

Appendix A. Downtown Tenino Concept Plan

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Tenino Downton Concept Plan

Tenino’s small-town charm and walkability are a defining characteristic of the downtown. However, downtown Tenino struggles to retain businesses, and pedestrians are often missing from the landscape. The following plan builds on downtown Tenino’s strengths and addresses its challenges.

The City of Tenino believes that the highest potential for economic development and business development in the short-term is in the historic downtown of the community. This Downtown Plan is meant to identify methods to attract more visitors to the downtown, encourage more business activity, and enhance the quality of place on the community’s main street.

While these concepts include a number of large projects, several are meant to illustrate small, simple concepts that could improve downtown through the efforts of interested citizens or businesses. These concepts (such as holding a temporary event in downtown, installing a wayfinding sign, or creating a place for a visitor or resident to sit) could be completed at minimal cost and contribute to the overall character and vitality of the area.

Vision

The vision behind each of these concepts is the creation of a vibrant pedestrian-oriented business district that respects and builds on the historic character of downtown Tenino.

Strategy

To reach this vision, the City of Tenino believes that it is essential to build on the distinct advantages of Tenino to encourage more residents near the downtown, more visitors to the downtown, and more businesses in the downtown. These distinct advantages (or things that are unlike any other community) include:

- Tenino’s historic sandstone architecture, some of which was quarried less than three blocks from the buildings where it was used.
- The City Park is large for a community the size of Tenino and is located a short distance from downtown. This park includes the Quarry Pool, the Tenino Depot Museum, large sandstone blocks quarried from the former Tenino Sandstone Company quarry and play equipment for children. The park also connects to miles of trails through property owned by the Creekside Conservancy (the organization formerly known as the Heernet Environmental Foundation).
- The Yelm-Tenino Trail, which is 14 miles long and connects to an additional 22 miles of dedicated trails and nearby rural roads appreciated by cyclists.



Goals

The Downtown Plan is guided by three key goals that shape its vision and strategies for revitalization. These goals aim to create a vibrant, attractive, and functional downtown that supports businesses, residents, and visitors alike.

Increase Downtown Activity and Foot Traffic.

A thriving downtown relies on people—residents, workers, and visitors—who shop, dine, and engage in the community. To encourage more people to spend time downtown, the plan emphasizes strategies such as:

- Expanding mixed-use development and housing to bring more housing and businesses into the downtown core.
- Supporting small businesses and attracting new retail, dining, and entertainment options.
- Hosting events, markets, and cultural activities to draw both locals and visitors.
- Improving pedestrian and bike access to make downtown more walkable and inviting.

By increasing foot traffic, downtown businesses will see greater support, and the area will become a more dynamic and economically sustainable district.

Enhance the Quality of Place.

A visually appealing and well-maintained downtown encourages people to visit, linger, and return. Improving the quality of place involves:

- Investing in streetscape improvements, including landscaping, lighting, and public seating.
- Preserving and highlighting historic buildings to maintain downtown's unique character.
- Expanding public spaces such as plazas, parks, and gathering areas to create inviting social hubs.
- Encouraging high-quality design in new developments to maintain an aesthetically pleasing and cohesive downtown environment.

A well-designed and attractive downtown strengthens community identity and fosters civic pride while making the area a destination for both residents and tourists.

Plan for Future Parking Needs

As the downtown area grows and attracts more visitors, the demand for parking will increase. To address this, the plan anticipates future parking challenges and proposes solutions such as:

- Evaluating current parking availability and identifying areas for expansion or improved efficiency.
- Encouraging shared parking agreements between businesses and property owners to maximize existing parking resources.
- Exploring structured parking options, including parking garages, to support long-term growth.
- Promoting alternative transportation methods, such as public transit, biking, and walking, to reduce the overall need for parking.

By proactively addressing parking concerns, the City can ensure that downtown remains accessible and convenient while supporting continued economic and social activity.

Concept 1: Increase Housing Density

Expanding mixed-use development and housing to bring more housing and businesses into the downtown core.

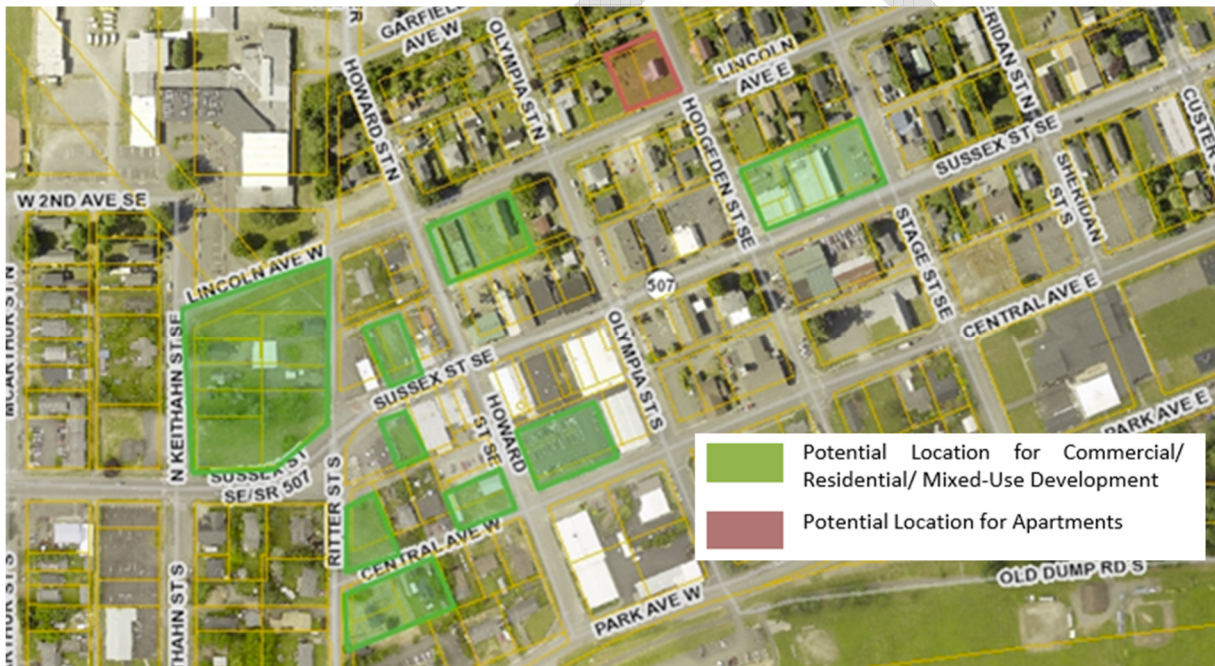
Vision

Downtown businesses supported through permanent residents, including seniors in senior housing and residents in new mixed-use and apartment projects.

- Goals met:**
- Increase Downtown Activity and Foot Traffic
 - Enhance the Quality of Place
 - Plan for Future Parking Needs

Potential Housing Types and Locations

Figure 30. Potential Locations for Housing Near Downtown



Mixed-Use

Walkup Apartment



Townhouse

Concept 2: Support events, markets, and activities.

Supporting small businesses and attracting new retail, dining, and entertainment options and hosting events, markets, and cultural activities to draw both locals and visitors.

Vision

Downtown businesses supported through temporary events, such as markets, craft fairs, music shows, or community movie nights that bring people into the area. The closer the event is located to downtown the better.

- Goals met:**
- Increase Downtown Activity and Foot Traffic
 - Enhance the Quality of Place
 - Plan for Future Parking Needs



Farmers' Market - Port Townsend, Washington

Potential Spaces for Temporary Events



Concept 3: Improve Pedestrian and Bike Accessibility

Improving pedestrian and bike access to make downtown more walkable and inviting.

Long-Term Vision

A pedestrian-friendly Sussex Avenue with slower traffic, areas of wider sidewalks, and business seating on the street.

Short-Term Vision

Outdoor cafes, pedestrian spaces, and seating on side streets, back alleys, and unique places on the front or sides of buildings.

- Goals met:**
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Potential Locations for Outdoor Seating in Historic Downtown



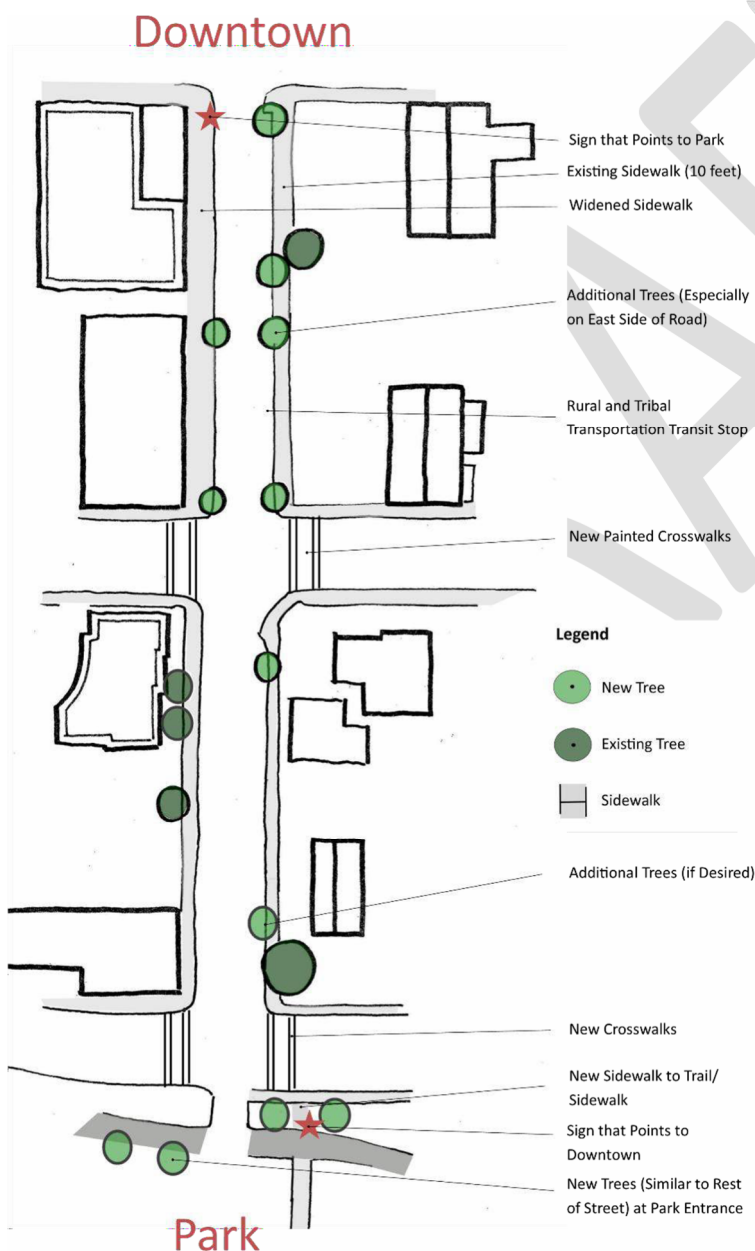
Concept 4: Connect the Park to Downtown

Vision

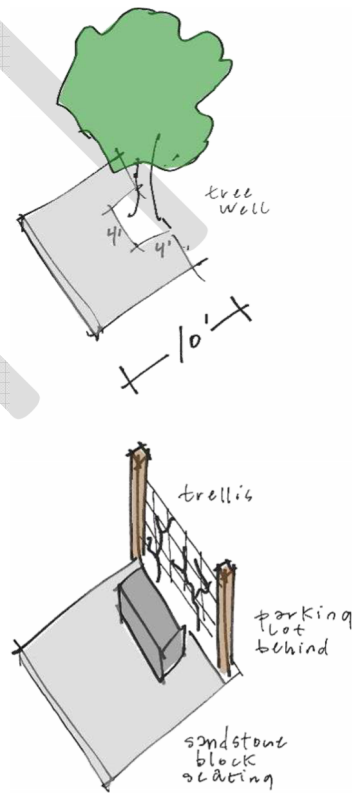
A pedestrian friendly link to the park along Olympia Avenue that can double as a home for community events such as markets, fairs, concerts, or outdoor movies.

- Goals met:**
- Increase Downtown Activity and Foot Traffic
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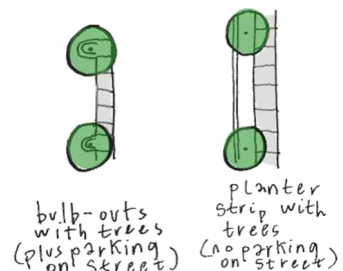
Conceptual Site Plan



Adding Vegetation to East Sidewalk



Potential Methods to Add Vegetation to Street



Concept 5: Bike Path/System through Downtown

Develop a bike system that leads bikers and pedestrians through downtown.

Vision

A bike network that leads people from the park to and from downtown and visa-versa with:

- Bike routes that showcase the community.
- Bike route markers that point people into downtown.
- Bike markings that guide people to the best routes to travel.

- Goals met:**
- Increase Downtown Activity and Foot Traffic
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Potential Bike Routes



Wayfinding Approaches

A. Stencils on Bike/Car Roads



B.

Wayfinding Signs

Views



1. Scatter Creek and Hill



2. Mount Rainier



3. Downtown

Concept 6: Build on Character of Downtown

Vision

New buildings that complement existing historic structures through features such as increased fenestration such as windows, three-dimensional facades, and similar roof lines. Additionally structures should be set at or near the front of the property line, include landscaping or other visual decoration, and use high quality materials.

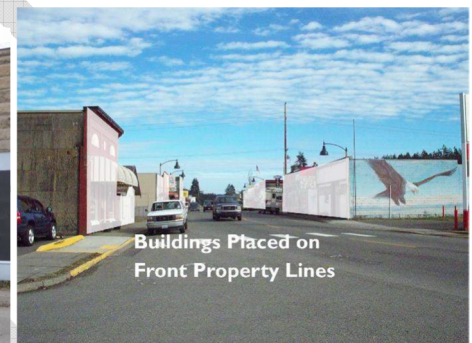
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Lots of windows



Three Dimensional Facades



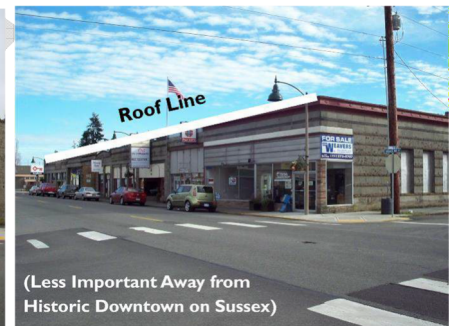
Structures Set at or Near Front Property Line



Plants/Art



High Quality Materials



Similar Roof Lines

Concept 7: Create Gateways into Downtown

Vision

A series of gateways on each side of downtown that define the historic downtown area, slow traffic and act as an amenity for future development of surrounding parcels.

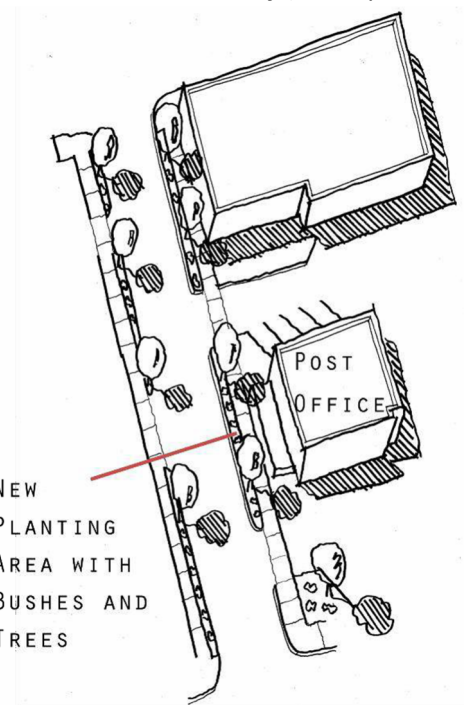
- Goals met:**
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Potential Areas for Gateways and Roundabouts

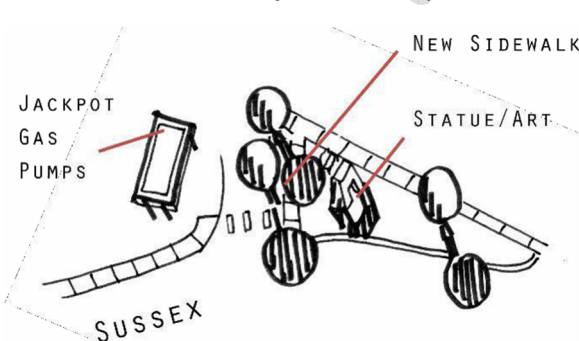


A. Old Hwy 99 and Sussex Square (Conceptual Drawing)

B. East Downtown Gateway (Conceptual Drawing)



C. Ritter and Sussex Square (Conceptual Drawing)



Concept 8: Better utilize areas for additional parking

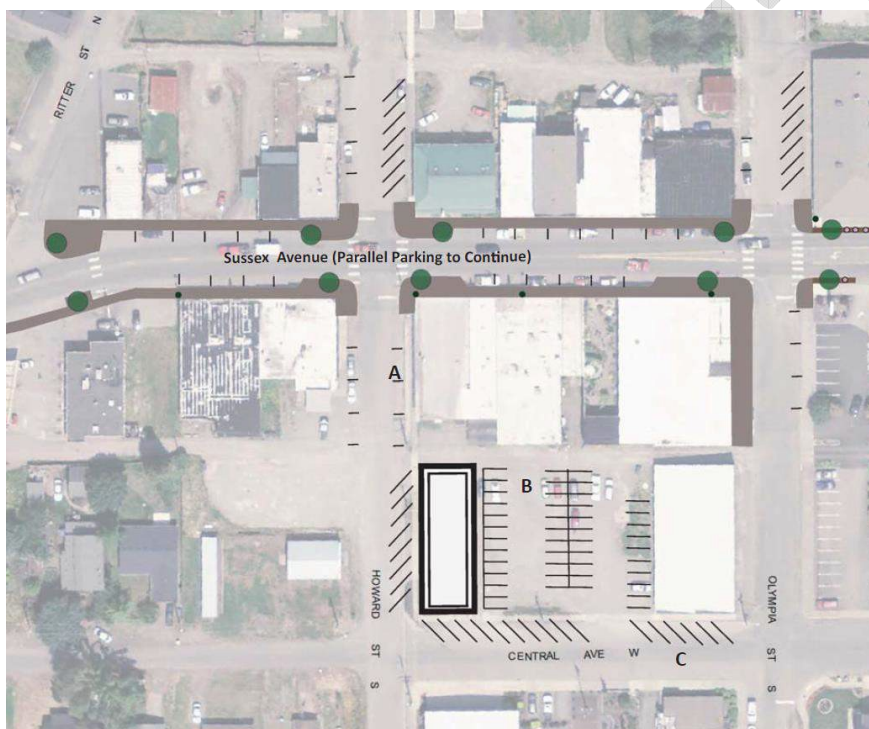
Better utilize side streets, back streets and alleys for parking.

Vision

Parking on Sussex, Olympia, Howard, Hodgden, and Central Avenue, and off the alleys. If necessary, additional parking agreements made with groups like the School District and the Tenino First Presbyterian Church.

- Goals met:**
- Increase Downtown Activity and Foot Traffic
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Potential Areas for Parking



- A. Parallel on-street parking on Olympia and Howard (south of Sussex) is considered the most feasible and desirable parking arrangement at this time.
- B. Creating defined parking spaces in the parking lot behind the Sandstone Café is desirable—as defining spaces would offer businesses the opportunity to have a similar number of spots as at present, while offering a space for a new building (a 40' by 112' foot structure is shown above). The existing parking arrangements are haphazard and inherently inefficient in their use of space.
- C. Angled parking on one side of the road will work with two lane traffic in certain areas.

It should be noted that one-way streets with angled parking on one side will not result in substantially more parking spaces than two-way streets with parallel parking on both sides. However, one-way streets with angled parking on both sides are generally not considered necessary, feasible, or desirable at this point in time.