

The background of the slide is a light gray surface covered with numerous 3D house models. Most of these models are a uniform light gray color. One house model, 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 frame, some appearing larger and more prominent than others, creating a sense of a neighborhood or community.

Comprehensive Plan Update

Planning Commission

July 10, 2024

Contents

Background

Infill Development

Nonresidential Capacity

Opportunity Sites

Potential Anti-Displacement Actions

Background



Background

- Tenino must plan to accommodate 231 additional units:

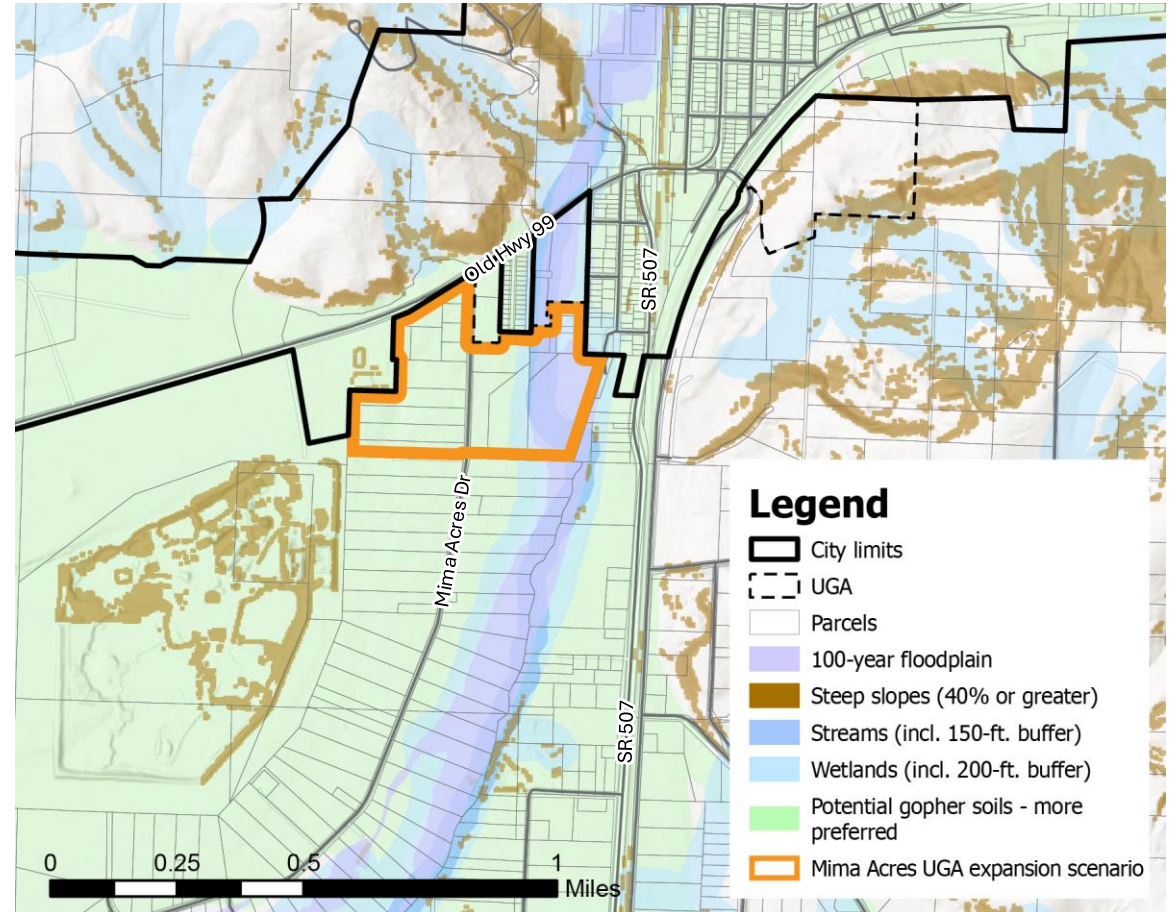
Income Band	2045 Housing Unit Allocation (City + UGA)	Additional Unit Capacity	Surplus/Deficit
Low-Income (0-80% AMI)	99	148	49
Moderate-Income (80-120% AMI)	219	21	(198)
Higher-Income (>120% AMI)	211	168	(43)

Capacity Needs

- We have a small surplus of Lower-Income Units (0-80% AMI)
- We need to plan for:
 - ~198 Moderate-Income Units (80-120% AMI)
 - ~43 Higher-Income Units (120%+ AMI)
- We need to consider:
 - Permanent Supportive Housing
 - Emergency Beds

Increasing Capacity

- Two-pronged approach:
expansion + infill
- Mima Acres proposed as the preferred **expansion** alternative
- Middle housing by right is preferred **infill** approach



Infill Development



Accessory Dwelling Unit Capacity

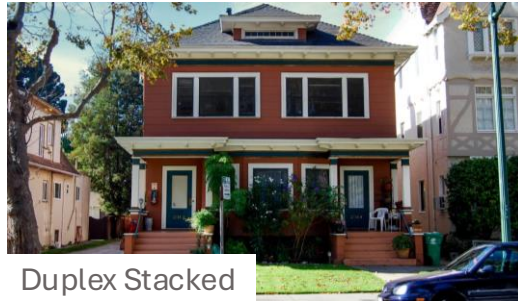
- Tenino MUST allow up to two ADUs per residential lot:
 - In all zoning districts that allow single-family homes
 - On lots that meet min. lot size requirements
- Unlikely to develop at full capacity
 - Likely a handful per year

Zone	Conforming Lots	ADU Capacity
SF-ES	16	32
SF	504	1,008
SF-D	71	142
MF	28	56
C-3	48	96
Total	667	1,334

Preferred Infill Types



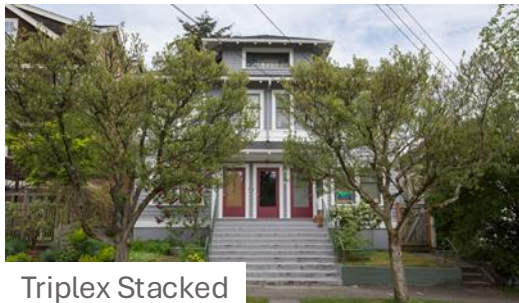
Duplex Side-by-Side



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**

The background of the slide features a collection of 3D house models. Most are white with grey roofs, while one model on the right side has a red roof. The houses are scattered across the page, creating a sense of a residential neighborhood.

Nonresidential Capacity

Nonresidential Zones

















C-1: historic downtown Tenino, mixed use and retail/commercial

C-2: gateways and major intersections, auto-oriented

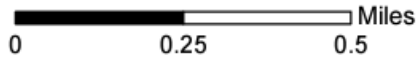
C-3: transitional area with mix of commercial and residential

I: large-scale industrial, some commercial

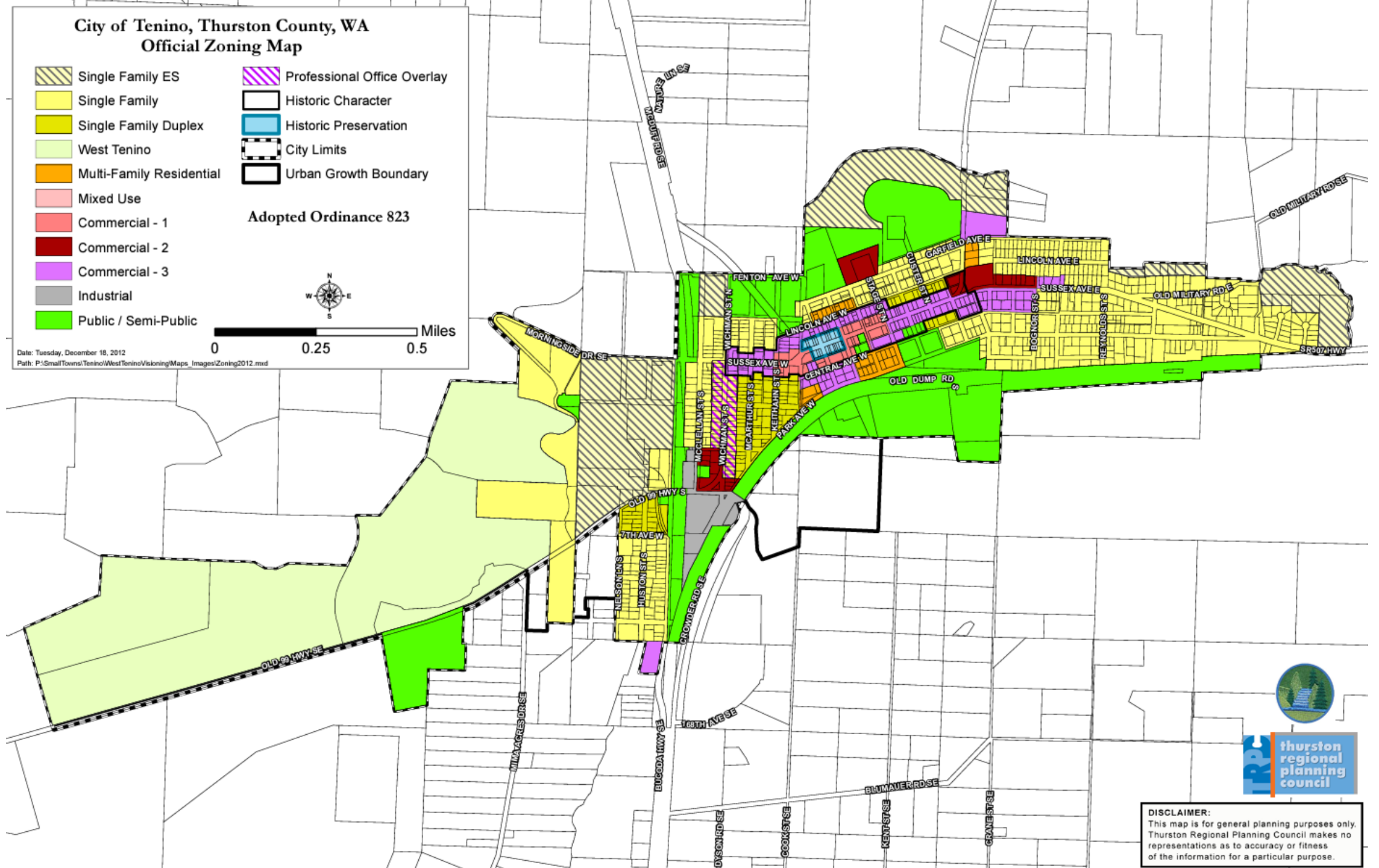
City of Tenino, Thurston County, WA Official Zoning Map

- | | |
|--|---|
|  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



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.

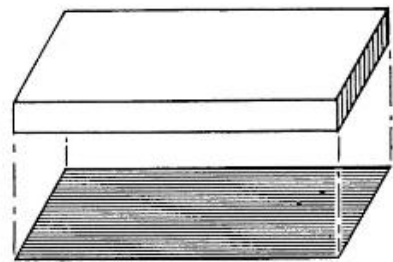
Nonresidential Capacity

- Where will employment grow?
- Based on assumed floor-area ratios
 - Higher intensity = higher FAR
- Assumes employees/sqft per type of potential nonresidential use

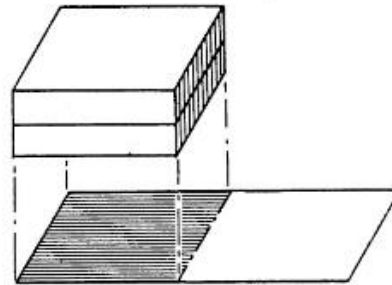
Zone	Net Acres	Density	Capacity	
			Occ. Sq. Ft.	Employees
C-1	1.4	1 FAR	56,244	94
C-2	0.2	1 FAR	6,897	17
C-3	6.1	0.75 FAR	190,812	477
I	3.6	0.75 FAR	111,731	172
Total	11.4		365,684	760

Floor Area Ratio

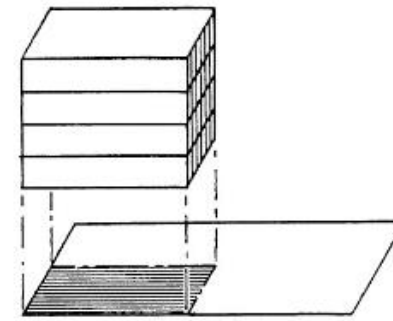
- A measure of nonresidential density
- Measures gross floor area compared to the lot size



100% LOT COVERED



50% LOT COVERED



25% LOT COVERED

F.A.R. 1.0

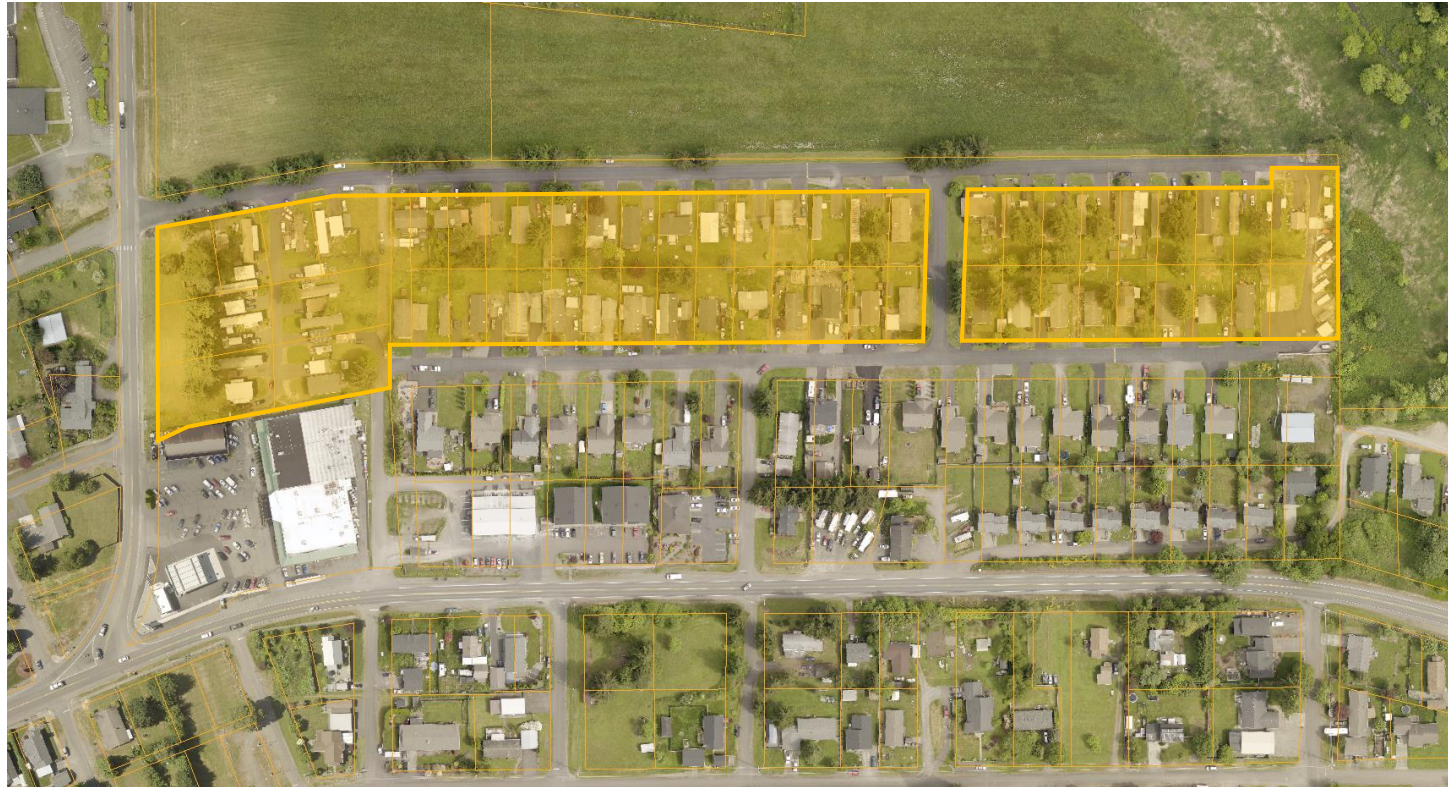
Nonresidential Recommendations

- Redesignate portion of Ag Park to C-3 to support flexible build-out
 - Leave WWTP in Public/Semi-Public
- Consider other agencies' needs
- No major changes

Opportunity Sites



Tenino Estates



- **Current Characteristics:**

- 56 units (est.) on 55 parcels
- 10.7 acres (est.)
- Split MF and SF zoning

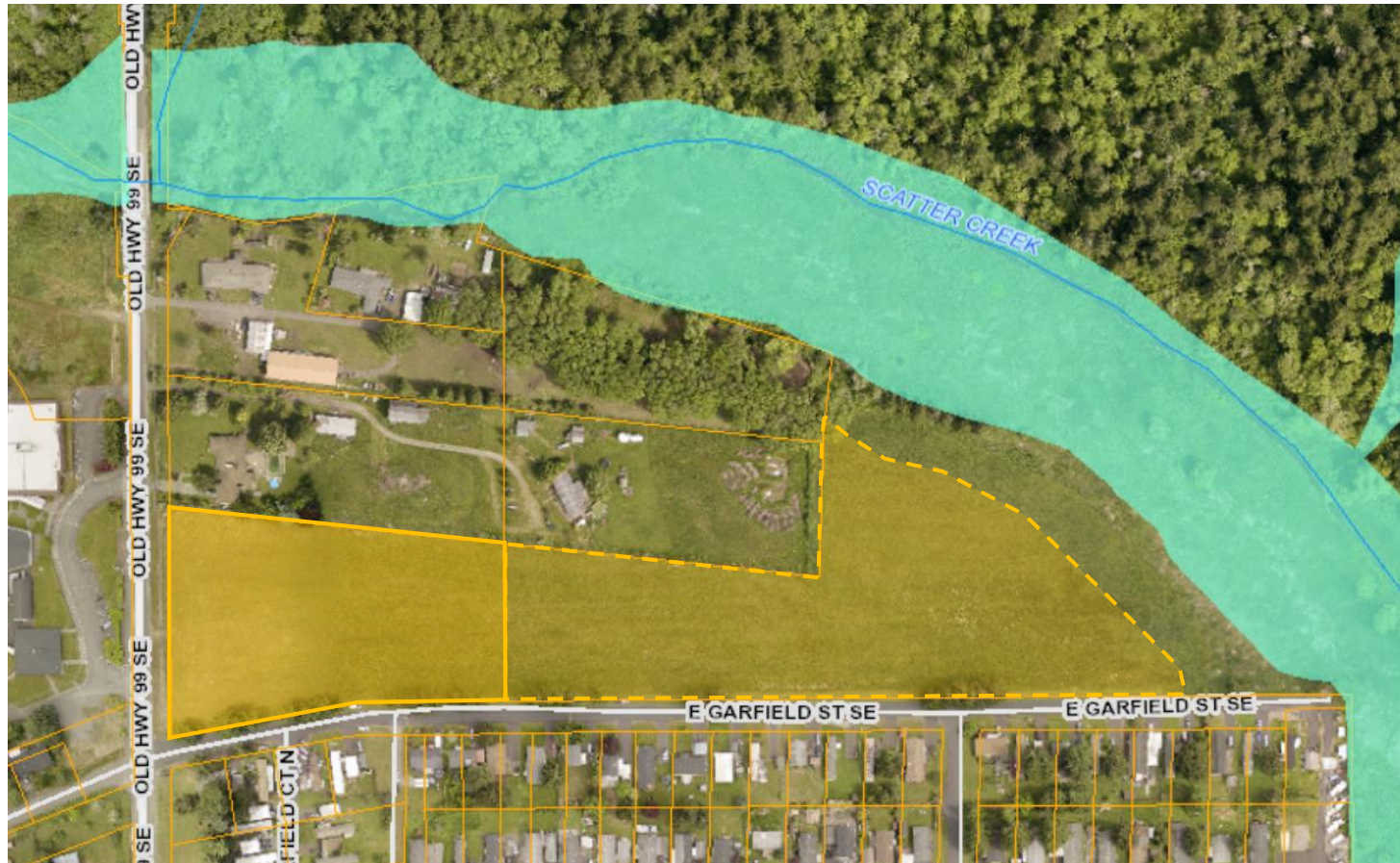
- **Potential Capacity:**

- Up to **429 units** (likely less)
- Assumed rezoned to MF
- Assumed density: 40 du/ac
- Displacement must be mitigated

- **Planning Policies:**

- Protect as affordable housing
- Consider rezone
- Adopt anti-displacement policies

Old Highway 99 Vacant Field



- **Current Characteristics:**

- Vacant
- 3.6 acres (est.)
- C3 zoning

- **Potential Capacity:**

- Up to **144 units** (likely less)
- Assumed density: 40 du/ac
- Assumed type: only residential
- Gateway development potential

- **Consider adjacent parcel:**

- Same owner
- Not in UGA
- Critical areas constraints

Lincoln & Hodgden



- **Current Characteristics:**

- 2 vacant units on 3 parcels
- 0.5 acres (est.)
- MF zoning

- **Potential Capacity:**

- Up to **20 units** (likely less)
- Assumed density: 40 du/ac

- **Planning Policies:**

- Take advantage of water/sewer
- Proximity to school/downtown
- Sidewalks and alley access
- No displacement

Anti-Displacement

HB 1220

- Requires planning housing at various income levels
- Must identify and address policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing
- Must identify areas at higher risk of displacement and establish anti-displacement strategies

Housing Units by Income Band	Area Median Income (AMI)
Emergency housing/shelters	NA
Extremely low:	0-30% AMI, including some PSH*
Very low	31-50%
Low	51-80%
Moderate	81-120%
Other	Above 120%

*PSH = permanent supportive housing

SB 5198

- Landlords of Manufactured Home Communities (MHCs) must provide opportunity to current residents to compete to purchase the MHC
- Landlords must provide **two years'** notice of intent to close/sell MHC

Potential Anti-Displacement Actions

1. MHP Zoning

- Preserve MHCs, preventing redevelopment

2. Tenant Opportunity to Purchase (TOPO) Ordinance

- Adopt rules to avoid ‘off-market’ sales of MHCs and apartment buildings
- “Right of first refusal”

3. Financial Relocation Assistance

- Commerce’s **Manufactured Home Relocation Assistance Program** provides cash assistance of up to \$11,000 for the relocation of single-section homes and \$17,000 for the relocation of multi-section homes.

Potential Anti-Displacement Actions

4. **Community Land Trusts**

- NGO acquires and manages land/housing

5. **Inclusionary Zoning**

- Require affordable housing in new developments

6. **Other Financial Assistance**, examples:

- Housing assistance
- Utility assistance
- Mortgage assistance and foreclosure prevention

7. **Affordability Incentives**, examples:

- Height/density bonuses
- Reduced parking requirements
- Tax/fee reductions
- Streamlined permitting



Questions?