforts as the newly annexed area develops and begins to provide revenue to the city.

In terms of zoning and planning, an idea was proposed to first design how the Westside area will be laid out, and to think of uses second, as they will change over time. The amount of space provided for each zone, and how the zoning codes are written will determine how the Westside area develops. It is also important to remember that new zones can be created in order to accommodate any future “Westside vision”.

Public Input

Throughout the process, many citizens of Tenino came forward to discuss their views on the city’s future development. Ideas that were brought forth included not being too strict on size limits in the newly annexed area, encouraging small businesses, preserving and building upon Tenino’s historic character, and following the state’s lead on sustainable development during the planning and zoning process for the Westside annexation area.

Residential – 100 acres

A. Densities

There are approximately 100 acres dedicated to residential development (resulting from Commission discussion). This property has mixed ownership, though the majority of it is owned by Bill Barnett. We estimate that 500 homes could be built on Mr. Barnett's land, and that 100 could be placed elsewhere on the annexed land and also on the recently annexed Teitge/Bussey parcel. Housing built closer to Old Hwy 99 should be of higher density, such as assisted living communities and nursing homes.

In 2005, Thurston Regional Planning Council estimated that the City of Tenino (excluding the Westside annexation) had a residential infill capacity of 200 homes. Some of this potential infill has already occurred.

B. Dwelling Unit Types

Provide a mix of available housing, including single family and multifamily homes, duplexes, assisted living communities, nursing homes, etc.

C. Location

Atop Lemon Hill, also consider zoning for Residential adjacent to Old Highway 99. Keep in mind that not all areas zoned residential will be appropriate for development. Controlling topographic features of the area include wetlands, floodplains and steep slopes.

Commercial – 40-50 acres

A. Type

Allow a mixture of commercial development, including office, retail and service-oriented business.

B. Location

At the foot of Lemon Hill, between the proposed Residential and Industrial Zones. All commercial development should be planned to occur on Mr. Barnett's property.

C. Scale/Design

There is room for large development in the annexed area, including but not limited to pharmacies, hardware and grocery stores, and outpad buildings. Large development brings the potential for higher tax revenues.

Consider allowing several small offices to occupy a large building, and also allowing small commercial development to serve the vicinity (i.e. coffee shop/minimart/carwash).

Incidentally, the square footage of parking required will be greater than 50% of the floor area of commercial development, assuming one-story development and at-grade parking.

Industrial – 100 acres

A. Type

Types of industry that Tenino should plan to accommodate include business parks, light manufacturing, wholesaling/warehousing operations and offices.

B. Location

Industrial development should be located at the west end of town, in order to provide a buffer between the new residential zones and any negative impacts associated with industry (noise, truck traffic, etc.). All industrial development should be planned to occur on Mr. Barnett's property.

C. Design Standards

Design standards will control the appearance of industrial development.

Mixed Use/Residual Land – approx. 20 acres

Concerning the twenty acres that had been marked as “mixed use” in earlier discussions (to the east of both the commercial and industrial areas, see Figure 1), final zoning has yet to be discussed by the Commission. This piece of land is wide but not very deep (even more so further east), so one possibility would be to have gas station/small commercial-type development in the center, and small office-type development further east. The western portion of this portion of the annexed land could be included in either the larger residential or commercial zones.

Other

A. Parks

Provide two types of recreation space in the annexed area, including active recreation space (i.e. soccer or football fields) as well as trails and viewpoints. Outside of the master planned development, provide for bicycle and pedestrian access across Scatter Creek to connect the newer and older sections of town.

B. Transportation/Streets

A network of connected streets is recommended. This helps spread traffic out and also improves fire protection by providing increased access for emergency vehicles. Streets can also be smaller if they are connected, and are more accessible to pedestrians and bicyclists. Providing access for pedestrians in rights-of-way also eliminates the need for unpopular—from the landowners' perspective—pedestrian connections that abut property lines in residential neighborhoods. Allow streets to follow the contours of the land in a “modified grid” format. The master plan for the area should also include plans for providing access to Lemon Hill from the south and northeast.

C. Public Uses

The annexed area could possibly support another grade school. The master plan should investigate this.

D. Water Availability

Water availability will be of concern during Tenino's future growth. According to city data, there is capacity for an additional 250-300 households if non-household usage is kept at current levels through conservation, unaccounted for capacity is recovered, and leaks in the system are repaired.

Review Process

The Tenino Municipal Code discusses the review process for master planned developments. A master planned development is a Process IV application, and requires a hearing before the Planning Commission and a final determination by City Council.

WAC 197-11-164 reviews planned actions.

Figure 1. Map of greater Westside area. Includes Westside, Teitge/Bussey, and WWTP annexations. Zoning is hypothetical and represents discussions conducted over the course of the Westside visioning process.

