

The background of the slide is a light gray surface covered with numerous 3D models of houses. Most of these models are a uniform light gray color. One house, located slightly to the right of the center, is a distinct red color, making it stand out from the rest. The houses are scattered across the scene, some appearing closer and larger, while others are further away and smaller, creating a sense of depth.

# Comprehensive Plan Update

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Planning Commission

August 14, 2024

# Contents

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The background of the slide features a collection of 3D house models. Most are white with soft shadows, while one model on the right side is a distinct red color. The houses are scattered across the frame, creating a sense of a neighborhood or a project site.

# Project Updates/Changing Gears

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# TRPC Land Capacity Analysis

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- TWO Alternatives:
  - TRPC Forecast Alternative – follows method from Housing Allocations phase
  - Sustainable Thurston Alternative – allocates no low- or mod-income housing to rural County
- Accounts for recent development
- Does not consider changes in market trends, zoning, or development regulations since the last forecast
- Estimates 395 potential ADU lots and a forecast of 19 ADUS for Tenino

# Estimated Housing Capacity

Density Category	Lacey City+UGA	Olympia City+UGA	Tenino City+UGA	Tumwater City+UGA	Yelm City+UGA	Rainier UGA	Grand Mound UGA	Rural Uninc.	All Partner Jurisdictions
<b>ADUs</b>									
0-80% AMI	140	310	19	83	30	0	0	280	862
<b>Midrise Multifamily</b>									
0-80% AMI	2,387	3,468	39	1,455	0	0	0	0	7,349
<b>Lowrise Multifamily</b>									
0-80% AMI	5,085	7,352	0	3,148	2,655	0	0	0	18,239
<b>Moderate Density</b>									
0-80% AMI	215	131	0	95	0	0	0	0	441
80-120% AMI	10,520	6,426	376	4,640	5,610	0	406	0	27,978
<b>Low Density</b>									
0-80% AMI	1	25	0	49	0	0	0	0	75
>120% AMI	49	1,229	211	2,392	745	108	0	17,744	22,479
<b>Total</b>	<b>18,397</b>	<b>18,941</b>	<b>644</b>	<b>11,861</b>	<b>9,040</b>	<b>108</b>	<b>406</b>	<b>18,024</b>	<b>77,422</b>

# Capacity Surplus/Deficit Calculation

Calculation Method	Surplus/Deficit by Income Band		
	0-80% AMI	80-120% AMI	>120% AMI
Method C (TRPC Forecast)	-41	157	0
Method D (TRPC Forecast)	-41	60	97
Method C (Sustainable Thurston)	-39	124	18
Method D (Sustainable Thurston)	-34	90	48

## Findings:

- In all scenarios, Tenino has a SURPLUS in 80-120+% AMI bands
- In all scenarios, Tenino has a SMALL DEFICIT in 0-80% AMI bands
- Tenino must make MINOR CHANGES to address the deficit.

# Thurston County Meeting

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- Supports either UGA expansion alternative
- Requested deferred UGA expansion
  - Process likely to take at least 1 year
  - Prefer timing to align with Joint Plan update in 2026
- Recommendations:
  - Focus on the “fun” stuff, including economic development
  - Coordinate with Experience Olympia! and STEDI

# Future TRPC Work

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- **Aug 28:** draft report and presentation slides available
- **Mid-Sep:** final draft report and slides available
- **Sep – Nov:** Jurisdiction presentations (led by jurisdiction staff)
- **Nov 1:** revised housing allocation method presented to TRPC
- **Dec 6:** revised housing allocation method adopted by TRPC
- **Spring 2025:** Countywide Planning Policy updates scoping discussion



# Housing Capacity & Infill Development

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# Accessory Dwelling Units

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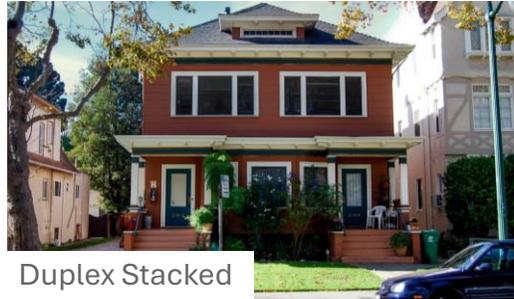
- Tenino MUST allow up to two ADUs per residential lot:
  - In all zoning districts that allow single-family homes
  - On lots that meet min. lot size requirements
- “Take credit” for capacity: forecasted 19 units by 2045

# Preferred Infill Types

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Duplex Side-by-Side



Duplex Stacked



Triplex Side-by-Side



Triplex Stacked



Fourplex



Courtyard Building



Cottage Housing



Townhouse



Multiplex - Medium

# Infill - Middle Housing Types Currently Allowed

	City of Tenino Zoning						
	RESIDENTIAL ZONES				COMMERCIAL ZONES		
	SF-ES	SF	SF-D	MF	C-1	C-2	C-3
Accessory Dwelling Units	A	A	A	A			
Duplex (side-by-side or stacked)			Y	Y			
Triplex (side-by-side or stacked)				Y	A	A	A
Fourplex				Y	A	A	A
Courtyard apartment building				Y	A	A	A
Cottage court							
Townhouse				Y	A	A	A
Multiplex – medium (5-8 units)				Y	A	A	A

Y = Use is allowed outright

A = Administrative Use Permit required

# Infill - Middle Housing Types Potentially Added

	City of Tenino Zoning						
	RESIDENTIAL ZONES				COMMERCIAL ZONES		
	SF-ES	SF	SF-D	MF	C-1	C-2	C-3
Accessory Dwelling Units	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y*</u>			
Duplex (side-by-side or stacked)		<u>Y</u>	Y	Y			
Triplex (side-by-side or stacked)			<u>A</u>	Y	A	A	A
Fourplex			<u>A</u>	Y	A	A	A
Courtyard apartment building				Y	A	A	<u>Y</u>
Cottage court	<u>A</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>			
Townhouse		<u>Y</u>	<u>Y</u>	Y	A	A	A
Multiplex – medium (5-8 units)				Y	A	A	<u>Y</u>

Y = Use is allowed outright

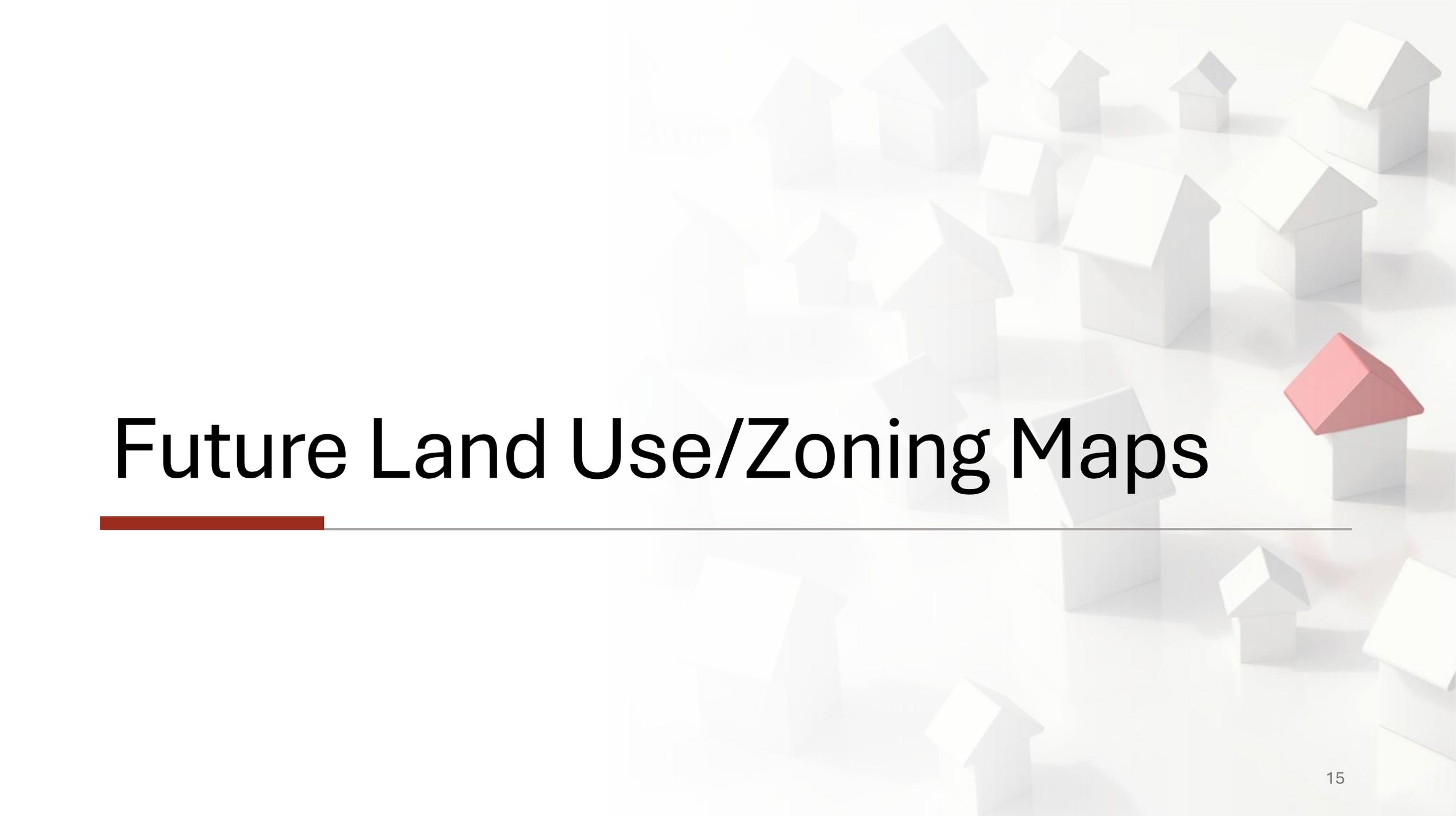
A = Administrative Use Permit required

**\* = when associated with SF units**

# Infill & Housing Capacity

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- Proposed infill would address low-income housing deficit
  - Allowing multiplexes in C-3 zone
  - Allowing courtyard apartments in C-3 zone
  - ADUs
- Other infill options more likely to serve higher end of low income bracket or moderate income bracket
  - Still valuable! Serves a greater range of lifestyles, flexibility for unique property characteristics



# Future Land Use/Zoning Maps

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# Tenino Future Land Use Map

- Residential
- Multi-Family Residential
- Master Planned Community
- Mixed Use
- Commercial
- Public / Semi-Public
- Industrial
- Historic Preservation
- City Limits
- Urban Growth Boundary

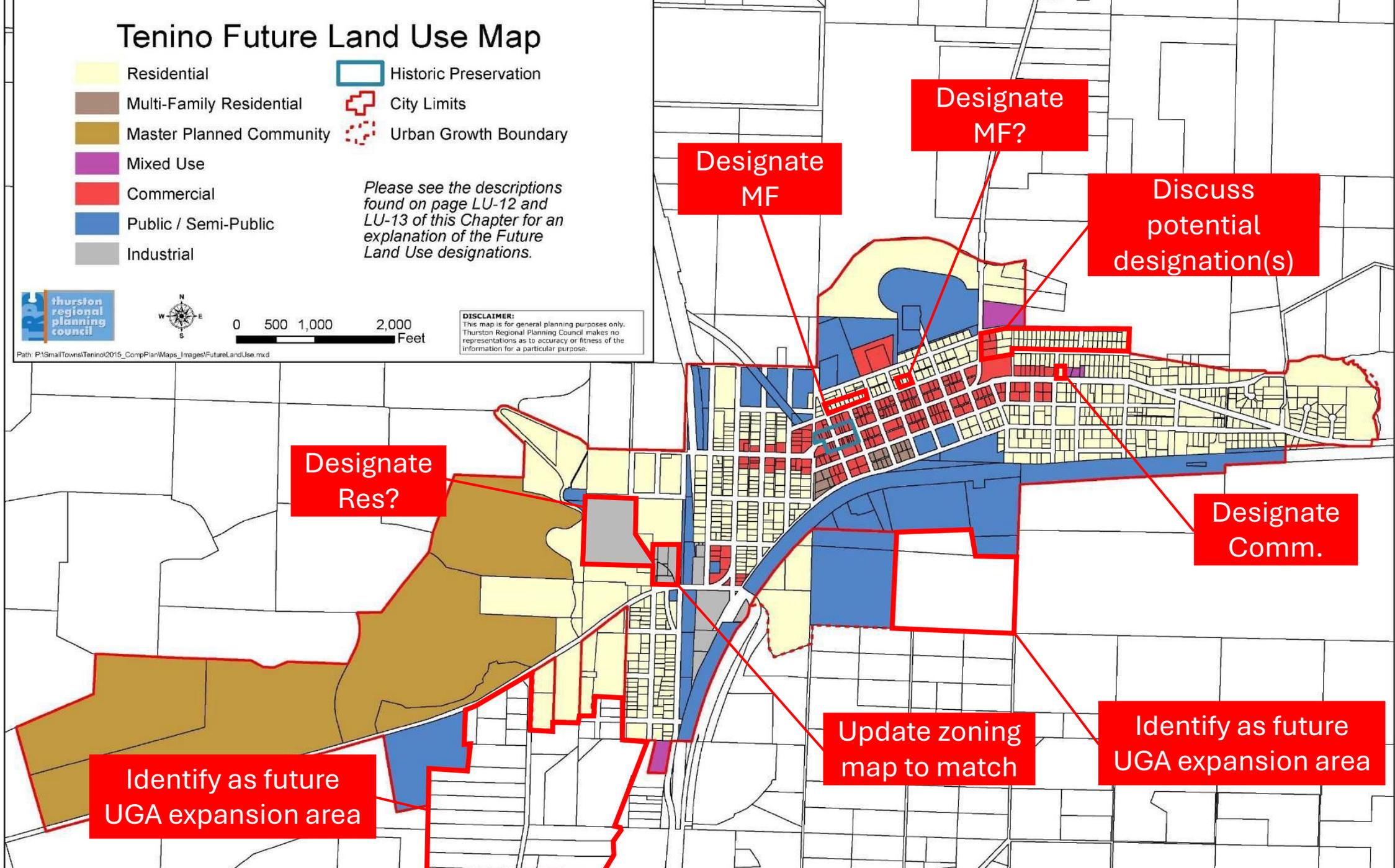
Please see the descriptions found on page LU-12 and LU-13 of this Chapter for an explanation of the Future Land Use designations.



0 500 1,000 2,000 Feet

**DISCLAIMER:**  
This map is for general planning purposes only. Thurston Regional Planning Council makes no representations as to accuracy or fitness of the information for a particular purpose.

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# The Fun Stuff

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# Land Use Vision and Goals

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## West Tenino

Confirm vision:

- Residential uses on Lemon Hill
- Low-intensity uses on the flat area?

Consider higher-intensity uses to the extent they do not impact habitat?

## Downtown

Plan Goals:

- Get more people in downtown.
- Enhance the quality of place in downtown.
- Anticipate future parking issues.

Attracting, retaining, and expanding businesses?

## Regional Opportunities

- Experience Olympia
- STEDI
  - Leverage Ag Park success

Creative District?

Regional Parks?

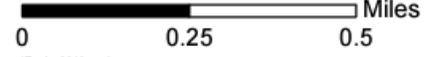
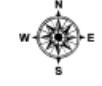


Questions?

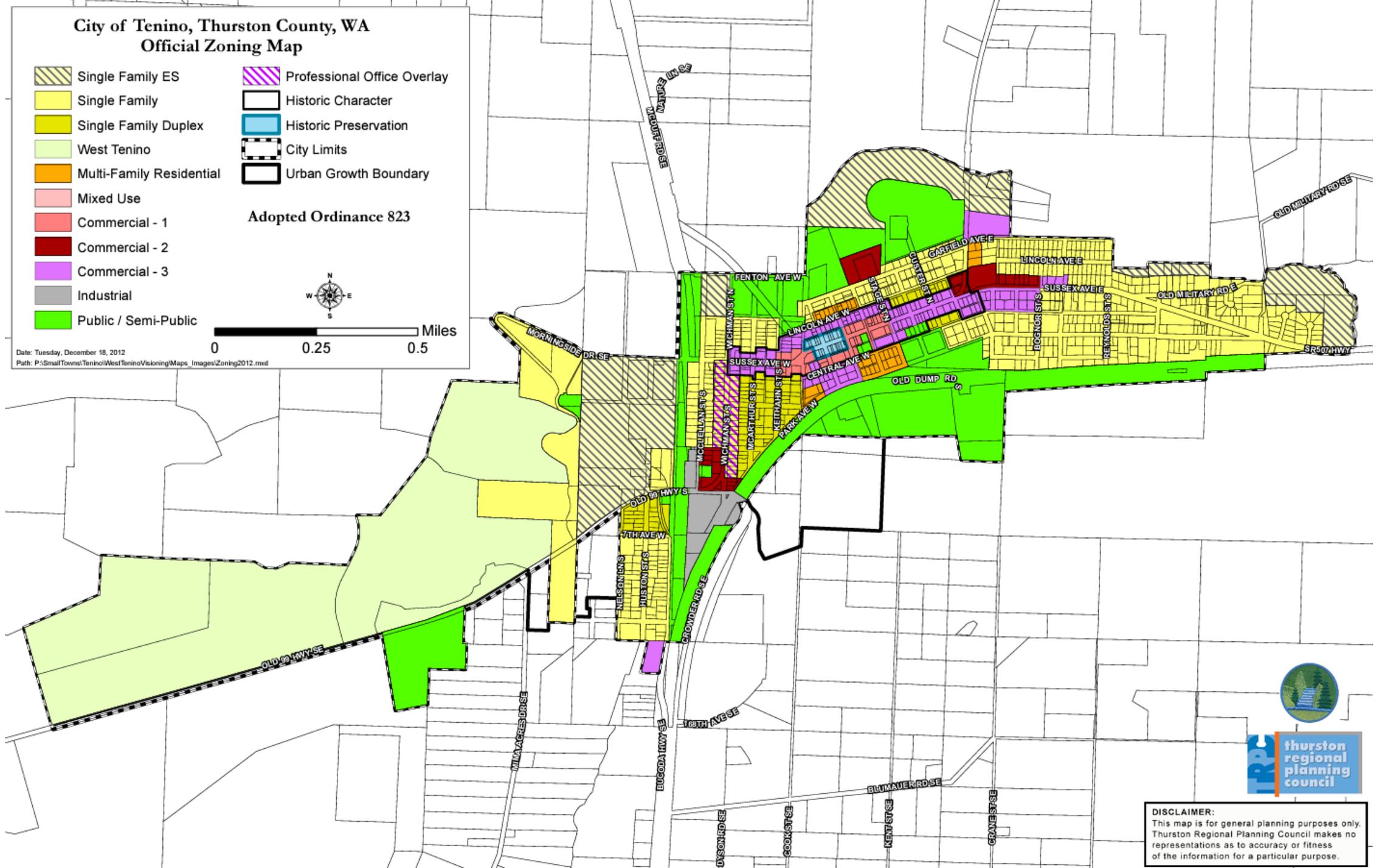
# City of Tenino, Thurston County, WA Official Zoning Map

- |  |   |
|--|---|
|  Single Family ES         |  Professional Office Overlay |
|  Single Family            |  Historic Character          |
|  Single Family Duplex     |  Historic Preservation       |
|  West Tenino              |  City Limits                 |
|  Multi-Family Residential |  Urban Growth Boundary       |
|  Mixed Use                |   |
|  Commercial - 1           |   |
|  Commercial - 2           |   |
|  Commercial - 3           |   |
|  Industrial               |   |
|  Public / Semi-Public     |   |

Adopted Ordinance 823



Date: Tuesday, December 18, 2012  
Path: P:\Small Towns\Tenino\West Tenino\Visioning\Maps\_Images\Zoning2012.mxd



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