

CHAPTER 1. LAND USE

This ~~land-use~~ chapter analyzes ~~the implications of~~ population, development, and environmental trends and ~~sets translates the information into~~ official City ~~policy regarding~~ land use ~~policies that~~. ~~The intent of the chapter is to set forth a course for Tenino that will~~ preserve the historic small city and natural character of the community. ~~Tenino provides while offering~~ opportunities for residential and commercial development ~~and supports the regional tourism economy~~ to expand the service and employment base necessary for residents. The siting of essential public facilities is addressed in Appendix A.

A. COMMUNITY CHARACTER

The City of Tenino is a historic small community that grew ~~as a result of because of~~ natural resource industries such as logging and sandstone quarrying. The community's authentic ~~small-small~~-town character, with its walkable downtown built of local stone, and surrounding natural and working lands are key components that Tenino desires to maintain and emphasize into the future. Strategies to enhance characteristics the community sees as integral to its development are described below:

- **Preserve the historic character of Tenino** through the restoration of historic structures and the construction of new buildings that ~~complement complement~~ older buildings.
- **Showcase the industrial character of Tenino:** ~~Through through~~ the use of old ~~industrial-industrial~~-feeling materials such as steel, wood, and stone.
- **Emphasize the natural character of Tenino** ~~through the showcasing of existing and its~~ natural amenities ~~by preserving, the preservation of views, and the retention of and retaining~~ the appearance of the surrounding natural lands, including treed hillsides.
- **Accentuate the artisan/handmade character of Tenino** through the use of handmade design elements such as carved sandstone, hand-painted signs and art, and local metalwork.
- **Provide context-sensitive development opportunities** ~~by adopting regulations that expand housing options and commercial activity while protecting the form and scale of existing neighborhoods.~~
- **Participate in regional tourism to bolster the local economy** ~~by coordinating with regional entities involved in agritourism and ecotourism, including leveraging the Southwest Washington Agricultural Business & Innovation Park.~~

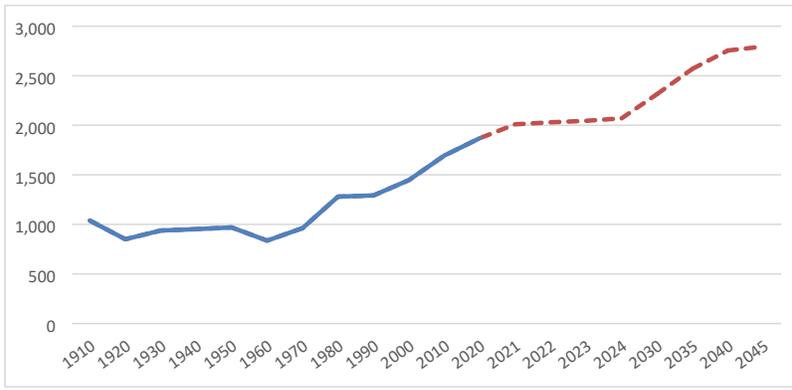
The City will work to emphasize Tenino's small town character, walkability, and proximity to rural and natural south Thurston County throughout the community ~~as a means~~ to strengthen Tenino's appeal.

Population

Figure 1 illustrates Tenino's population growth, from 1950 and projected into 2045, while Figure 2 illustrates the City's population as a percentage of Thurston County's population over the same time period. Tenino's share of the County population has decrease since 1950 because County population increase about 6 times since 1950 census whilst Tenino growth remain stead, accounting for around 0.6% of the County's population. In 2020 Tenino's increased by 10% from the 2010 census whilst the County's

[overall population increase by 16.8%.](#)

Figure 1: Historic and Projected Population, 1950–2045



Source: Office of Financial Management, Thurston Regional Planning Council

OFM issues annual population estimates for all cities and counties in Washington, which are considered to be the state’s official population counts for long-range planning purposes. These annual estimates are based on the most recent decennial Census counts. OFM’s official 2023 population estimates indicate Tenino currently has a population of 2,045¹. The population estimate for Thurston County is 303,400; Tenino accounts for 0.67% of the County’s population.

Figure 2: Percent of County Population

Year	Tenino Population	Thurston County Population	% of County Population
1950	969	44,884	2.2%
1960	836	55,049	1.5%
1970	962	76,894	1.3%
1980	1,280	124,264	1.0%
1990	1,292	161,238	0.8%
2000	1,447	207,355	0.7%
2010	1,695	252,264	0.7%
2020	1,870	294,793	0.6%
2030	2,315	336,000	0.7%
2035	2,570	354,400	0.7%
2040	2,755	370,700	0.7%
2045	2,795	383,500	0.7%

Source: U.S. Census Bureau, Decennial Census Data, Thurston Regional Planning Council

B. A PLAN AND CONCEPTS FOR DOWNTOWN TENINO

¹ Office of Financial Management, Thurston Regional Planning Council

Tenino's ~~small-small~~ town charm and walkability are a defining characteristic of the already noticeable in the downtown. However, downtown Tenino struggles to retain businesses, and pedestrians are often missing from the landscape. The following plan builds in an effort to build on downtown Tenino's strengths and improve its weaknesses addresses its challenges, a Plan for downtown Tenino has been developed.

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, which 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: Three goals inform the concepts within this Downtown Plan. These goals are:

1. Get more people in downtown. More people support more business.
2. Enhance the quality of place in downtown. A nice place attracts people.
3. Anticipate future parking issues. People need places to park.



Commented [CH1]: How does this compare to regional economic development strategies, i.e., agritourism/ecotourism?

| [Goals about attracting, retaining and expanding businesses are also important.](#)

A Plan and Concepts for DOWNTOWN TENINO

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Goal: Get More People in Downtown

CONCEPT: HAVE MORE HOUSING NEAR DOWNTOWN

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

Potential Housing Types



Mixed-Use



Walkup Apartment



Townhouse



Fourplex

Potential Locations for Housing Near Downtown



-  Potential Location for Commercial/ Residential/ Mixed-Use Development
-  Potential Location for Apartments
-  Downtown Landmark (for orientation purposes only)

Goal: Get More People in Downtown

CONCEPT: DRAW PEOPLE INTO DOWNTOWN WITH EVENTS

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.



Farmers' Market - Port Townsend, Washington

Potential Spaces for Temporary Events



- Potential area on private land (with permission from owner)
- Potential area on City street (with permission from City)
- Potential areas in parking lots (with permission from owner)
- * Downtown Landmark (for orientation purposes only)

Goal: Get More People in Downtown

CONCEPT: GIVE PEOPLE PLACES TO SIT, WALK AND ENJOY THE DOWNTOWN



Businesses in downtown are reliant on pedestrians that walk into the shop from either a parked car, the surrounding neighborhoods or the nearby trail. Yet traffic, semi-trucks and minimal facilities for people on foot create an unpleasant experience for visitors to downtown.

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.

Potential Locations for Outdoor Seating in Historic Downtown



- Yellow square: Potential seating areas on side streets
- Blue square: Potential seating areas in right-of-way in front of building
- Green square: Potential seating/ pedestrian areas on private property in front or on side of building
- Red square: Potential seating areas behind building

Photos of Potential Locations for Outdoor Seating

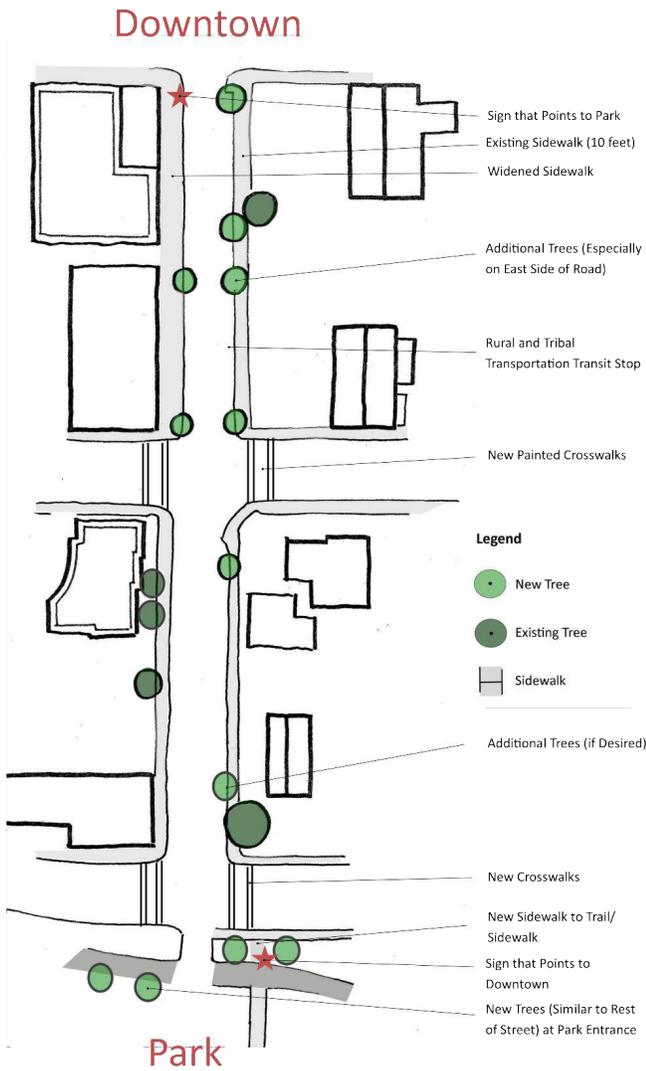


Goal: Get More People in Downtown

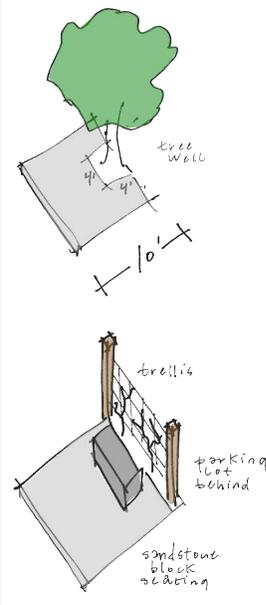
CONCEPT: CONNECT THE PARK TO DOWNTOWN

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.

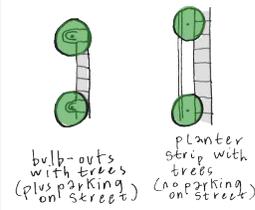
Conceptual Site Plan



Potential Methods to Add Vegetation to East Side of Sidewalk



Potential Methods to Add Vegetation to Street



Goal: Get More People in Downtown

CONCEPT: DEVELOP A BIKE SYSTEM THAT LEADS PEOPLE 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.



- Bike Map On-Street Route
- Potential Additional On-Street Route
- Bike Map Trail Route
- ★ Good Location for Wayfinding Sign
- Nice Views

Potential Wayfinding Approaches



A. Stencils on Bike/Car Roads



B. Wayfinding Signs

Views



1. Scatter Creek and Hill



2. Mount Rainier



3. Downtown

Goal: Enhance the Quality of Place in Downtown
CONCEPT: BUILD ON THE CHARACTER OF DOWNTOWN

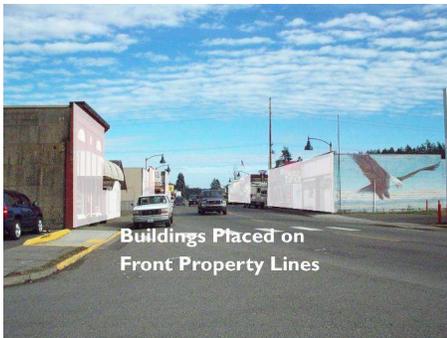
Vision: New buildings that complement existing historic structures through features such as:



Lots of windows



Three Dimensional Facades



Structures Set at or Near the Front Property Line



Plants/Art



High Quality Materials



Similar Roof Lines

Goal: Enhance the Quality of Place in Downtown
CONCEPT: 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.

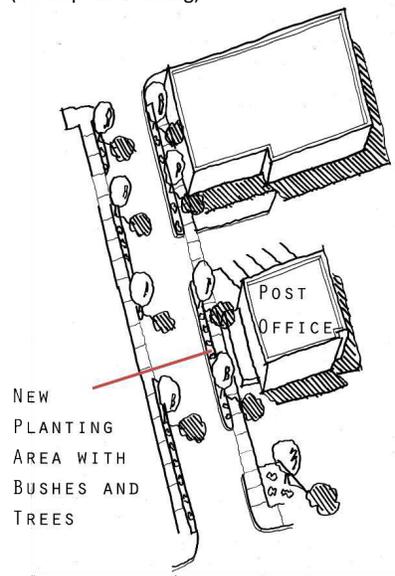


Legend: ● Roundabout ▭ Downtown Gateway

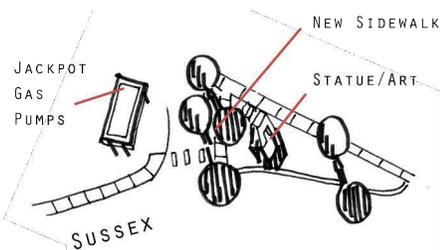
A. Old Hwy 99 and Sussex Roundabout
 (Conceptual Drawing)



B. East Downtown Gateway
 (Conceptual Drawing)



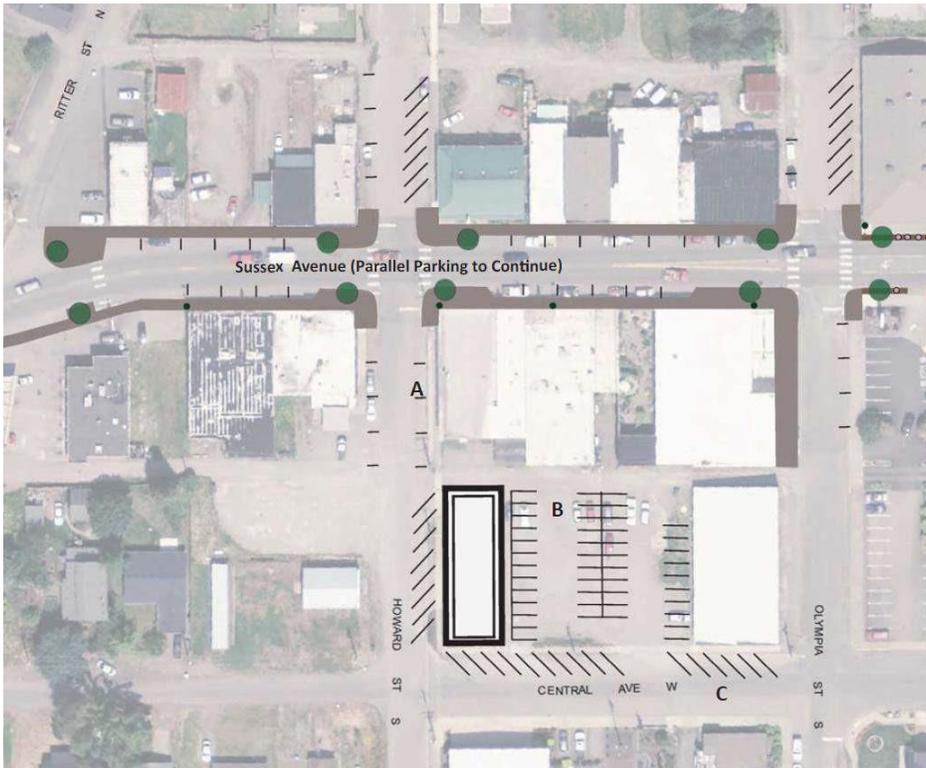
C. Ritter and Sussex Square
 (Conceptual Drawings)



Goal: Anticipate Future Parking Issues

CONCEPT: BETTER UTILIZE SIDE STREETS, BACKING 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.



- A. On-street parallel 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 amount 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.

C. FUTURE LAND USE DESIGNATIONS

Tenino ~~preserves and enhances its~~^s authentic and walkable small town character that embraces ~~its~~^a connection to rural Thurston County ~~can be encouraged and preserved as the community continues to develop. In order to achieve these characteristics and the goals outlined in the Downtown Plan, This plan establishes~~ seven future land use designations ~~have been created~~ (see Map LU-1). ~~These designations to~~ incorporate different aspects of the desired community character ~~described previously and~~ vary as to what land uses are allowed. The future land use designations indicate the predominant land use anticipated in each of the areas, but are intended to allow for some mixing of uses (housing and commercial for example) in certain instances.

Focusing on the predominant character of land uses is meant to complement the historic development of the community. In Tenino's hundred plus years, residential ~~neighborhoods have grown~~ ~~development has been placed~~ adjacent to the downtown core, and ~~has~~^{have} related effectively to the "commercial" area. Similarly, multifamily residential has been placed on "residential" or "commercial" streets and not detracted from the development of those future land use designations. The ~~use of these~~ future land use designations are intended to continue this compatible mixing of land uses, and a brief description of each of the future land use designations is provided below.

Commercial (COM). ~~The commercial~~^{This} designation ~~is meant to promote~~^{promotes} commercial development within the ~~City~~^{city}. Land intensities within the commercial designation range from stand-alone, ~~single-story~~^{single-story} buildings to multistory structures that encompass an entire lot. A mix of commercial and residential uses is appropriate.

Industrial (IND). The industrial designation applies to properties that have good access to rail and the highway, or properties that currently have an industrial-type use on them. The designation is meant to promote further industrial development and intensities will range from stand-alone structures to developments ~~with 100% lot coverage~~^{that cover the entire lot}.

Mixed Use (MU). The mixed use designation applies to properties anticipated to include a mix of commercial and residential uses in the future. Development intensities will vary depending on the type of buildings constructed.

Master Planned Community (MPC). The master planned community designation applies to approximately 264 acres in West Tenino that are currently used for agricultural purposes. ~~This area has limited development potential due to the presence of Mazama pocket gophers (a protected species) and other constraints. A master plan is required for any potential future development which can include~~ ~~could include~~ ~~In the future, this area is anticipated to develop with a range of uses including~~ industrial, commercial, and residential ~~uses and a~~. ~~A master plan is required. Any master plan or plans are required to be prepared prior to the development of~~ ~~for~~ the site ~~and~~ should include the following:

- A mix of commercial, industrial, office and residential development on the flat portion of the site, ~~provided such development does not conflict with protected species habitat.~~
- A mix of residential types and densities on Lemon Hill.
- Parks and/or other amenities to protect and showcase the unique natural features on the site such as prairie habitat, scenic views from Lemon Hill, and trails that follow the course of hillside ravines.
- A connector to the Yelm-Tenino Trail.

The master plan may also include:

- A walkable commercial area.
- A secondary access road.

Multifamily Residential (MF). The multifamily residential designation ~~is meant to promote~~ ~~promotes~~ additional density, especially within the downtown area, through the inclusion of various housing types. Housing types that may be appropriate in the multifamily residential areas include attached dwellings, apartments, condominiums, and townhouses with densities up to 40 units per acre. ~~At present, properties with the multifamily future land use designation primarily consist of single-family residential units.~~

Residential (RES). The residential future land use designation includes areas that are typified by single-family residential housing, and the designation is intended to complement this development pattern. ~~Middle housing types that are compatible with the form and scale of single-family residential development, as well as accessory dwelling units, are allowed in this designation.~~ This residential designation is ~~also~~ intended to allow a compatible mix of residential and nonresidential uses so long as the scale of the new development complements the size of neighboring units. Densities up to 25 units per acre may be allowed within the future land use designation; higher densities may also be appropriate.

Public/Semi-Public (P/SP). The public/semi-public designation applies to land that is owned by the City of Tenino, the Tenino School District, or land that is part of the Burlington Northern Santa Fe mainline. Land in the designation is meant to be used for public utilities, schools, rail, and/or municipal activities, including recreational uses.

Historic Preservation Overlay (HP). The historic preservation overlay is meant to preserve or protect the historic character of Tenino's downtown core. The downtown has been classified as a National Historic District on the National Register of Historic Places, and several of the properties within the overlay district have been submitted for listing on the National Historic Register as historic structures. The underlying commercial future land use designation still applies to these properties, but renovations or new buildings

are intended to be subject to design review to ensure that the building enhancements preserve the character of the historic district and are compatible with the adjacent historic buildings or structures.

D. URBAN GROWTH AREA

When the City annexed West Tenino in 2007, it was expected that a good portion of the site would be comprised of residential development and master planning requirements reinforce this notion. In 2013, the Mazama pocket gopher became federally-listed as a threatened species and is now protected under the Endangered Species Act. Approximately 89 acres of West Tenino has been identified as critical habitat for the Mazama pocket gopher and the Taylor’s checkerspot butterfly, another federally-listed endangered species. Taking into consideration land required for rights-of-way, open space, stormwater management facilities, and critical areas, it is estimated that between 192 and 236 dwelling units could have been located in this part of West Tenino but are now, due to mitigation requirements, assumed to be lost. In addition to this, approximately 24 acres of land that would have been used for nonresidential development has also been lost.

~~In order to~~ account for the loss of commercial and residential development potential, the City is exploring the possibility of expanding the urban growth area (UGA) into the Mima Acres neighborhood on the south side of West Tenino. Map LU-2 shows the potential changes in the UGA. Mima Acres Area A is in close proximity to is adjacent to the current city limits, has ready access to utilities in Old Highway 99, is near Tenino schools, and could leverage momentum from the development of the Southwest Washington Agricultural Business & Innovation Park (Ag Park). ~~any~~ Any development of the land in this area will need to take into consideration its proximity to Scatter Creek and protected species habitat. With appropriate protections and buffers in place, however, this represents a location that could support additional ~~may be appropriate for~~ residential development. Approximately 54.8 acres would be added to the Urban Growth Area, representing a capacity of approximately 253 new units. The potential future land use designation would be Residential.

~~Area B is in close proximity to both residential and commercial development. It is anticipated that this is an area appropriate for a mix of uses, though it is unclear how many residential units would be located here. Once again, proximity to Scatter Creek will require development to be sensitive to the natural landscape.~~

~~Area C is located adjacent to south Tenino along either side of SR 507. Areas to the west of the highway could contain a mix of residential and commercial uses while areas to the east of the highway could be developed with residential uses. Area D is proposed to be removed from the UGA as it is located at the top of the hill above Tenino City Park. Table 3.1 shows the preliminary estimates the City has calculated for changes in residential development.~~

Table 3.1 – Residential Development and Potential Changes in the UGA			
Site to be Added to/Removed from UGA (see Map LU-2)	Acres Added or Removed	Estimated Dwelling Units Affected*	Potential Future Land Use Designation
A	+19	+42 to +52	Residential

B	+13	0	Mixed Use
C	+61	+274 to +304	Mixed Use, Residential
D	-24	-175 to -130	n/a
Total Change	69	+141 to +226	--
Lost West Tenino Units	--	-192 to -236	--
NET CHANGE	69	-51 to -10	--

**Assumes that between 20% and 40% of a site will be set aside for rights-of-way, open space, stormwater management, and critical areas.*

~~Approximately 69 acres of land could be added to the UGA and eventually incorporated into the City. Although the proposed changes would result in an overall increase in the footprint of the City, functionally the goal is to preserve the residential and commercial development that would have been permitted prior to the Mazama Pocket Gopher's federal listing. Without these changes to the UGA, the City may not be able to accommodate the growth anticipated over the next 20 years. The City will work with both Thurston Regional Planning Council and Thurston County to address any changes to the urban growth boundary.~~

E. GOALS, POLICIES, AND ACTIONS

Taking into consideration the Downtown Plan, desired character ~~and of~~ the future land use designations, and proposed changes to the Urban Growth Area, the City has identified the following ~~land use~~ goals and policies. These goals and policies center on providing great neighborhoods; maintaining a vital historic business district and nonresidential development; and creating a master planned community in West Tenino. Where the jurisdictions of unincorporated Thurston County and the City of Tenino intersect, the City encourages Thurston County to adopt those goals and policies denoted with an asterisk (*).

GREAT NEIGHBORHOODS

Goal LU 1: Build excellent neighborhoods throughout Tenino.

Policy LU 1.1: Ensure that new residential and commercial developments include features such as trails, sidewalks, well-connected streets, and street trees.

ACTION: Establish street standards (especially for new streets within residential and commercial neighborhoods).

Policy LU 1.2: Require new developments to submit plans for streets, landscaping, stormwater, and pedestrian enhancements.

ACTION: Require new developments to plant and maintain trees as specified in the City of Tenino Street Tree Plan (adopted herein by reference).

Policy LU 1.3: Work diligently to enhance existing neighborhoods through strategies such as traffic

calming, pedestrian enhancements, and adding street trees and/or art.

Policy LU 1.4: Promote community projects/volunteerism to help build the local character of Tenino.

Goal LU 2: The addition of housing units within residential neighborhoods does not detract from the character of existing single-family development.

Policy LU 2.1: Identify methods to respectfully include new housing units within existing single-family residential neighborhoods, including promoting housing infill by allowing middle housing types that meet a greater range of lifestyle and income needs.

Policy LU 2.2: Consider changes to the zoning code to allow housing types that are similar to existing precedents found within the community such as bungalow courts, cottage house, accessory dwelling units, and small multifamily structures.

ACTION: Promote housing infill by allowing middle housing types that are compatible with the surrounding neighborhood.

Goal LU 3: New residential development contains a mix of housing types that are constructed at urban densities.

ACTION: Require sewer connections for most new development. Where sewer expansion is not required, development shall be configured to plan for future infill.

***Goal LU 4: ~~Expand the Urban Growth Area to accommodate future residential growth. The boundaries of the Tenino UGA are modified to account for the loss of dwelling units planned for in West Tenino due to the federal listing of the Mazama pocket gopher.~~**

***Policy LU 4.1:** Work with Thurston Regional Planning Council and Thurston County to amend the Tenino UGA during future joint planning efforts or an annual comprehensive plan amendment address proposed changes to the UGA.

VITAL HISTORIC BUSINESS DISTRICT AND NONRESIDENTIAL DEVELOPMENT

Goal LU 5: New business development thrives in Tenino.

Policy LU 5.1: Strive to make Tenino and existing commercial and industrial lands within the community attractive for development.

ACTION: Create more attractive development sites within the commercial, industrial, and mixed use designations.

ACTION: Consider changes to the zoning code to support new commercial, industrial, or mixed-use development, such as limited exceptions to building heights or developer incentives.

Goal LU 6: Downtown Tenino continues to be the historic and retail center of Tenino.

Policy LU 6.1: Encourage retail and service businesses to locate downtown, both in older buildings and newer structures.

ACTION: Work with business owners to understand challenges and needs, and needs and identify actions the City can take to support a healthy local economy and leverage local entrepreneurial spirit.

Policy LU 6.2: Encourage cosmetic improvements to the existing streetscape and structures within

the area.

ACTION: Work to complete the Main Street concepts shown on Map TS-4.

ACTION: Identify grant opportunities or invest in low-cost actions to fund façade improvement programs, art installations, street furnishings, and similar interventions to improve the quality of the pedestrian environment.

Goal LU 7: New development and redevelopment complement the walkable and historic character of Tenino.

Policy LU 7.1: Require and conduct design review for all applicable development.

Policy LU 7.2: Consider and work to limit the potential negative impacts associated with development of commercial and industrial properties as part of the development review process.

Policy LU 7.3: Encourage adaptive reuse of existing structures where feasible or, for new development, encourage the use of building forms, ornamentation, materials, and colors that are reminiscent of historic buildings.

Policy LU 7.4: Encourage slower traffic areas, wider sidewalks, and a landscaped vegetative buffer between the sidewalk and street.

Policy LU 7.5: Create Gateways into Downtown and the Historic District that define each side of downtown, the historic downtown area, slow traffic and act as an amenity for future development of surrounding parcels.

ACTION: Create a series of gateways on each side of downtown close to or at Old Highway 99 and Sussex Roundabout, East Downtown Gateway, and Ritter and Sussex Square.

Goal LU 8: The character of existing historic buildings is retained and celebrated.

Policy LU 8.1: Encourage landowners to restore the historic character of their buildings, and to take full advantage of available historic preservation programs and funding opportunities in the process.

Policy LU 8.2: Evaluate proposed changes to historic structures or demolitions that may significantly adversely impact the character of the community under the auspices of the State Environmental Policy Act.

Goal LU 9: New multifamily, middle housing, and attached housing units are constructed near downtown and add vitality to the downtown historic district.

Policy LU 9.1: Ensure that sufficient lands are zoned to accommodate additional housing units near the downtown, and the zoning code does not unnecessarily limit the development of ~~the~~ multifamily, middle housing, or attached housing types or accessory dwelling units.

Policy LU 9.2: Encourage landowners and developers to consider the construction of multifamily housing, middle housing, or options such as townhomes near downtown.

Policy LU 9.3: Ensure that multifamily housing projects located in high-priority areas for pedestrian activity are sited such that the building is located near the street and the parking is situated behind the structure.

Goal LU 10: Draw people into downtown and historic district with events.

Policy LU 10.1: Encourage and support businesses through temporary events, such as markets, craft

Commented [MP3]: Based on goal and concept from Page LU-5 and Pg LU-6

fairs, music shows, or community movie nights that bring people into the area.

Policy LU 10.2: Encourage outdoor cafes, pedestrian spaces, and seating on side streets, back alleys, and unique places on the front or sides of buildings.

Policy LU 10.3: Evaluate and encourage ways to connect the City Park to the downtown and historic district.

ACTION: Create a pedestrian friendly link to the Tenino City Park along Olympia Avenue that can double as a home for community events such as markets, fairs, concerts, or outdoor

Commented [MP4]: Based on goal and concept from Page LU-4

Commented [MP5]: Based on goal and concept from Page LU-5

[movies.](#)

[Policy LU 10.4: Develop a bike system that includes access points throughout downtown and the City Park.](#)

[ACTION: A bike network that leads people from the park to and from downtown and vice-versa with bike routes that showcase the community, bike route markers that point people into downtown, and bike markings that guide people to the best routes to travel.](#)

MASTER PLANNED COMMUNITY

Goal LU 110: West Tenino is developed in a manner consistent with the community's vision for the area.

Policy LU 101.1: Ensure that any master plan for west Tenino adequately addresses utilities, transportation infrastructure, land use, and park and open space features.

Policy LU 101.2: Review future master plan(s) in accordance with the intent of the future land use designation and the standards of the Tenino Municipal Code.

TOURISM

Goal LU 121: Tenino participates in and benefits from regional tourism.

[Policy LU 11.1: Build on the success of the Southwest Washington Agricultural Business & Innovation Park by considering the expansion of agriculture-adjacent business incubator spaces.](#)

[Policy LU 11.2: Plan for tourism-supportive uses, such as hotels and related services.](#)

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Map LU-1: Tenino Future Land Use Map

