

The background features a dense field of 3D house models in various shades of gray and brown, scattered across the page. One house, located near the center-right, is highlighted in a vibrant red color. The text is overlaid on this background.

Tenino Comprehensive Plan Update

Planning Commission

June 12, 2024

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The background of the slide features a collection of 3D house models. Most are light gray, but one house on the right side has a red roof. The houses are scattered across the page, creating a sense of a neighborhood or community.

Updated Planning Scenarios

TRPC's Projected Housing Needs (2023)

		Income Level (Percent of Area Median Income)									Emergency Housing	
		0-30%		30-50%	50-80%	80-100%	100-120%	120%+	Seasonal/Migrant			
		PSH	Non-PSH									
Housing Units											Beds	
2045 Total Housing Unit Need (Sum of 2020 Supply + 2045 Need)												
	City	1,299	32	97	211	416	197	113	233	0	9	
	UGA	14	1	2	2	3	2	1	3	0	0	
2020 Supply												
	City	780	0	34	211	416	82	12	26	0	0	
	UGA	5	0	0	1	3	1	0	0	0	0	
2045 Unit Need												
	City	519	32	62	0	0	115	102	208	0	9	
	UGA	9	1	2	1	1	1	1	3	0	0	

Land Capacity by (Simplified) Income Band

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

Conceptual Areas for UGA Expansion

- Two conceptual options:
 - South scenario
 - Mima Acres scenario
- Contiguous with Tenino municipal boundaries and existing UGA
- Development potential assumed based on Single Family (SF) Zone
- Cost estimates for each scenario include preparation, erosion control, and water and sewer extensions

South UGA Expansion Scenario

Development capacity

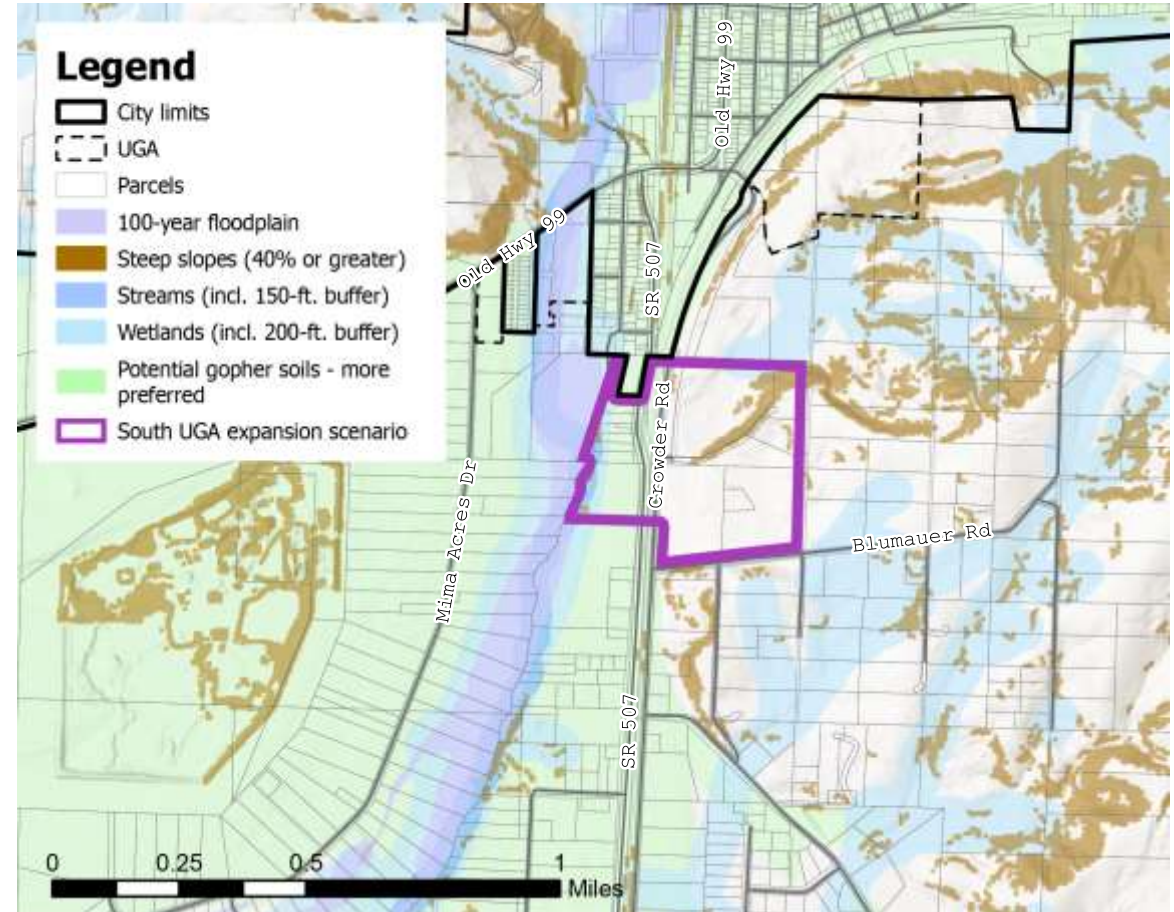
Total area: 123.65 acres

Buildable area: ~ 68 acres

Additional housing units:
~ 350

Estimated cost to extend
utilities and
infrastructure

~\$2.7 million



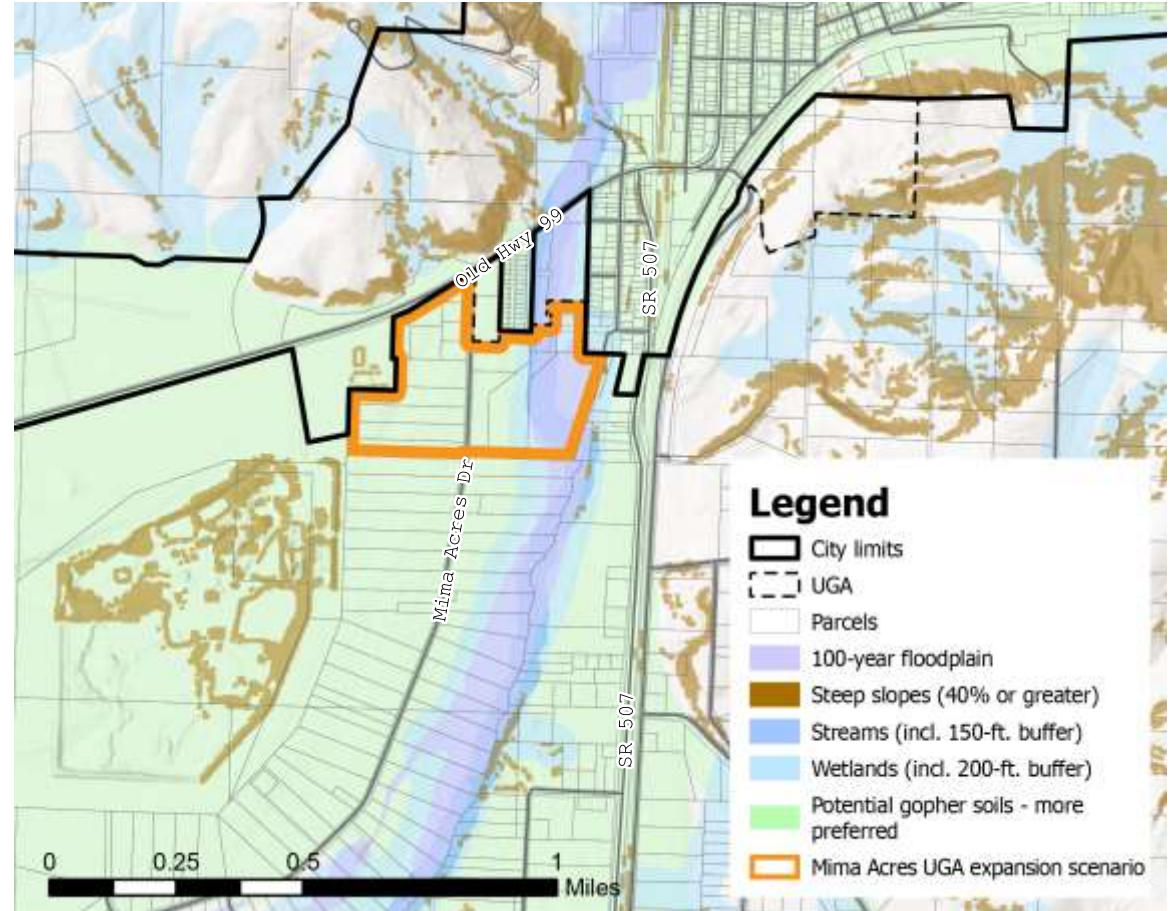
Mima Acres UGA Expansion Scenario

We need to accommodate an additional:

- 198 Moderate-Income Units (80-120% AMI)
- 43 Higher-Income Units (120%+ AMI)

	Zone	Assumed Density	Units Needed	Min. Acres Needed
Moderate-Income Units (80-120% AMI)	SF-D (Moderate-Density)	15 du/acre	198	13.2
Higher-Income Units (120%+ AMI)	SF (Low-Density)	8 du/acre	55*	6.9
TOTAL			253	20.1

* Accounts for the potential loss of 12 single-family homes that currently exist on these parcels (120%+ AMI)



Mima Acres UGA Expansion Scenario

Development capacity

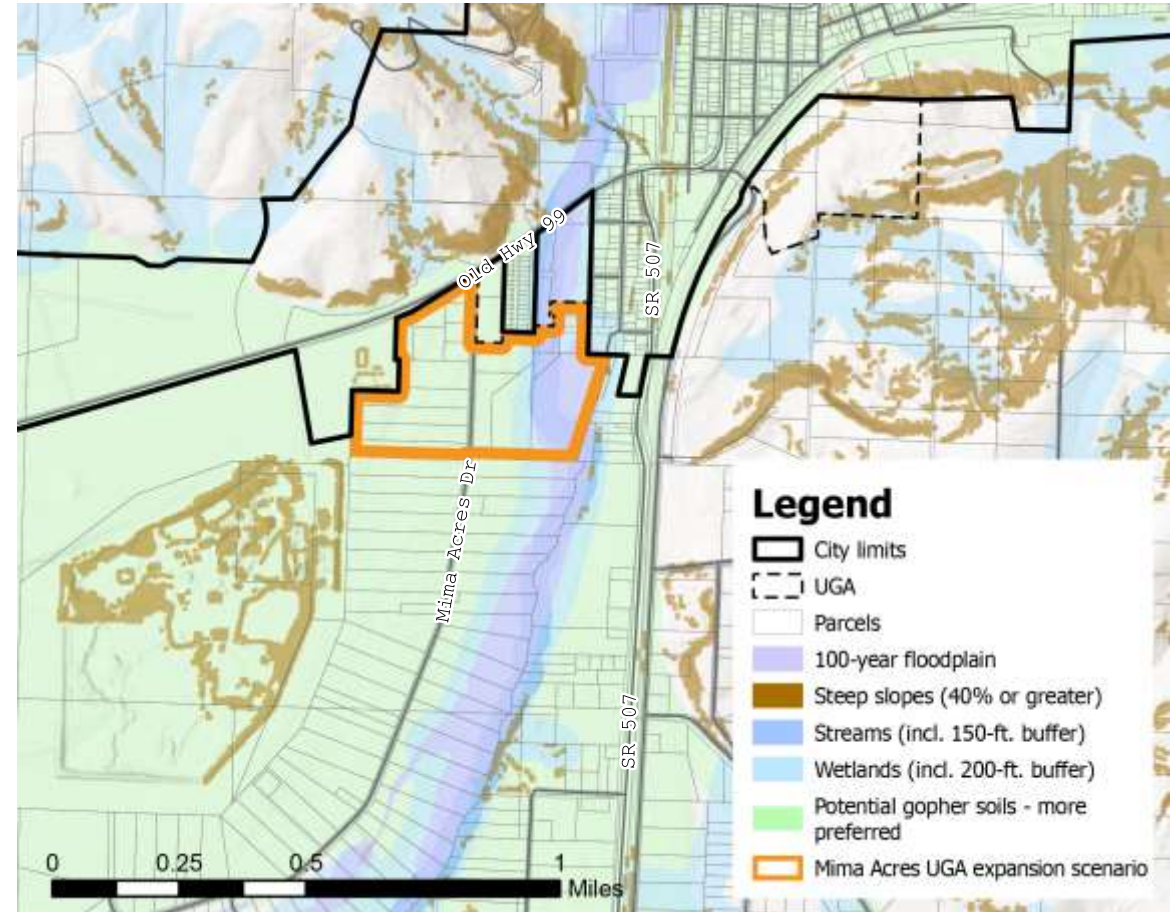
Total area: 54.8 acres

Net buildable area: 28.3 acres¹

¹ After deduction of critical areas, land for future public facilities (5%), ROW/infrastructure (20%), and market factor (15%)

	Zone	Assumed Density	Units Needed	Min. Acres Needed
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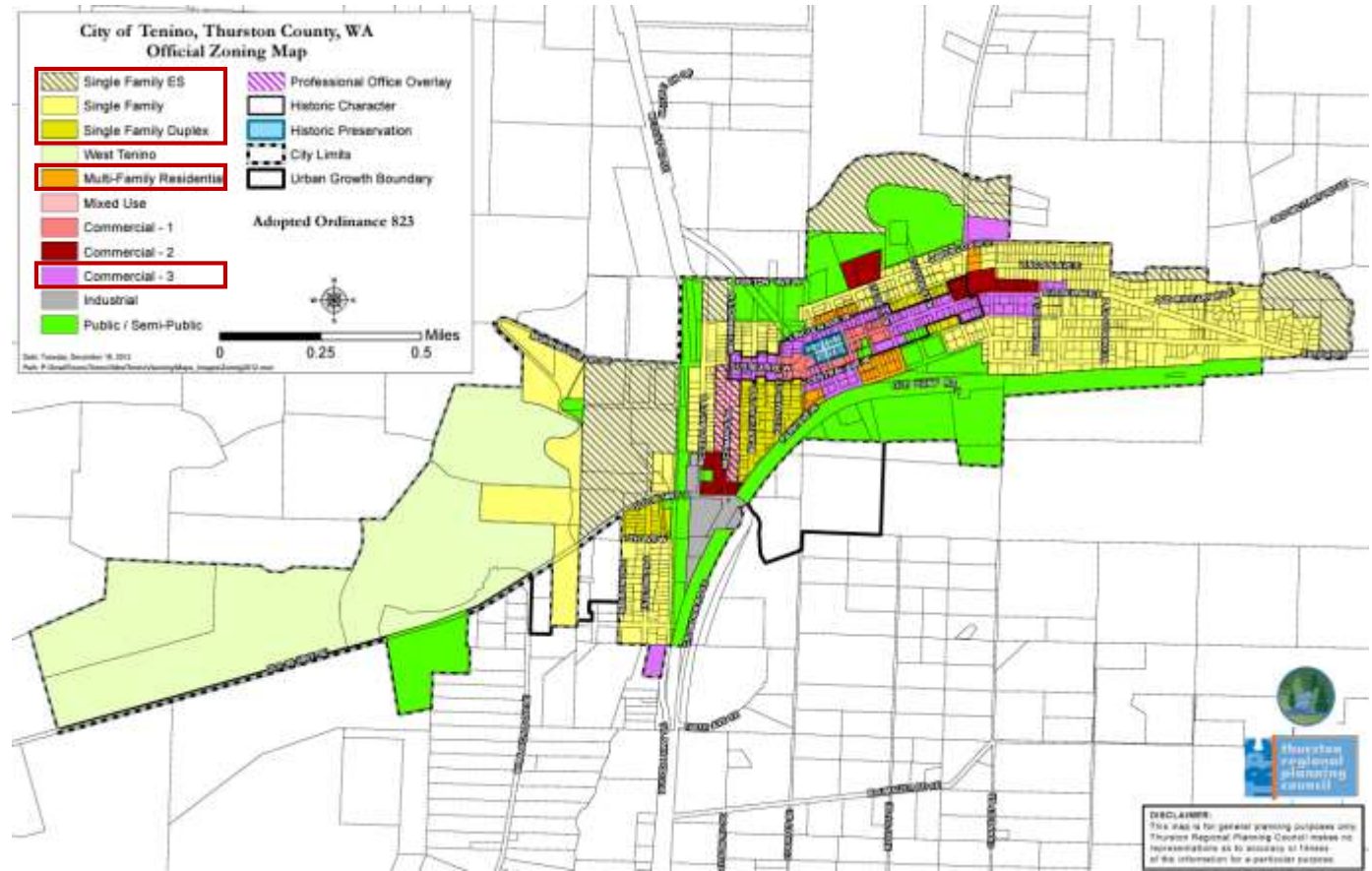
* Accounts for the potential loss of 12 single-family homes that currently exist on these parcels



Infill Approach

Ways to accommodate middle housing in Tenino include:

- **By Right:** amend zoning code to allow certain middle housing types by right or through an administrative use permit
- **Infill Overlay:** Consider allowing duplexes and triplexes in some single-family areas - this can be achieved with an overlay district in certain areas (e.g. closer to downtown)
- **Development Incentives:** Offer incentives and density bonuses to developers who include a certain percentage of middle housing units in their projects
- **Mixed-Use Zoning:** Consider the introduction of a mixed-use zone that allows for a combination of



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							
Multiplex - medium (5-8 units)				Y	A	A	A

Y = Use is allowed outright
A = Administrative Use Permit required

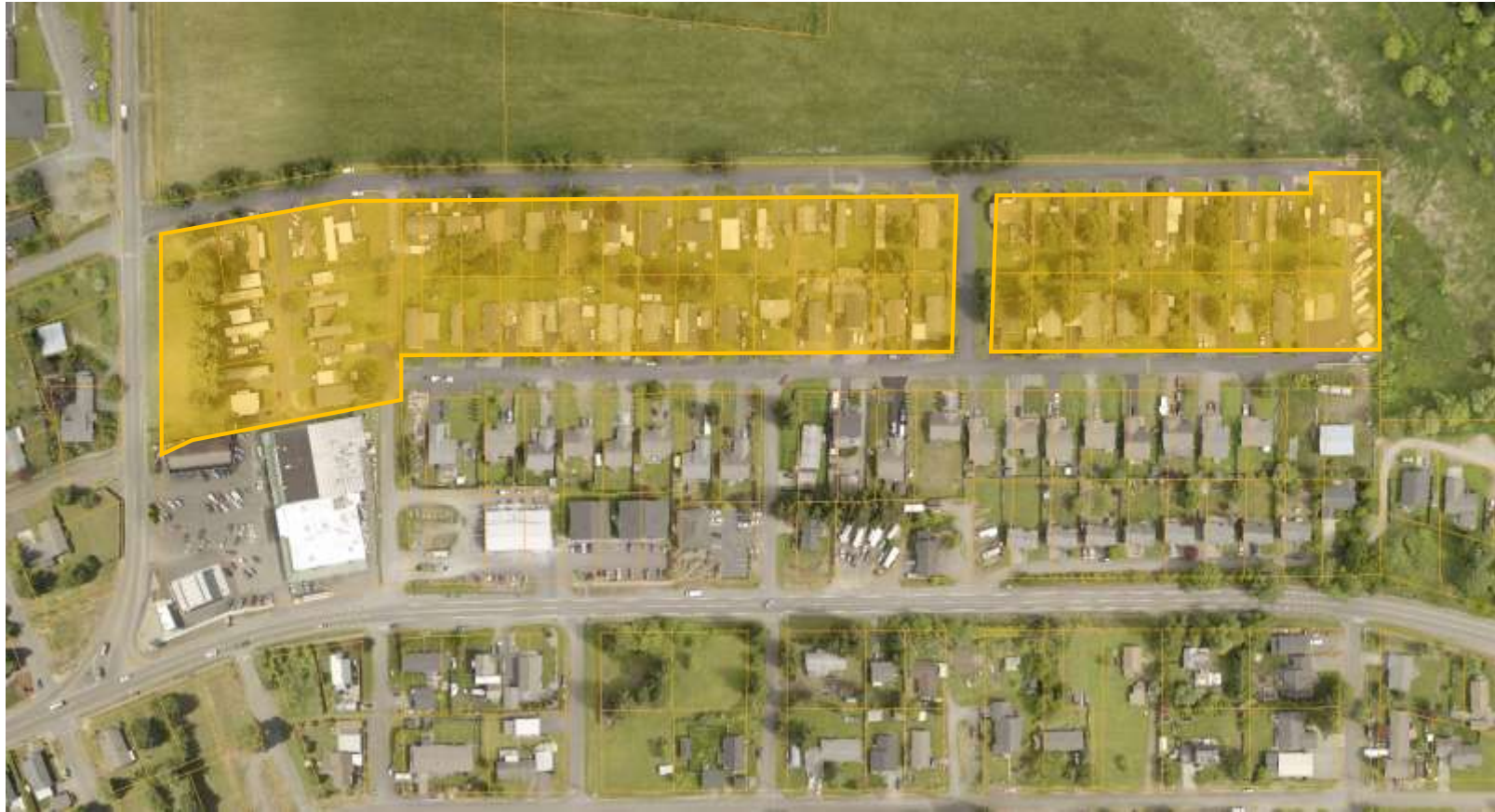
Infill - Middle Housing Types Potentially Added

	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>	Y = Use is allowed outright		
Townhouse		<u>Y</u>	<u>Y</u>	Y	A = Administrative Use Permit required		
Multiplex - medium (5-8 units)				Y	<u>* = when associated with SF units</u>		
					A	A	<u>Y</u>

A Note on ADUs

- Per HB1337, Tenino MUST allow up to two ADUs per residential lot:
 - Applies to all zoning districts that allow for single-family homes
 - Can be 2 attached, 2 detached, or one of each
 - Applies to lots that meet min. lot size requirements for principal unit
- Additional limitations on regulations for size, locations, occupancy, ROW improvements, etc.

Tenino Estates



- **Current**

- **Characteristics:**

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

- **Potential**

- **Capacity:**

- **429 units**
- Assumed rezoned to MF
- Assumed density: 40 du/ac
- Displacement must be mitigated

Community Survey

Community Survey - Vision

- In a few words, what makes Tenino great today?
- What does Tenino need to thrive?
- When you think about the future of Tenino, what comes to mind?

Community Survey - Vision

- How well does this statement reflect your vision for Tenino's future?

In 2045, Tenino is a vibrant small town that celebrates its artisanal history. Our community is integrated with the natural landscape and carefully stewards its resources. Our lively, walkable downtown supports local entrepreneurs and provides the retail, services, and amenities our residents need. Our community is welcoming to all.

Community Survey - Priorities

- What are your top three planning priorities for the next 20 years?
- What do you think are the biggest barriers to accomplishing your priorities?

Potential Planning Priorities:

- Housing options
- Transportation
- Economic development
- Environmental conservation
- Resilience and emergency preparedness
- Parks, recreation, and open space
- Improving infrastructure and services
- Reinforcing

Community Survey - Housing

- Which housing types do you think would fit in with existing neighborhoods?
- What are your biggest concerns related to allowing different housing



Community Survey – Transportation, Infrastructure, and Public Facilities

- How well does Tenino's transportation network meet your needs:
 - As a driver?
 - As a pedestrian or bicyclist?
- What do you think Tenino's transportation system needs?
- How well are you able to access the services you need?
- Are there services or facilities missing in

Community Survey – Climate

- How concerned are you about the potential impacts of climate change in Tenino?
- In your opinion, what are the most critical climate-related risks facing this community?
- What community assets exist in Tenino that should be protected against climate impacts, hazards, and/or natural disasters?

Next Steps

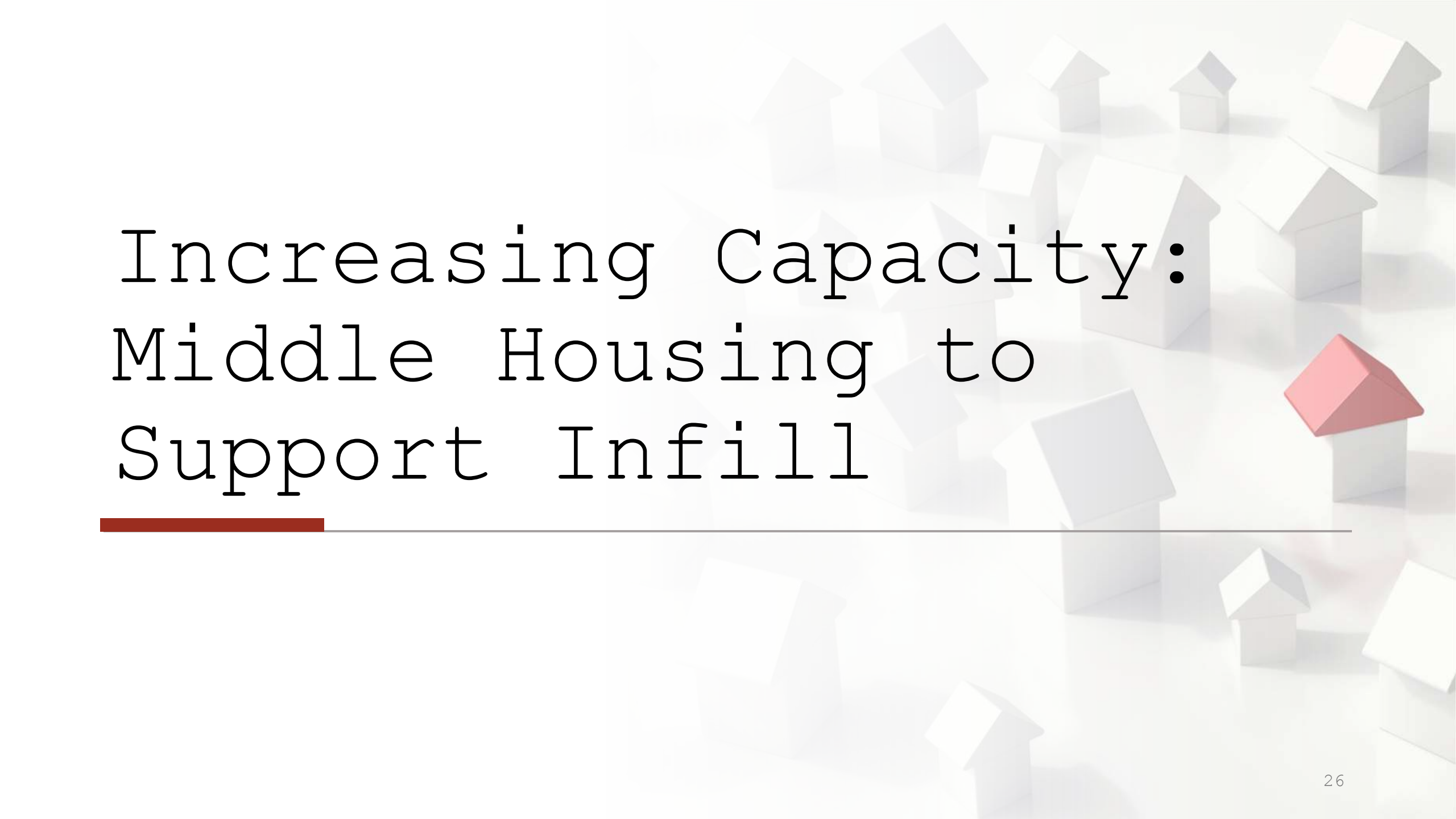


Next Steps

- Meet with TRPC to discuss growth scenarios
- Finalize and distribute community survey
- Begin making policy updates to respond to State laws



Questions?



Increasing Capacity:
Middle Housing to
Support Infill

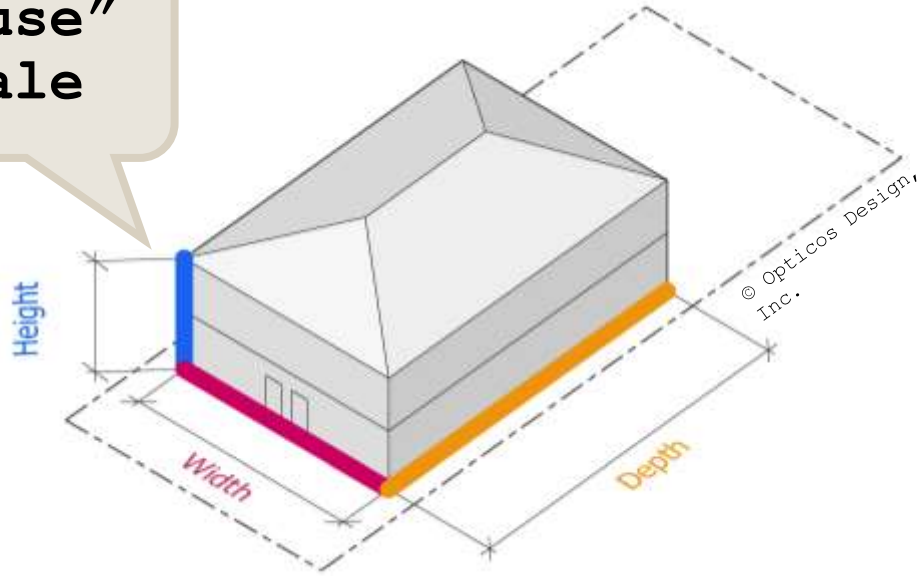
What is Middle Housing?



House-scale buildings with multiple units in residential neighborhoods

"Middle" in Two Ways:

"house" scale



more attainable



The Alliance for Housing Solutions

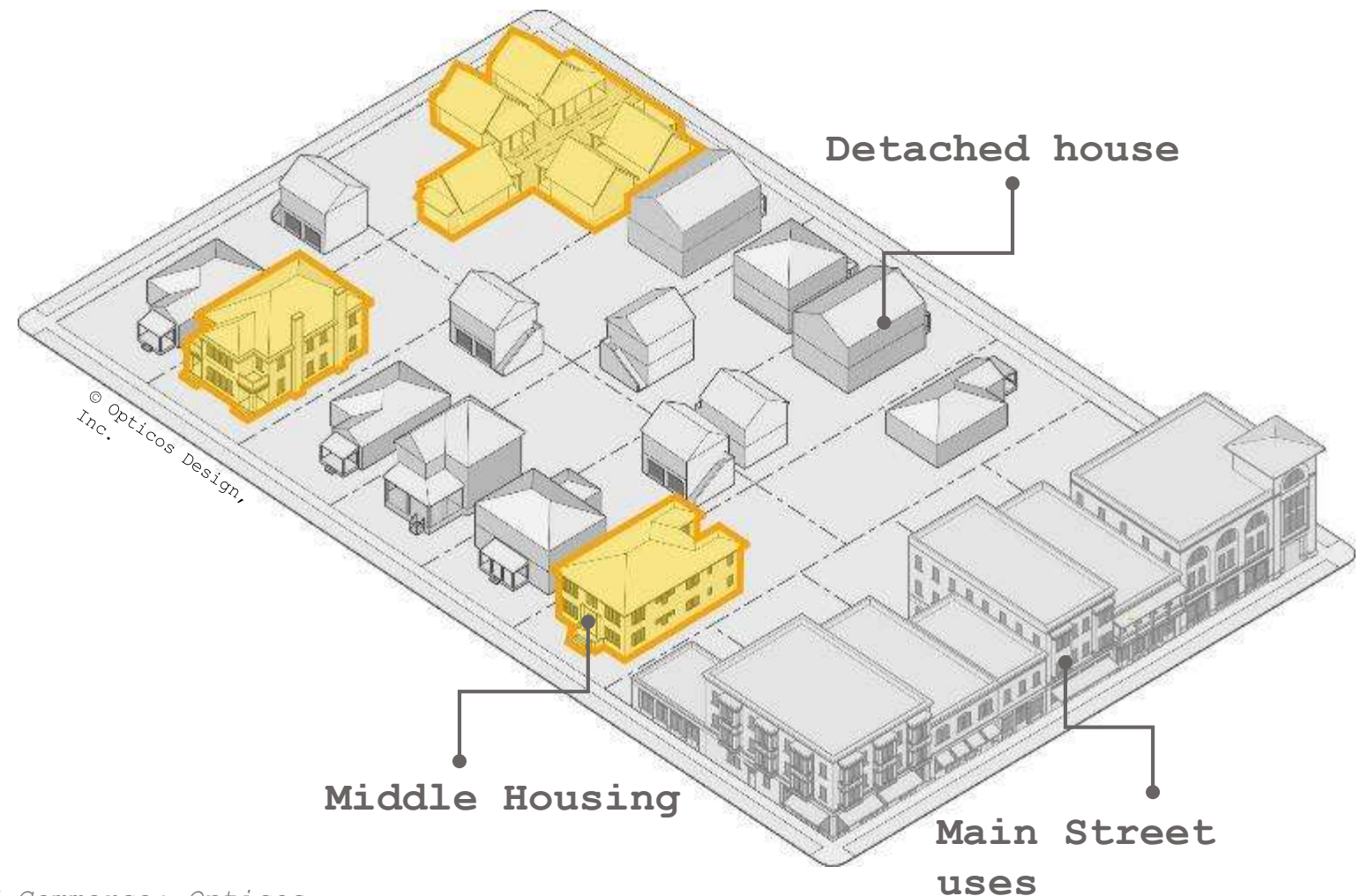
1. A middle form and scale between detached (single-unit) and multi-unit buildings.
2. Deliver attainable housing choices to middle-income families.

Source: Washington State Department of Commerce; Opticos Design Inc.

What Does Middle Housing Look Like?

- **Middle Housing is Gentle Infill**

- ✓ Middle Housing is generally “house-scaled” or designed to be compatible with neighborhoods of detached homes
- ✓ Small-scale infill enables existing neighborhoods to grow and evolve to accommodate more diverse housing types



Benefits of Middle Housing

Provides Diverse Housing Options

Middle housing includes a variety of options like duplexes, triplexes, fourplexes, townhouses, cottage clusters, and ADUs.

Offers Moderate Density

These housing types provide higher density than single-family homes but lower density than large apartment complexes, maintaining neighborhood scale.

Promotes Affordability

Middle housing promotes affordability by increasing housing supply and providing more affordable options for a broader range of residents.

Encourages Walkability and Sustainability

Concentrating housing in compact, mixed-use neighborhoods can support walking and biking, reducing reliance on cars and preserving green spaces.

Preserves Neighborhood Character

Well-designed middle housing blends into existing neighborhoods, complementing architectural styles and fostering community identity.

Middle Housing for Tenino

The smaller- to medium-scale middle housing types are appropriately scaled to fit into Tenino's existing residential fabric

These types include:

- Duplex Court
- Triplex
- Fourplex
- Courtyard Building
- Cottage
- Townhouse
- Multiplex - Medium (5-8 units)



Source: Washington State Department of Commerce; Opticos Design Inc.

Middle Housing for Tenino - Examples



Duplex Side-by-Side



Duplex Stacked



Triplex Side-by-Side



Triplex Stacked



Fourplex



Courtyard Building



Cottage Housing



Townhouse



Multiplex - Medium

Integrating Middle Housing into Existing Context

Regulatory tools that can be used to ensure middle housing fits into neighborhoods' existing architectural style include:

Zoning Code Updates

Ensure Tenino's zoning regulations encourage or require new housing to be compatible with existing architectural context (e.g.

allowable building heights, setbacks, roof pitch, etc.)

***Note that, per HB 1110:**
- Only administrative design review may be applied to middle housing developments.
- Design/development standards and environmental review processes for middle housing cannot be more restrictive than those for detached single-family homes

Zoning Overlays

Consider zoning overlays or district-specific regulations that tailor zoning requirements to the unique context of each neighborhood

Design Guidelines

Develop clear design guidelines outlining architectural elements, materials, colors, and proportions that align with the neighborhood's existing character

Preservation Strategies

Encourage developers to preserve and redevelop historic structures into middle housing - maintaining architectural integrity while also meeting modern housing needs