ROCHESTER SUBAREA PLANNING

ROCHESTER SUBAREA PLAN (1996)

UPDATE

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PLANNING COMMISSION – NOVEMBER 6, 2019
ROCHESTER SUBAREA PLAN

Options:

1. Repeal the Rochester Subarea Plan
2. Update existing 1996 Plan – Strikethrough version with updated demographics
OPTION #1 – REPEAL ROCHESTER SUBAREA PLAN

Summary table provides elements of existing plan and corresponding chapters of 2019 Comprehensive Plan update.

<table>
<thead>
<tr>
<th>ELEMENT</th>
<th>1996 SUBAREA PLAN</th>
<th>2019 UPDATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
<td>• Mixed-use zoning designation (MDR) allows for a range of housing densities from 1-6 units per acre. • “Split-density” zoning based on the availability of water &amp; sewer. • Predominately residential with agricultural activities.</td>
<td>Chapter 2 – Land Use (and Rural Elements) B. RURAL AREA DESIGNATIONS The purpose of rural areas as defined by the County in compliance with the GMA is: • To support the rural aspects of Thurston County. • To protect areas with environmental constraints and preserve and buffer natural resource areas of agriculture, forestry, aquaculture, mineral deposits and fish and wildlife habitats from encroachment by or irreversible conversion to more intense uses. • To allow low intensity residential uses which do not require a high level of public services and facilities. • To protect and promote natural resource-based industries. • To protect “rural character” as defined in RCW 36.70A.030(14) as “the patterns of land use and development established by a county in the rural element of its comprehensive plan.”</td>
</tr>
<tr>
<td>Existing Land Use Categories</td>
<td>• Rural Residential/ Resource 1 Unit per 5 Acres (RRR1/5) • Medium Density Residential 1-6 Units per Acre (MDR1-6/1) • Long-Term Agriculture (LTA) • Long-Term Forestry (LTF) • Public Preserves (PP)</td>
<td>• Long Term Agriculture (LTA) • Residential LAMIRD 1 Unit per 1 Acre (RL1/1) • Rural Residential Resource 1 Unit per 5 Acres (RRR1/5) • Rural I Unit per 20 Acres (R1/20) • Public Parks Trails and Preserves (PP) • Neighborhood Convenience Commercial (NCC) • Rural Commercial (RCC) • Rural Resource Industrial (RRI) &quot;MDR no longer exists&quot;</td>
</tr>
</tbody>
</table>

Update demographics for population, housing, school enrollment.
OPTION #2 – LEAVE PLAN AS PROVIDED

- Document submitted for review at September 4th PC meeting – strikethrough version of 1996 plan with:
  - Update demographics for population, housing, school enrollment, etc.
  - Update relevant maps and tables.
OPTION #3 – DEVELOP A NEW PLAN

- Create a new Rochester Subarea Plan
- Chapters of plan correspond to the 2019 Comprehensive Plan.
- Includes components of Main Street Rochester Multimodal Action Plan.
- Develop Goals and Actions
Land Use

Rochester Subarea is composed primarily of low-density residential housing with parcels one to five acres in size. A commercial core is the heart of downtown Rochester located along US Highway 12, near the intersection at Albany Street, that is composed of a local businesses and Rochester Middle School. Agriculture and Open Space lands compose less than 1 percent of the total acreage within the subarea.

The land use in the Rochester subarea is consistent with the County’s current Land Use designations found in the Comprehensive Plan and on the Official Zoning Map. There is no distinguishing zoning of land use for the Rochester Subarea. The definition of each land use designation can be found in the Comprehensive Plan, Chapter 2 - Land Use, and is displayed on the Future Land Use Map (Map L-2) in the Comprehensive Plan. The following land use designations are found in the Rochester Subarea boundaries.

<table>
<thead>
<tr>
<th>LAND USE TYPE</th>
<th>GROSS ACRES</th>
<th>PERCENT (%) OF TOTAL ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Long Term Agriculture</td>
<td>14</td>
<td>0.02%</td>
</tr>
<tr>
<td>Residential LAM/ROD 1/1 (RL1)</td>
<td>1,755.9</td>
<td>73.08%</td>
</tr>
<tr>
<td>Rural Residential Resource (RERR)</td>
<td>6,343.3</td>
<td>73.08%</td>
</tr>
<tr>
<td>Rural 1/20 (R1/20)</td>
<td>37.9</td>
<td>0.44%</td>
</tr>
<tr>
<td>Public Parks Trails and Preserves (PP)</td>
<td>0.7</td>
<td>0.01%</td>
</tr>
<tr>
<td>Neighborhood Convenience Commercial (NCC)</td>
<td>7.3</td>
<td>0.08%</td>
</tr>
<tr>
<td>Rural Commercial (RCC)</td>
<td>243.0</td>
<td>5.14%</td>
</tr>
<tr>
<td>Rural Resource Industrial (RRI)</td>
<td>21.3</td>
<td>0.25%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>8,618.8</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: Thurston Regional Planning Council

Natural Resources

Environmentally Sensitive Areas

The Rochester Subarea lies nestled in a broad expanse of prairie and wooded landscape located in the Chehalis River basin. Most of the region is characterized by relatively lowland flat topography, with floodplains along the Chehalis River. Wetlands are located along the Scatter Creek drainage basin and in some undeveloped areas.

More information relating to critical aquifers, wetlands, fish and wildlife habitat areas, floodplains, and geologically hazardous areas for all rural unincorporated county are part of Chapter 9 in the Comprehensive Plan.

<table>
<thead>
<tr>
<th>Inventory of Critical Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
</tr>
<tr>
<td>Oak Woodlands</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Wetlands</td>
</tr>
<tr>
<td>Floodplains</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

Source: Thurston Geodata, 2019
Population and Housing Growth

Projections for Growth
Thurston Regional Planning Council (TRPC) is the official agency that projects growth and employment forecasts for all of Thurston County. TRPC coordinates with the State Office of Financial Management (OFM) in determining realistic population and employment projections for the County. TRPC then allocates that growth by planning areas within the County.

The growth projections for the Rochester were developed as a part of the subarea population allocation model by the TRPC. The projections are based on past growth trends, including the most recent building permit data. Growth projections by 5-year increments for the period from 2010 to 2040 for the Rochester Subarea are presented in the table below.

<table>
<thead>
<tr>
<th>GROWTH PERIOD</th>
<th>PROJECTED POPULATION INCREASE</th>
<th>TOTAL PROJECTED POPULATION</th>
<th>PERCENT INCREASE (ANNUALIZED)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010-2015</td>
<td>160</td>
<td>9,940</td>
<td>0.36%</td>
</tr>
<tr>
<td>2015-2020</td>
<td>290</td>
<td>9,220</td>
<td>0.65%</td>
</tr>
<tr>
<td>2020-2025</td>
<td>300</td>
<td>9,530</td>
<td>0.65%</td>
</tr>
<tr>
<td>2025-2030</td>
<td>320</td>
<td>9,850</td>
<td>0.67%</td>
</tr>
<tr>
<td>2030-2035</td>
<td>420</td>
<td>10,270</td>
<td>0.65%</td>
</tr>
<tr>
<td>2035-2040</td>
<td>340</td>
<td>10,610</td>
<td>0.66%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,830</td>
<td>10,610</td>
<td>0.69%</td>
</tr>
</tbody>
</table>

Source: Thurston Regional Planning Council, 2014

According to the 2014 Thurston Regional Planning Council, Small Area Population Estimates and Population and Employment Forecast Work Program, there was a reported population of 8,780 residents for the Rochester Planning according to the 2010 U.S. Census. The most recent TRPC estimates in 2017, reported an estimated population of 9,210 people for the area. Based on the TRPC 2019 forecast, they estimated a current total population of 9,400 people residing in the Rochester Subarea.

However, these estimates vary based on the sampling jurisdiction. There are four sampling populations for the region based on planning area, school district, and fire districts. The 2014 TRPC population estimate by School District, estimated a total of 14,480 residents for 2017. The 2014 TRPC population estimate based on Thurston County Fire District estimates Rochester’s population at 12,780 in 2017. Whereas, the 2014 TRPC population estimate based on Planning Area, estimates the 2017 population at 9,210 residents. This is a discrepancy of over 5,000 people depending on the sample size. However, despite the sample distribution, TRPC projections and forecast estimate an overall slow and steady growth of less than one percent per year over the next 40 years.

Source: Thurston Regional Planning Council, 2014
Transportation

US Route 12 (US 12) serves as the primary highway through the Rochester subarea connecting to Interstate 5 in the east and Aberdeen to the west. In addition to serving as a major thoroughfare, US 12 also serves as Rochester’s Main Street for the businesses located near the intersection at Albany Street. Railways also have a presence in the region, transporting freight through the subarea and is designated as a freight economic corridor by the state.

Main Street Rochester Project

In 2016, a collaborative effort between Thurston County, Thurston Regional Planning Council (TRPC) and Washington State Department of Transportation (WSDOT), received a federal Surface Transportation Grant (STP) to study a one-mile segment of US 12 located between 183rd Avenue and Bailey’s IGA. The Main Street Rochester project’s primary focus was to:

- Improve safety and multimodal mobility;
- Increase infrastructure investments in the area;
- Enhance Rochester’s sense of place; and
- Encourage economic vitality.

The project team completed extensive outreach efforts with the community and businesses through open houses, workshops, community focus groups and surveys. As a result of these efforts, the community provided insight into the safety, transportation, mobility, placemaking and economic vitality for Rochester. The deliverables from this collaborative effort was composed of three sections: A Current Conditions Report – findings for project area; a Multimodal Transportation Action Plan - action plan for improvements along US 12; and a Final Report – summary of findings.

The table below highlights the actions identified in the Multimodal Transportation Action plan.

<table>
<thead>
<tr>
<th>Main Street Rochester Action Items</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance Actions</td>
</tr>
<tr>
<td>- Resurface and add lane edge buffers along US 12</td>
</tr>
<tr>
<td>- Clean out and repair stormwater facilities</td>
</tr>
<tr>
<td>- Regularly sweep the highway to reduce debris in travel lanes and paved shoulders</td>
</tr>
<tr>
<td>- Improve the visibility of highway traffic signs and signals</td>
</tr>
</tbody>
</table>

Multimodal Construction Projects

- Install heritage improvements along US 12
- Establish a shared use trail between Rochester and Grand Mound
- Where appropriate, establish a center turn lane on US 12
- Improve the intersection at US 12 and 183rd Ave SW
- Install pedestrian crossing improvements along US 12
- Improve the intersection at US 12 and Albany St SW
- Establish a shared use access to Bailey’s IGA
- Establish a shared use access to Rochester Middle School
- Install heritage improvements along Albany St SW between Littlerock Rd and Albany Park Ln SW
- Install heritage improvements along Little Rd SW between Albany St SW and 183rd Way SW

Other Construction Projects

- Install wayfinding signage for important community landmarks
- Install gateway signage along US 12 near Albany St SW and 183rd Ave SW
- Establish a park and pool or park and ride lot in Rochester
- Improve existing transit stops on US 12 in Rochester

Planning Projects

- Develop a pole yard access plan
- Update the regional trails plan
- Create a Rochester Middle School walking map
- Establish a street grid connection plan
- Update street standards for the Rochester area
- Inventory stormwater facilities associated with US 12
- Perform a study of drainage patterns in the Rochester area
- Adopt a complete streets ordinance for Thurston County
In addition, the project team partnered with SCJ Alliance to develop conceptual layout plans for the various phases. These renderings provide context and examples of what the community envisions for the future of downtown Rochester.

The complete documents and full content of the community engagement for this project are included in the Appendices.

Other transportation information for unincorporated county is included in Transportation Chapter (Chapter 5) of the Comprehensive Plan.

Rochester continues to have relatively limited amount of public infrastructure within the Subarea and is characterized by rural levels of service for most public facilities. The Capital Facilities and Utilities for all unincorporated rural county is described in Chapter 6, Capital Facilities, and Chapter 7, Utilities, of the Comprehensive Plan.

Sewer and Water Systems

There are no public sanitary sewerage or potable water systems presently within the Subarea. Every property must provide on-site sewage systems within the Rochester Subarea. More than two-thirds of development within the Subarea rely on individual wells for domestic water supply, and 85 percent of residential units depend on on-site sewage systems to treat household and commercial wastewater. There are several community drainfields that serve a limited number of isolated higher density residential developments, including several mobile home parks.

The Rochester Water Association, established in 1969, is a private water purveyor that provides a community water system servicing 1.6 square miles of residents within the Subarea. The water system is a Group A system that consists of seven wells with an annual water rate of 376.4 acre-feet (122,650,000 gallons) per year. The Rochester Water Association currently has 683 active connections and serves approximately 1,046 residents. According to the Washington State Department of Health, the Association is approved for up to 1,540 connections.

Water consumption information for the existing Subarea is based on water rights data available from Thurston County Water Planning. The data shown on
Refer to Thurston County Public Works Stormwater Utility about additional regional project and the Stormwater Management Program (2018) for more information.

**Schools**

The Rochester School District No. 401 services both the Rochester Subarea and the Grand Mound Urban Growth Area, in addition to surrounding areas that reach into Lewis and Grays Harbor Counties. The District operates four main schools providing public education for grades K-12, in addition to an alternative high school. Facilities include the Rochester Primary School (K-2), Grand Mound Elementary (3-5), Rochester Middle School (6-8), Rochester High School (9-12), and HEART High School (9-12). The schools and their respective 2018 enrollment figures are shown in the table below.

<table>
<thead>
<tr>
<th>SCHOOL</th>
<th>GRADE LEVEL</th>
<th>ENROLLMENT</th>
<th>MAXIMUM PERMANENT CAPACITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rochester Primary</td>
<td>K-2</td>
<td>530</td>
<td>507</td>
</tr>
<tr>
<td>Rochester Primary</td>
<td>Pre</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>Grand Mound Elementary</td>
<td>3-5</td>
<td>514</td>
<td>420</td>
</tr>
<tr>
<td>Rochester Middle School</td>
<td>6-8</td>
<td>529</td>
<td>504</td>
</tr>
<tr>
<td>Rochester High School</td>
<td>9-12</td>
<td>565</td>
<td>510</td>
</tr>
<tr>
<td>HEART Alternative School</td>
<td>9-12</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>2,583</td>
<td>1941</td>
</tr>
</tbody>
</table>

(Source: Rochester School District 401, 2019)

*Provides the OSPI assessment of the maximum enrollment capacity of each permanent educational facility in accordance with accepted facility planning practice, interim housing is not included in this assessment.*

In 2018, the total enrollment was 2,303 students, an increase of 3% from the enrollment in 1995 of 1,694 students. Enrollment projections by the District (Source: OSPI and OFM) indicate a continued growth in student population with a total of approximately 2,447 students by the year 2025. Rochester School District is currently at capacity and most schools have modular buildings on site to house the growing student population.
addition to future school locations. The table below provides a summary of existing facilities for the Rochester schools. Further information and the complete plan can be found on the Rochester School District website.

### Rochester School District Existing Facilities

<table>
<thead>
<tr>
<th>School</th>
<th>Grades</th>
<th>Size/ Acres</th>
<th>Year Built</th>
<th>Building Area</th>
<th>Additions / Remodel</th>
<th>Total Gross Area</th>
<th>Number of Portable Classrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rochester Primary School</td>
<td>K-2</td>
<td>10.50**</td>
<td>2002</td>
<td>46.111</td>
<td>0</td>
<td>48.645</td>
<td>14</td>
</tr>
<tr>
<td>Grand Meadow Elementary</td>
<td>3-6</td>
<td>12.20**</td>
<td>1970</td>
<td>37.627</td>
<td>0</td>
<td>41.818</td>
<td>12</td>
</tr>
<tr>
<td>Rochester Middle School</td>
<td>6-8</td>
<td>14.48</td>
<td>1981</td>
<td>4.918</td>
<td>54.074</td>
<td>58.992</td>
<td>7</td>
</tr>
<tr>
<td>Rochester High School</td>
<td>9-12</td>
<td>54.38**</td>
<td>1969</td>
<td>56.402</td>
<td>0</td>
<td>75.921</td>
<td>14</td>
</tr>
<tr>
<td>HEART High School</td>
<td>9-12</td>
<td>0.90**</td>
<td>1993</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

Source: Rochester School District 4/19/2019
*Building Area accounts for the SOAP eligible permanent building areas.
**RPS, OHS, and RHHS are on a shared parcel.

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### Economic Development

Rochester’s economic base is the group of businesses in the commercial corridor along US 12. Most of the small businesses are locally owned and run. Many of the businesses have been in operation for over 10 years. The small downtown corridor serves as the heart of the community with cafes, shops, and a grocery store. Rochester works to improve the economic base through business creation, expansion, and partnerships.

The community identified, during the Main Street Rochester project, that this area has the highest potential for economic development and business development. There is a vested interest in expanding and diversifying the local businesses to promote economic health and resiliency. Rochester serves as a major thoroughfare that could serve as a destination for travelers. The Rochester Chamber of Commerce and local businesses are active participants in the South Thurston Economic Development Initiative (STEDI) to help expand economic development efforts in their community.

For additional information about economic development in rural unincorporated Thurston County, refer to Chapter 8 in the Comprehensive Plan.
Environment, Recreation, & Open Space

Parks and Recreation
There are few organized park and recreational facilities within the Rochester Subarea. Limited facilities such as baseball/football fields, running track, and basketball courts are provided by the Rochester School District at the elementary, middle and high schools. However, access is limited for non-school use of these facilities. The Rochester School District permits public access to Independence Park, located just north of the District Offices located at US 12 and Albany Street.

There are also several privately-operated recreational facilities in the area, including Hoss Field baseball park located on 156th Avenue S.W., the Grand Mound Driving Range along Old Highway 9 and a motocross track located on Jare Street. In addition, there are also several regional outdoor recreation areas adjacent to the Study Area, including the Scatter Creek Game Preserve, Capitol Forest, and Black River boat launch facility.

The County is currently working with the non-profit community group of Hoss Fields as a partnership to provide funding for future field renovations and improvements as part of Community Development Block Grant. A $100,000 grant was received for Public Facilities and Infrastructure Improvements for Fiscal Year 2019. The grant will upgrade the existing sports complex and signage and “provide recreational opportunities to 3,330 individuals in approximately 1,250 households of which nearly fifty-five percent are low to moderate [sic] income” (2019-2020 CDBG Action Plan).

Archeological & Historic Resources

Swede Hall
Swede Hall serves as the local Rochester meeting hall for events and meetings and is a valuable community resource. Portions of the original hall is almost 80 years old and is the pride of the original Swedish and Finnish settlers of the region. Swede Hall is affiliated with the Royal Order of the Runeberg, similar to a grange. The heritage of their local descendants is honored annually in the summer months with a parade and festivities held at Swede Hall, located at Albany Street & 185th Avenue SW.

Local Tribal History: The Chehalis, “People of the Sand”
For many centuries, the Upper and Lower Chehalis people lived in villages along the Chehalis River. They fished the Chehalis, Black, Cowitz, and Gatsup rivers. The Chehalis hunted and gathered from the mountains, to the prairies, to Grays Harbor and in the lower Puget Sound. They lived in cedar longhouses with one end open to the water from which they received a bounty of salmon and other river-based sustenance. The Salish-speaking people thrived for a long time in this region until colonization and their ancestral lands were lost. The current reservation was established in 1860 and is located in Thurston and Grays Harbor Counties, near Oakville.

Today, the Confederated Tribes of the Chehalis Reservation operate several thriving enterprises such as the Lucky Eagle Casino, Eagles Landing Hotel, the Great Wolf Lodge and End of the Trail. In addition, they have recently built new community and wellness centers that have dramatically enhanced the quality of life for their people.
**Goals and Actions**

**Economic Development**

Goal 1. Achieve diversification of Rochester’s economic base through supporting the establishment and expansion of locally-owned businesses within the downtown core.

Action 1. Collaborate with the Rochester Chamber of Commerce, South Thurston Economic Development Initiative (STEDI), Thurston County and other organizations to foster and promote a business atmosphere that supports the business in downtown Rochester.

Action 2. Identify and encourage business opportunities that may support the community.

Goal 2. Support the maintenance of local businesses.

Action 2. Encourage small business development that builds projects compatible with the Rochester community values.

Goal 3. Support tourism to enhance the local community.

Action 3. Facilitate the development of a downtown Rochester core along US 12 between 183rd and Bailey’s IGA, and as identified in the Main Street Rochester Study Project.

Action 4. Facilitate the development of a downtown way-finding system consistent with area identity and creating a sense of place for Rochester.

Action 5. Foster partnerships with Rochester Chamber of Commerce, STEDI, Experience Olympia & Beyond, and other organizations to promote tourism and business development.

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**Multimodal Transportation (Roads, Walkability, and Bicycling)**

Goal 1. Develop walkways, crosswalks, and bicycle routes to enhance the walkability, safety and economic development of Rochester.

Action 1. Provide walkways and crosswalks along US 12 from Albany Street to 183rd to enhance current economic development and accessibility in downtown Rochester.

Action 2. Refer to Rochester Main Street Transportation Study as a tool.

Goal 2. Work with Washington Department of Transportation (WSDOT) to attempt to reduce traffic issues in the Rochester Subarea.

Action 1. Encourage WSDOT to reduce and slow the truck traffic through the downtown core of Rochester.

Action 2. Consider alternative traffic solutions to alleviate the heavy truck traffic through Rochester along US 12.

Goal 3. Enhance the aesthetic values of the streetscape in Rochester as identified in the Main Street Rochester Multimodal Transportation Action Plan and Complete Streets study.

Action 1. Within the Rochester subarea and specifically the downtown core, ensure the design standards are followed.

Action 2. Consider developing Design Standards for the downtown Rochester core with a focus on aesthetics of streets, sidewalks, and associated amenities.


Action 1. Encourage connectivity between developments.
Action 2. Coordinate with WSDOT to improve pedestrian and bicycle alternatives.

Goal 5. Work to ensure that adequate and sufficient parking is available for businesses and customers in the Rochester downtown area.

Action 1. Through public-private partnerships review the existing public parking availability and accessibility within downtown Rochester.

Action 2. Utilizing the parking study, consider alternatives, updates, or changes to parking requirements and availability in downtown Rochester.

Action 3. As feasible implement incentive-based parking programs within the Rochester downtown business core, such as shared-use parking and on street parking.


Action 1. Locate community-oriented public facilities within the Rochester subarea.

Action 2. Work with the community to consider preservation and highlighting of the historic buildings and neighborhoods of Rochester in community planning and development, and design standards.

Action 3. Preserve the small-town character of the Rochester subarea in community planning and development.

Goal 7. Provide Transportation Improvements that Enhance Economic Development

Action 1. Utilize the Rochester Main Street Study to improve safety and aesthetics for downtown Rochester.

Land Use

Goal 1. Provide sufficient land use capacities to maintain the rural character and projected population forecast for Rochester.

Action 1. Monitor land supply and use to ensure a variety of rural densities within the Rochester Subarea.

Action 2. Help to focus growth in the adjacent Grand Mound Urban Growth Area and other areas meant to accommodate higher densities.

Goal 2. Provide land availability for public and private gathering places and diverse opportunities for arts, recreation, entertainment, and culture.

Action 1.

Capital Facilities and Utilities

Goal 1. Support the development of a comprehensive approach to stormwater management that encourages coordination between Transportation, Stormwater, and private development projects.

Action 1. Identify areas needing improved stormwater infrastructure within the Rochester Subarea.

Action 2. Involve the Rochester community in the assessment and prioritization of stormwater facility projects.

Goal 2. Ensure stormwater management systems that utilize and preserve natural drainage systems, such as streams, and construct facilities that complement these systems by taking advantage of opportunities for filtration, infiltration, and flow control where feasible.
Action 1. Require the use of permeable surfaces and other Low Impact Development technologies in new building construction and property development.

Action 2. Mitigate impacts of stormwater management regulations on private property owners by hosting meetings with the community when new regulations are proposed.

Action 3. Determine cumulative impacts of development on surrounding properties and minimize negative consequences of stormwater runoff on properties.

Goal 3. Explore options for a local sewer system expansion to support businesses and future businesses in the Rochester business core.

Action 1.

**Parks, Trails and Open Space**

Goal 1. Coordinate an integrated network of spaces that could expand recreational opportunities for both residents and visitors and utilizes the open space amenities and natural environment.

Action 1. As feasible, work with non-profit groups, the County, and other organizations to acquire land for open space conservation, trails network, and future parks.

Goal 2. Coordinate efforts among the community, Rochester School District, and the County to provide and maintain existing and future parks and fields to support sports, recreational, educational, and social activities for the community.

Action 1. Improve park maintenance.

Action 2. Implement upgrades and improvements to Independence Park and Hoss Fields.

Action 3. As feasible, partner with non-profit groups and other organizations to locate funding opportunities for future improvements.

Action 4. Consult with county and state agencies and local organizations to provide parks, open space, fields, and facilities that support active and passive recreation.

Action 5. Encourage public participation in development of plans for maintenance and operation for parks, open space, fields, and facilities in the Rochester area including volunteer efforts.

Action 6. Encourage public participation of community organizations and residents in the planning, development, operation, authorized use and maintenance of parks, trails, community facilities, and sports fields.

Goal 3. Pursue the creation of a more walkable community by supporting pedestrian pathways, sidewalks and trails that connect people to places.

Action 1. Coordinate with county, state, Tribal, local organizations and Rochester residents to acquire land for trails, community connectors and open space corridors, such as the extension of the Gate-Baltimore trail to Rochester.

Action 2. Coordinate maintenance and operation support for parks, trails and open space with other jurisdictions and supporting community groups.

Action 3. Safety and security shall be considered when reviewing plans for trails, pathways, and greenways to connect parks and recreational resources throughout the Rochester Subarea.
Action 4. Encourage the establishment of a trails system sign program that identifies access points and destinations.

Goal 4. Encourage participation of community organizations and residents in planning, development, and authorized use of parks, trails, open space, and community facilities.

Action 1.

Goal 5. Create bicycle routes and multiuse pathways to provide safe, secure, and efficient bicycle connections for commuter, visitor, fitness, and recreational riders.

Action 1. Consult and coordinate with Rochester area community groups to define and prioritize Rochester subarea bike routes.

Action 2. Ensure that local bicycle routes connect with regional bicycle routes.

Action 3. Support and promote the Thurston County Trails Plan, the future Gate-Belmore Trail, and future trails to Rochester.

Stormwater

Goal 1. Continue Regional Stormwater Improvements.

Policy 1. Develop a natural approach for future stormwater management to implement projects to control flows, reduce flooding, and enhance water quality.

Policy 2. Build and maintain Rochester Albany Street Stormwater pond.

Appendices

Community Engagement and Outreach

The County conducted numerous community outreach efforts with the Rochester residents for input and participation in the Rochester Subarea Plan update. There were three community open house events, in addition to numerous outreach efforts at meetings throughout the south county region.

Dates of Community Outreach:

- February 24, 2018
- March 8, 2018

Thurston County hosted two open house meetings to discuss the Rochester and Grand Mound Subarea Plan update process. TRPC project team attended and presented information on Main Street Rochester and the draft Multimodal Transportation Action Plan.

- November 7, 2018

Appendix A

Rochester Subarea Plan, 1998

Appendix B

Main Street Rochester Current Conditions Report, 2018

Appendix C

Main Street Rochester Multimodal Transportation Action Plan, 2019

Appendix D

Main Street Final Report, 2019
Questions?
ROCHESTER SUBAREA PLAN

Options:

1. Repeal the Rochester Subarea Plan
2. Revised & Updated 1996 Rochester Subarea Plan – Strikethrough version with updated demographics