

HELP THE CITY OF TENINO

Consider the Future Development of the Alpaca Farm and Lemon Hill

In 2008, the City of Tenino annexed 260 acres of the Alpaca Farm and Lemon Hill to accommodate its anticipated future population growth and industrial and commercial development. This annexation will accommodate variety of office, industrial and commercial buildings, in addition to as many as 800 residential uses, and will fundamentally impact the growth of Tenino over the next 100 years.

To ensure that the City has appropriate standards in place when this development occurs, we would like your input on how the site should be developed. Please answer the following questions to help the City of Tenino Planning Commission and City Council craft these standards.

OLD AND NEW TENINO

Through this process, we hope to ensure that the development of the Alpaca Farm compliments downtown Tenino, but recognize that the area is divided by a great distance and barriers such as Scatter Creek and the railroad tracks, which may contribute to a sense that the Westside is distinct.

1. What do you think should be done to ensure that the development of the Alpaca Farm compliments the historic portion of Tenino? *(Please circle all that apply)*
 - a. Ensure that new commercial or office buildings are developed in a historic style.
 - b. Use sandstone on some of the buildings.
 - c. Limit the amount of new commercial buildings and encourage new residents that live in the area to shop in downtown.
 - d. Don't bother trying to have the area complement downtown. Consider the area as a new part of Tenino and work to make it and downtown function as well as they can.
 - e. Other: _____

THE LAYOUT OF LAND USES

On a site as large as the recently annexed area, determining the appropriate mix and layout of the different land uses is difficult, but we believe that there should generally be: industrial and office uses on the west portion of the flat area of the Alpaca Farm; commercial uses on the east portion of the flat area; and residential uses on Lemon Hill. We are unsure however about how much land should be devoted to these uses and whether or not there should be any residential units on the flat portion of the site.

2. Looking at the three potential alternatives shown on the poster and the acreage summary in the matrix below, which alternative do you prefer: Alternative 1, 2 or 3?¹ *(Please circle one answer only)*

	Industrial	Industrial/ Office	Commercial ²	Mixed Use (Commercial/ Residential)	Residential	Park	School
a. Alternative 1	105	0	40	10	110	0	0
b. Alternative 2	55	20	30	0	145	15	5
c. Alternative 3	50	10	15	0	165	15	5

3. Given your response to question 2, is there anything that you would change about the alternative that you selected? If so, what?

¹ Numbers in each use category have been rounded to the nearest five acres and the totals may not equal 260 acres for any given alternative.

² Office uses are included in the total amount of commercial development.

4. If retail uses were developed in the area, what type of developments should be included?
(Please circle all that apply)
- a. I don't think that any new commercial development in the area is appropriate.
 - b. I would like to see retail options that do not compete with the types of uses that are currently available downtown.
 - c. I would like to see a walkable commercial area with a mix of small businesses, similar to downtown.
 - d. I would like to see large retail stores, such as Rite Aid, Lowes, Home Depot, Safeway, or Fred Meyer.
 - e. I would like to see as much new commercial development on the site as possible.
 - f. Other: _____
5. If a park or open space amenity was developed on the site, what type of amenity would you most like to see?
(Please circle one answer only)
- a. A park with a view point at the top of Lemon Hill.
 - b. An open space on a portion of the prairie.
 - c. A series of trails and greenbelts that follow the wetlands on Lemon Hill.
 - d. A community gathering space between areas of residential and/ or commercial development.
 - e. A playground/ play space for children.
 - f. Other: _____
6. If additional uses were developed on the site, what type of uses would you most like to see?
(Please circle all that apply)
- a. A retirement home/ assisted living facility.
 - b. An elementary school.
 - c. An indoor recreation area, such as a pool, skating rink or bowling alley.
 - d. A movie theater.
 - e. Other: _____

OTHER ISSUES

Beyond these issues, do you have any additional thoughts about the development of the Alpaca Farm and Lemon Hill?
(Please feel free to add pages with your comments if necessary)

- a. Related to Automobile Travel: _____

- b. Related to Bicycle or Pedestrian Travel: _____

- c. Related to Housing: _____

- d. Related to Other Items: _____

When you have completed this survey, please place your responses in the box provided, or mail or hand deliver the answers to:

*Tenino City Hall
 149 South Hodgden Street
 Tenino, WA 98589*

Thank you for your assistance!

TENINO WESTSIDE SURVEY RESULTS

(as of October 17, 2011)

Question	1	2	3	4	5	6
What do you think should be done to ensure that the development of the Alpaca Farm compliments the historic portion of Tenino?		Looking at the three potential alternatives shown on the poster and the acreage summary in the matrix below, which alternative do you prefer: Alternative 1, 2 or 3?	Given your response to question 2, is there anything that you would change about the alternative that you selected? If so, what?	If retail uses were developed in the area, what type of developments should be included?	If a park or open space amenity was developed on the site, what type of amenity would you most like to see?	If additional uses were developed on the site, what type of uses would you most like to see?
Responses	16 b (Use sandstone on some of the buildings)	10 c	4 larger area for school	14 b (Retail options that do not compete with the types of uses that are currently available downtown)	16 c (A series of trails and greenbelts that follow the wetlands on Lemon Hill)	15 c (An indoor recreation area, such as a pool, skating rink or bowling alley)
	15 c (Limit the amount of new commercial buildings and encourage new residents that live in the area to shop in downtown)	9 b	2 farm	10 c (A walkable commercial area with a mix of small businesses, similar to downtown)	12 a (A park with a view point at the top of Lemon Hill)	10 a (A retirement home/ assisted living facility)
	10 a (Ensure that new commercial or office buildings are developed in a historic style)	2 a	2 More space for mixed use	4 d (Large retail stores, such as Rite Aid, Lowes, Home Depot, Safeway, or Fred Meyer)	11 e (A playground/ play space for children)	6 d (A movie theater)
	2 d (Don't bother trying to complement downtown. Consider the area as a new part of Tenino and work to make it and downtown function as well as they can)		2 no industrial or commercial	4 a (No new commercial development in the area is appropriate)	9 d (A community gathering space between areas of residential and/ or commercial development)	6 b (An elementary school)
	1 e (no development)		2 no industrial	1 e (As much new commercial development on the site as possible)	8 b (An open space on a portion of the prairie)	4 e (new high school)
	2 e (links to Yelm/Tenino Trail System)		1 more acres devoted to park	1 f (none)	2 f (any park should link to Yelm/Tenino trail system)	2 e (outdoor sport span/ sport complex)
	1 e (No Wal-Mart or big stores with bad labor practice! (Really!))		1 less residential (than b)	1 f (please no Wal-Mart)	1 f (no development)	1 e (none)
	1 e (Build a new modern High School to encourage expansion of Tenino, both residential (mostly) and some commercial		1 only businesses that compliment Tenino downtown and have good jobs - Solar manufacture (too idealistic?)	1 f (Businesses that support a residential area with a school (i.e. convenience store, some eateries, and a satellite post office))	1 f (farm)	1 e (farm)
	1 e (Downtown Tenino Should Remain Downtown)		1 more office/commercial (than c)	1 f (make Tenino an example of family values)	1 f (close to the schools)	1 e (community support projects)
	1 e (Concentrate on developing families and related works)		1 more public use space like garden space for residents of the City	1 f (I would like to see stores that are useful to the community such as...(see 23))	1 f (real swimming pool/ sprinkler park)	1 e (other that support family values)
	1 e (limit development to complimentary use (don't repeat types of business, dwelling designs, etc.)		1 Lower industrial and residential acres to increase land devoted to park and community space, and possibly school. It would be nice to have some of the residential development include some Bed & Breakfast-types.	1 f (save our downtown, businesses park, industries locally owned that support our land owner...farmers, ranchers, tourists)	1 f (It would be great to have some sort of amenities for outdoor theater/music/ entertainment... could be a good venue for town meetings in the summer as well.)	1 e (survey the high school kids to develop resources for drug and alcohol-free fun)
	1 e (connect with walking/bicycle/horse trails)		1 Light industry, retail and office and mixed use residence, and industry	1 f (businesses within walking distance of retail)	1 f (A large community building for big events for Tenino and surrounding area)	1 e (food co-op, community kitchen fo small scale food preservation businesses)
	1 e (choose businesses that support rural lifestyle: hardware store, local food/food co-op, clothing store, items that are basic)		1 Keep park/people ratio at or higher than current quality of life. Do not develop and degrade our quality of life. Enhance it. Also more industrial (for jobs) and less commercial (protect our businesses)	1 f (Local/Regional products being sold)	1 f (a connected to c by a trail and connected to "old town" by a trail. Plus "pocket parks" for residential area (playground))	
			1 Move park east and have it adjoin school. Park should be along 99 and have the trees on the hillside		1 f (educational park (somehow) about history of area and prairie)	
					1 f (make as much as possible areas for families)	
					1 f (I would like to see as much prairie land as possible preserved as open space)	
					1 f (We need more than one of these and one community area can contain trails, playground and views)	

TENINO WESTSIDE SURVEY RESULTS

(as of October 17, 2011)

Questions											
	1	2	3	4	5	6	a	b	c	d	
	c	b	-	e	c	c	paved roads	trails	more low income homes	parks/ skate	
	a/b	b	larger area for school	b/c	a/c/d/e	b/c	-	pedestrian friendly	-	-	
	a/b/c	b	larger area for school	b/c	a/c/d/e/f (close to the schools)	c	as few busy intersections as possible	as few busy intersections as possible	keep housing, park and school zones as close together as possible	-	
	c	c	no industrial or commercial	a	a/b/c/d/e/f (real swimming pool/ sprinkler park)	c	-	-	-	-	
	a/b	a	-	b/d	a/d	a/c/d	-	-	-	-	
	e (no development at all)	-	-	f (none)	f (no development)	e (none)	-	-	-	leave it alone	
	c	-	farm	a	f (farm)	e (farm)	-	-	-	-	
Respondent	8 (email)	b/e (Links to the Yelm-Tenino trail system)	b	More acres devoted to park and school, and less to residential so that redevelopment of downtown residential sites is encouraged.	b/c/d/f - Would like to see another grocery. Please no Wal-Mart. A combination of c & d would be nice. Small businesses are preferred but do not have a good track record in Tenino.	b/c/f (any park should be linked to Yelm/ Tenino Trail system)	e (A new high school...a modern educational facility on the new site. Tear down the old high school and repurpose the site as a south county fairgrounds, movie theater, music venue, etc... a multipurpose site).	There should be a free shuttle/bus from downtown to the new development site.	Bicycle lanes and/or trails should be constructed everywhere in the old and new downtown areas, and should link directly to the Yelm-Tenino trail. Walking/Biking trails.	Please don't flood the pathetic housing market with more housing that will sit empty. Limit residential growth in the area and encourage development of residential sites downtown	Let's not get so worked up about planning for people who don't live here now, that we forget about those that do. Your constituency.... I can't believe that there is no mention of a new high school in this survey, bewildering!
		b/d	b		d	c	d	-	-	-	-
		-	-	leave it a farm	-	-	-	-	-	-	-
	11 (email)	a/b/c	b	Move the 25 acres of residential to mixed use	b/c - Fostering competition between retail stores (that carry a sizeable inventory) for basic staples and similar goods would be extremely helpful to our community—e.g., stores providing building supplies, groceries, clothing and pharmaceuticals. However, I would recommend limiting every “large” retail store to a moderate size in keeping with the intention of integrating old & new T90. And if that intention is not shared by the P.C. or survey respondents, consider the fact that the oversized chain stores offer such a wide selection of goods small businesses focused on single products fail to compete, e.g., a specialty florist. Furthermore, the enormous parking lots and expanse of the buildings ruin the feel of small town USA, particularly a historic place. Lastly, please oh please, keep Wal-Mart out—just look at their track record in small towns!	a/b/c/e/f (Choosing only 1 answer is difficult!! Why not combine a, b & e with c? That is, make a trail connecting these three even if they have to be smaller versions than originally intended. In order to make this a viable option, it may be necessary to use anywhere from 1 to 3 trails rather than a series.)	a/c/d/e (I hear from friends who are raising children in T90 that an upgraded high school is needed. I would support additional uses for any schools that are deemed necessary, be it elementary, HS or middle school.)	It's a given that ample parking for all new development must be planned for, yet the modern concrete jungle of strip malls and parking lots, especially for large retail stores, is an aesthetic blight on any community and hinders the feeling of accessibility without vehicles. Thus, everyone jumps in their car though the actual distance may be easily walkable. All this to say, the design of parking lots have a great impact on how the community uses the space. Few recognize this fact.	Thank you for asking! Provide a bike & foot path to connect both old & new T90. This is a must. Connect the Alpaca Farm & Lemon Hill with a path for bike & foot traffic too. This could be tied into the option suggested in # 5 above.	Any new construction, including industrial and commercial, should—if we have a conscience-- be encouraged to be more energy efficient and sustainable in the use of materials and design, “greener,” if you will. The county's current energy code was updated in Jan 2011 to higher standards; I don't know how that compares to T90's code regulations. But even so, there is no harm—only good—in encouraging developers and businesses to do more. Generate ideas. Here's a few: The city could give points toward_?, reduce permit fees or install plaques in city hall based on additional efforts to go beyond minimum compliance standards.	From what I recall there's a woman who works for the county, I think, who aids municipalities in creating sustainable communities and may even have strategies for encouraging a green job market. I think her first name is Anyl or something similar. Fred Evander may know of whom I speak. If so, I strongly urge the P.C. to enlist her to see what she can offer in generating ideas and solutions. If not, I will find contact information for her. PLEASE GET BACK TO ME ON THIS SO I CAN FOLLOW UP. THANK YOU.
	12	a/b/c	-	I would add Mixed Use for all three categories instead of Alt. 1	c	a/c/d/e	a/b/c/d	widen the roads	bike path and reinforced trails	-	-
	13	b/c/e (Build a new modern High School to encourage expansion of Tenino, both residential (mostly) and some commercial	c	As indicated more school acreage and less park. Show potential residents we care about their children	b/f - Businesses that support a residential area with a school (i.e. convenience store, some eateries, and a satellite post office	e/f - A large community building for big events for Tenino and surrounding area	a/c	Roads/streets that encourage slower speeds (i.e. winding or speed bumps and good traffic flow for busy times of the day. Traffic lights sensitive to presence of traffic to access Old Highway 99	Well marked crosswalks and either bike lanes and/or separate bike trails within neighborhoods connected with park	Prefer single family dwellings, maybe duplexes or townhouses but no apartments	Will our current fire and police need to be increased to meet the larger population/area?

14	a/b/c/e - No Wal-Mart or big stores with bad labor practice! (Really!)	c	only businesses that compliment Tenino downtown and have good jobs - Solar manufacture (too idealistic?)	b/c	a/b/c/d/e/f (educational park (somehow) about history of area and prairie)	a/b/c/d (maybe)	-	Plenty of it! With fuel prices skyrocketing and economy not so good - isn't it best to encourage for now	Be sure to include lots of nature, not stripped development! Low impact but of course practical	Big encouragement of "green" prairie area is perfect for solar - incentives (low impact fees?) for really green business or manufacture of real green
15	c/e (Concentrate on developing families and related works)	c	Eliminate the industrial altogether	a/b/f (make Tenino an example of family values)	a/b/c/d/e/f (make as much as possible areas for families)	b/c/e (other that supports family values)	Make 99 skirt the area and not wrap the area up in what it brings to area	Make a bike trail that will accommodate family values	Keep it family friendly	Don't encourage large investment companies. Keep it simple
16	c	c	-	a	b	a/c	-	-	-	-
17	a/b	c	-	c	c	c/d	Slow down traffic or reroute around area if possible	Maximize bicycle and pedestrian traffic, make it super friendly for people to use without cars	Establish green building parameters	Work on green building guidelines for entire area, incorporate solar and wind power features.
18	d/e (Downtown Tenino should remain downtown)	c	More office/commercial (than C)	b/d	e	a	-	-	-	-
19	b/c	b	-	b	c	c/ e (high school/ outdoor sport span)	-	-	-	-
20	a/b/c	c	Not industrial	a/b/f (save our downtown businesses park, industries locally owned that support our land owner...farmers, ranchers, tourists)	a/b/c/d/e	b (or high school away from the elementary and middle school we have)	-	a good bicycle lane and slightly reduced speed of cars would be nice	-	Preserve a healthful area for Tenino
21	a/b/c	b	More public use space like garden space for city residents	c	a	e (community support projects)	Lower speed	Bike paths	Not close together housing	-
22	c	c	Not industrial	b	a/b/c/d/e	c/e (sports complex)	-	-	-	-
23 (email)	b (would be a nice tie-in)/e (have ease of access between old & new tenino that encourages patrons to explore both with a continuance of the bike trail/walking trail; limit development to complimentary use (don't repeat types of business, dwelling designs, etc.))	c	Lower industrial and residential acres to increase land devoted to park and community space, and possibly school. The existing houses in Tenino need filling. It would be nice to have some of the residential development include some Bed & Breakfast-types.	b/c/f (I would like to see stores that are useful to the community such as: A robust/healthy hardware store; a Grocery Outlet; maybe a Sunbirds type store; a second-hand store (akin to yelm & rainier thrift stores whose sales support the local food banks); a bookstore; maybe a couple more restaurant options, preferably not fast food; specialty shops such as meat market, bakery, bulk foods/herb & spice, etc, How about a covered outdoor market space to house a farmers' market year round... could be a potential drop off site for CSA's and format for community gardens, etc.; a small fitness studio of some sort; a community center!!!!)	a/b/c/f (can't just pick one, I think it will be very important to link any new park/open space to the existing Yelm/Tenino trail. I also would like to see as much prairie land as possible preserved as open space. It would be great to have some sort of amenities for outdoor theater/music/entertainment ... could be a good venue for town meetings in the summer as well.)	c/d/e (we definitely need some indoor activity options for everyone)	It will be important to address pulling out onto w 6th aver/old hwy 99 se from Park ave (by Black Bear espresso)! I am also very concerned about the impact to the prairie and our water recharge capabilities with the excessive addition of asphalt and car traffic/parking needs. I would like to see permeable surfaces researched, and complimentary plantings all along asphalt surfaces to limit/remove introduced toxins. For example we could potentially plant trenches of native cattail to help remove toxins along parking lots... I believe there are many ameliorable options.	Again it will be essential to have the yelm/tenino bike/ped trail linked to the "new tenino". The more bike and foot traffic we can encourage the better! Maybe we could get some pull-behind wagons going for the Yellow Bike project so people have options for cargo.	I think any added housing should not compete with existing housing... I would like to see any housing be a combination of larger acreage lots (minimum of 5 acres) and maybe some affordable studio housing, or small family housing. Pleeeeeeease, please no "McMansion" style housing all crammed together, blech!!!! It would be really cool to invest some time in researching some other communities that have done low impact development/habitation. This could potentially afford us some growth of multiple benefit.	I know we are all busy, and often overwhelmed but please do your absolute best to be thoughtful of your choices and how you proceed. Let's all think of the long-term effects of how we develop this property, what effect the development will have on our water, our resources, our future. How will the development impact this space and the lives that are sustained by it. Humans can often be surprising with their creativity and ingenuity... let's do that!
24	e (choose businesses that support rural lifestyle: hardware store, local food/food co-op, clothing store, items that are basic)	-	Light industry, retail and office and mixed use residence, and industry	b/c/f (businesses within walking distance of retail)	(We need more than one of these and one community area can contain trails, playground and views.)	a/e (food co-op, community kitchen of small scale food preservation businesses)	Bus service connected to Intercity Transit very important to bring businesses and reduce traffic/pollution	Keep some streets car-free. The shopping area should not be dominated with parking lots	Affordable for all sectors. Not McMansions, but smaller homes, apartments, condos. Keep it rural	-
25	a/b/c/e (connect with walking/bicycle/horse trails)	a	Keep park/people ratio at or higher than current quality of life. Do not develop and degrade our quality of life. Enhance it. Also more industrial (for jobs) and less commercial (protect our businesses)	c/f (Local/Regional products being sold)	f (a connected to c by a trail and connected to "old town" by a trail. Plus "pocket parks" for residential area (playground))	a/e (survey the high school kids to develop resources for drug and alcohol-free fun)	Hide cars behind buildings and encourage walking while respecting the needs of our seniors (which includes walking)	PRIORITIZE and make beautiful and quiet so that walking is pleasant and restorative and stress-reducing	Require Impact fees to eliminate current residents from subsidizing social costs(services). Design to enhance community and for High resource efficiency - energy, water, materials	The City committed to educating its citizens about sustainability. Yet it continues to survey its ignorance. Make good on your Comprehensive Plan commitment before you do anything else. Get the kids involved.
26	a/b	b	Move park east and have it adjoin school. Park should be along 99 and have the trees on the hillside	c	c	a/b	Old Highway 99 will need turn lanes	Need walking/biking routes to current Tenino and current park	Cluster, then have open space, greenbelts with trails	-