SUBAREA PLAN UPDATE

PLANNING COMMISSION – APRIL 3, 2019

Work session:

Nisqually Subarea Plan,
Rochester Subarea Plan,
Grand Mound Subarea Plan
NISQUALLY SUBAREA PLAN UPDATE

- Board approved an update to the Nisqually Subarea Plan in 2017.

OVERVIEW

1989
Interim zoning adopted for Nisqually Subarea

1992
Nisqually Subarea adopted

1995
*Thurston County Comprehensive Plan Update*

1996
Nisqually Subarea Plan amended

TODAY
Update to the Nisqually Subarea Plan
WHY UPDATE THE PLAN?

Nisqually Land Use

- 58% Residential
- 20% Nisqually Indian Reservation
- 15% Parks
- 14% Agriculture
- 8% MGSA
- 1% Military
- 0.5 Commercial

Nisqually Population

- 2,800
- 3,350

2018
2040
WHAT HAS BEEN DONE:

- Open House – March 3, 2018
- Community Work Group Meeting – March 1, 2019
PROJECT TIMELINE:

2017 – Winter 2018
- Internal Review
- Initial Public Outreach

March 2019 – Late 2019 / Early 2020 *
- Community Working Group

Early 2020
- Planning Commission (PC) Review
- PC Public Hearing

Spring / Summer 2020
- SEPA/EIS
- Board of County Commissioner Review & Public Hearing

* Timeframe may change depending on number and frequency of meetings

BoCC approved amended Docket Item #7 to include Rochester Subarea Plan in 2018.
OVERVIEW

1978
Rochester Subarea Plan first established

1995
Grand Mound Urban Growth Area established

1996
Grand Mound Subarea Plan established

1996
Rochester Subarea Plan update

1998
Grand Mound Development Guidelines

2008-09
Chehalis Tribe opens the Great Wolf Lodge & completes Grand Mound Development Plan

2012
Grand Mound Water System Plan

2017-19
Update to the Rochester & Grand Mound Subarea Plan
BACKGROUND INFORMATION

Rochester
- ~9,500 acres
- Population = 9,210
  - By 2040, projected increase by 49%
- Housing Units = 3,550
- Land Use
  - 94% Residential
  - 5% Commercial
  - <1% Industrial

Grand Mound
- ~950 acres
- Population = 1,330
  - By 2040, projected increase by 15%
- Housing Units = 420
- Land Use
  - 48% Industrial
  - 26% Commercial
  - 26% Residential
COMMUNITY OUTREACH

- Three public meetings held
  - February 24th, 2018 in Rochester
  - March 8th, 2018 in Grand Mound
  - November 7th, 2018 in Rochester
- Presentation at Rochester High School
  - May 30th, 2018
- Outreach with community at Swede Day
  - June 16th, 2018 in Rochester
- Engagement with 500+ community members
COMMUNITY INPUT – SPRING MEETINGS

Rochester

- Preserve rural character
- More parks

Grand Mound

- Grocery Store
- Parks with walking trails
“More green open space that is also modern with retaining it’s rural flare.”

Visioning Session
- Public park
- Green space
- Walking & biking trail
- Sit-down diner food
ONE COMMUNITY, TWO SUBAREA PLANS

Currently, the Rochester and Grand Mound Subarea plans are two separate documents. Should the County consider combining into one Subarea plan, while maintaining the characteristics of both areas?

Survey Response
- 57% were in favor of combining the plan
- 36% were not in favor
- <1% had no response
## COMMUNITY MEETING – PROPOSED LAND USE SCENARIOS

<table>
<thead>
<tr>
<th>Alternative #1</th>
<th>Alternative #2</th>
<th>Alternative #3</th>
<th>Alternative #4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Zoning – No Change</strong></td>
<td><strong>Commercial Corridor</strong></td>
<td><strong>Medium-High Density Residential</strong></td>
<td><strong>Combination – Commercial &amp; Residential</strong></td>
</tr>
<tr>
<td>No Change</td>
<td>Increases Commercial Zone</td>
<td>Increases Medium &amp; High-Density Residential use</td>
<td>Increases both Commercial &amp; Residential use</td>
</tr>
<tr>
<td></td>
<td>Converts existing Industrial use to Commercial zone</td>
<td>Expands Residential use adjacent to &amp; outside UGA</td>
<td>Amends existing UGA</td>
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### Residential Capacity (Housing Units) by Zone

<table>
<thead>
<tr>
<th>Zone</th>
<th>Capacity</th>
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<tbody>
<tr>
<td>601</td>
<td>534</td>
</tr>
<tr>
<td>783</td>
<td>759</td>
</tr>
<tr>
<td>Alternative #1</td>
<td>Alternative #2</td>
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</tr>
<tr>
<td>29%</td>
<td>36%</td>
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<1% None of the Above
COORDINATED EFFORTS

COLLABORATION WITH PUBLIC WORKS & TRPC

Main Street Rochester
- Current Conditions Report ✓
- Multimodal Transportation Action Plan ✓
- Final Report

Grand Mound Transportation Study
- Gathering community input about transportation safety, mobility, and maintenance problems and opportunities ✓
- Drafting, modeling, and prioritizing a list of transportation actions for consideration
SUBAREA PLANNING PROCESS

Purpose: To update the 20 year old subarea plans to correlate with current community visions & goals.

Step 1
- Internal Review, Assess Data & Current Conditions

Step 2
- Community Outreach & Stakeholder Meetings

Step 3
- Planning Commission Review & Public Hearing, SEPA/EIS, Board of County Commissioner Review & Public Hearing

Step 4
- Adopt Subarea Plan
Questions?

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Rochester & Grand Mound Subarea Plans

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