ROCHESTER & GRAND MOUND PLANNING
SUBAREA PLANS, GRAND MOUND TRANSPORTATION STUDY, & MAIN STREET ROCHESTER
GRAND MOUND & ROCHESTER SUBAREA PLANS UPDATE

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

PLANNING PROCESS

2017

Step 1
Assess Data & Current Conditions

Step 2
Community Input & Stakeholder Meetings

2019

Step 3
Draft Plan

Step 4
Draft Review & Public Hearings

Adopt Plan
ONE COMMUNITY, TWO SUBAREA PLANS

WHY?

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?
## GRAND MOUND URBAN GROWTH AREA – 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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</table>

### Residential Capacity (Housing Units) by Zone

<table>
<thead>
<tr>
<th>Zone</th>
<th>Alternative #1</th>
<th>Alternative #2</th>
<th>Alternative #3</th>
<th>Alternative #4</th>
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<tr>
<td></td>
<td>601</td>
<td>534</td>
<td>773</td>
<td>759</td>
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</table>
As part of the Grand Mound subarea plan update, TRPC and Thurston County are:

- **Step 1:** Gathering community input about transportation safety, mobility, and maintenance problems and opportunities

- **Step 2:** Drafting, modeling, and prioritizing a list of transportation actions for consideration
GRAND MOUND: STEP 1

- **Winter 2018:**
  - Conducted mail and online survey

- **Spring 2018:**
  - Analyzed survey results
  - Facilitated two community workshops

- **Summer 2018:**
  - Led field tour with technical experts
  - Wrote current conditions report
  - Drafted action ideas, based on initial work
Tonight:
- Gather input on draft actions

Please:
- Visit the information station
- Read the reference materials
- Ask questions
- Tell us your priorities
- Fill out a comment card
WHAT’S NEXT

- **Winter-Spring 2019:**
  - Model Land Use Scenarios with transportation actions
  - Show vehicle delays associated with intersection changes (e.g., building a new traffic signal or roundabout)
  - Show vehicle volumes and flows associated with zoning and development changes (e.g., expanding the Maple Lane facility)
  - Develop alternatives (package of actions) for bicycle, pedestrian, and vehicle flows, and show in maps and drawings

- **Summer-Fall 2019:**
  - Develop a prioritized list of transportation actions — including identifying funding, timeframe, leads — for Subarea Plan

*Image: Bournemouth University:*
http://blogs.bournemouth.ac.uk/research
**Purpose:** Address community concerns related to US 12’s dual role as a regional highway and Rochester’s Main Street
- Improve safety and multimodal mobility
- Increase infrastructure investments
- Enhance sense-of-place and walkability
- Encourage economic vitality

**Project Funding ($250,000):** federal grant with matching funds from:
- Thurston County
- WSDOT
MAIN STREET ROCHESTER: PROJECT SCHEDULE

2017

Part 1
Current Conditions Report

Part 2
Action Plan

2019

Part 3
Final Report & Next Steps

WE ARE HERE
<table>
<thead>
<tr>
<th>Multimodal Transportation Action Plan Development</th>
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<tbody>
<tr>
<td><strong>2017</strong></td>
<td><strong>2018</strong></td>
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<tr>
<td>Identify Possible Actions and Community Priorities</td>
<td>Develop Conceptual Layouts</td>
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<tr>
<td>▪ Technical Workshop (November)</td>
<td>▪ WSDOT Right-of-way Survey (July-August)</td>
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<tr>
<td>▪ Community Focus Group Meeting (February)</td>
<td>▪ Business Meeting and Preference Survey (September)</td>
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<tr>
<td>▪ Public Open House (February/March)</td>
<td>▪ Public Open House (November)</td>
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<tr>
<td>▪ Action Plan Survey (May/June)</td>
<td>▪ Refine Concepts (December)</td>
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COMMUNITY PRIORITY ACTIONS

- Frontage improvements: 90
- Rochester-Grand Mound Trail: 74
- Center turn lane: 68
- US 12 & 183rd intersection improvements: 54
- Alternate pedestrian route to Rochester Middle School: 48
- US 12 & Albany intersection improvements: 32
- Alternate pedestrian route to Bailey’s IGA: 20
- Lane narrowing: 14
- Other multimodal construction project not listed: 13
MAIN STREET ROCHESTER: DRAFT CONCEPTUAL LAYOUTS

- **Tonight:**
  - Gather input on conceptual layouts

- **December:**
  - Refine concepts based on public input received tonight
  - Develop cost estimates and an implementation strategy for the concepts
  - Complete the Multimodal Transportation Action Plan

- **Spring:**
  - Wrap up the project with a final report
  - Make recommendations on next steps to Thurston County and WSDOT
Thurston County Courthouse & Civic Center

The Options:
How we can solve the challenges

Community Open House
THURSTON COUNTY

THOMAS ARCHITECTURE STUDIOS

HOK

JAYRAY

DOUG MAH & ASSOCIATES

SCJ ALLIANCE

PCS STRUCTURAL SOLUTIONS

HULTZ | BHU

ACKER CONSULTING

CITIZENS ADVISORY COMMITTEE

Rick Thomas, Special Projects Manager
Meghan Porter, Public Information Supervisor

Ron Thomas, AIA, President
Amos Callender, Project Manager

Bob Schwartz, FAIA, Senior Justice Planner

Kathleen Deakins

Doug Mah

Amy Head

Jeff Klein

Rick Hultz

Bill Acker

20 Thurston County Citizens

Courthouse & Civic Center Team
# Project Management Plan

<table>
<thead>
<tr>
<th>TASKS</th>
<th>2018</th>
<th>AUGUST</th>
<th>SEPTEMBER</th>
<th>OCTOBER</th>
<th>NOVEMBER</th>
<th>DECEMBER</th>
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### 1. Project Kick-Off
- Kick-Off Meeting
  - Common Understanding of all Prior Studies
  - Team Tour of Sites and Buildings
  - Overview of Land Use Requirements (All Sites)

### 2. Program Continuation
- All Departments Meeting
  - Review and Update Programming
  - Prioritize Programming for Fixed Budget Options
  - Programming for Construction Center Use

### 3. Analysis of Three Sites
- Natural Attributes, Utilities Analysis
  - Site Circulation, Transportation, Civil Req’s
  - Diagram Site Opportunities

### 4. Needs Assessment
- Confirm Departmental Relationships
- Updates to Courtroom Diagrams
- Update Department Space Diagrams

### 5. Concept Alternatives
- Site Concepts for All Three Sites
  - Concept Floor Plans for Each Building Option
  - Overview of Building Systems for Each Option
  - Security Analysis & Phasing Plans for Each Option

### 6. Concept Features
- Summary of Concept Features
  - List of Advantages and Disadvantages

### 7. Outreach Plan
- County Project Representatives
  - County Staff, Elected, Dept. Heads, BoT/City
  - Citizens advisory Committee
  - Thurston County Citizens

### 8. Cost Estimate
- Construction Cost Estimates
  - Phasing Costs
  - Life Cycle & Operational Costs
  - Total Project Costs

### 9. Concept Comparison
- Assemble Documentation for Draft Report
- Concept Comparison Analysis

### 10. Document & Presentation
- Final Report
  - BoT/C and Project Stakeholder Presentations
VISION
Thurston County is a vibrant community ensuring the health, safety and wellbeing of generations to live, work, and play.

MISSION
To create a community that promotes health, commerce, and environmental protection with transparency and accountability.

Thurston County Courthouse
Services Impacted

COURTHOUSE
Superior Court
District Court
Drug Court
County Clerk

CIVIC CENTER
Prosecuting Attorney
Sheriff's Office
Public Defense
Assessor's Office
Auditor
Treasurer
Environmental Health Commissioners
Development Review
CPED
Human Resources
Pre-Trial Services

OLYMPIA JUSTICE CENTER
City Municipal Court
Probation
City Jail
City Prosecutor
Court & Parking Judication

Combined Total: 360,000 SF + 1,200 parking spaces (30-year projection)
Hilltop
Plum Street
A - HILLTOP SITE

Please rate how you agree with the following statements:

1. A Courthouse for the Hilltop site is a good match for the surrounding area.
   - Strongly agree
   - Agree
   - Disagree
   - Strongly disagree

2. The proposed building scenarios for the Hilltop site are a great use for this property.
   - Strongly agree
   - Agree
   - Disagree
   - Strongly disagree

3. The proposed building scenarios for the Hilltop site will lead to a workable option for the County.
   - Strongly agree
   - Agree
   - Disagree
   - Strongly disagree

4. Selection of the Hilltop site would promote economic development in the surrounding neighborhood.
   - Strongly agree
   - Agree
   - Disagree
   - Strongly disagree

5. A Courthouse on the Hilltop site would help promote civic pride.
   - Strongly agree
   - Agree
   - Disagree
   - Strongly disagree

6. What would improve your experience when visiting a new Courthouse & Civic Center on the Hilltop site?

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

7. Do you have any other comments you wish to share?
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Site Specific Questionnaires
THANK YOU for your feedback today, and please stay informed by following project progress on the County’s website below.

www.thurstoncountywa.gov

Proposed Scenarios - Pros & Cons