
MEMO



Date: October 4, 2023
To: Tami Merriman, Permit Manager
Alex Baruch, Associate Planner
From: Jared Crews, Engineer II

Re: Transportation Concurrency – Yorkshire Apartments

Based on the revised Traffic Impact Analysis prepared for the Yorkshire Apartments project, dated August 22, 2023 and the City of Tumwater Capitol Facilities Plan, The City finds that the Yorkshire project is concurrent in regards to Transportation conditions as follows:

1. Shall pay Transportation Impact Fees per the Fee Resolution current at time of permit application.
2. Shall construct transportation improvements as shown on the approved binding site plan.
3. Prior to the issuance of any Certificate of Occupancy for Phase II, III, or IV buildings, Tyee Dr must be constructed between Israel Rd and Tumwater Blvd as well as a roundabout at the intersection of Tyee Dr and Tumwater Blvd, these Improvements shall be constructed and accepted by the City.
4. A recent study of the I-5 interchange at Tumwater Blvd indicates improvements are needed in order to meet established safety level of service standards. This project shall either:
 - a. Construct a roundabout at the northbound Interstate 5 On/Off Ramp and Tumwater Blvd intersection;
 - b. Voluntarily pay a mitigation fee of \$4,219 per peak trip generated by this project under RCW 82.02.020 to be used as described herein:

Tumwater Blvd/I-5 Interchange: The City's planned transportation improvements at the Tumwater Blvd/I-5 interchange include converting the interchange to a roundabout diamond interchange by replacing the southbound on/off ramp signal and northbound stop controlled intersections with roundabouts. If the subject development has trips to the interchange before the roundabout is constructed, a temporary signal will be required.