Community Development
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-4180

March 30, 2026

The Land Developer, Inc.

Sent via email to: erik@thelanddeveloper.com, and aholtse@gmail.com

RE: 5th Ave Townhomes
City of Tumwater Transportation Concurrency Permit No. TUM-26-0116

The City of Tumwater has reviewed your Trip Generation Assessment, and presents the following comments:

1. The report incorrectly proposed Land Use Code 230 as Residential Townhomes when Land Use Code 230 is actually Low-Rise Residential with Ground-Floor Commercial. The report should be updated with the correct land use code.

   Response: The land use code was revised.

2. The report needs to show the distribution of new trips to the street system down to one new trip.

   Response: Added teh distribution map

Please provide a response to these comments along with an updated Transportation Impact Analysis. If you have any questions please contact either myself via email at jcrews@ci.tumwater.wa.us or by calling 360.754.4140, or Brandon Hicks via email at bhicks@ci.tumwater.wa.us or by calling 360.754.4140.

Sincerely,

Jared Crews | Engineer III
Development Review Lead
City of Tumwater
555 Israel Road SW | Tumwater, WA 98501