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# MEMO



Date: December 2, 2024  
To: Tami Merriman, Permit Manager  
Alex Baruch, Senior Planner  
From: Jared Crews, Engineer II  
Clint Ritter, Assistant Director

RE: Transportation Concurrency – Vista View at Black Lake TUM-24-1449

Based on the Traffic Impact Analysis prepared for the Vista Views at Black Lake project, dated November 22, 2024 and the City of Tumwater Capital Facilities Plan, The City finds that the Vista Views at Black Lake project is concurrent in regards to Transportation conditioned as follows:

1. Shall Pay Transportation Impact Fees per the Fee Resolution at time of permit application.
2. Shall construct transportation improvements as shown on the approved site plan.
3. To address LOS degradation at the intersection of Black Lake Belmore Rd and Black Lake Blvd the applicant has proposed the construction of separate northbound left- and right-turn lanes on Black Lake Belmore Rd as well as construction of an acceleration lane west of the intersection. This proposal is acceptable. The applicant will work with the City and County through civil permitting on an acceptable design.
3. A recent study of the I-5 interchange at Tumwater Boulevard indicates improvements are needed in order to meet established safety and level of service standards. This project shall either:
  - a. Construct a roundabout at the northbound Interstate 5 On/Off Ramp and Tumwater Boulevard intersection; or
  - 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 Boulevard/I-5 Interchange: The City's planned transportation improvements at the Tumwater Boulevard/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. The project shows 8 trips.*