

## Alex Baruch

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**From:** Alex Baruch  
**Sent:** Tuesday, September 16, 2025 12:23 PM  
**To:** H2Hibb  
**Subject:** RE: TUM-25-0244, Henderson 94  
**Attachments:** 9. TIA 02-06-2025 JC Edits.pdf; 10. Concurrency Ruling 05-29-2025.pdf

Hi Heather,

Thank you for your email. The City reviewed the Transportation Impact Analysis provided by the applicant and issued a Transportation Concurrency Ruling that with certain conditions the project meets City of Tumwater development standards. The projects you listed were included either within the existing traffic counts (completed projects include: Henderson Blvd Plat and Susan Lake Estates) or as a part of the pipeline projects listed in section 4.3 if the project has not been completed yet (Tumwater Blvd Plat, Three Lakes Crossing, Habitat for Humanity). In addition to accounting for the traffic from these developments and existing traffic there is a 4% annualized growth rate applied to the project to ensure that general growth rates are also taken into consideration.

Level of services was measured taking into consider the growth rate and traffic anticipated with this development for various intersections (page 21 of the Traffic Impact Analysis). The intersection of Old Highway 99 and Henderson Blvd was identified to operate with a level of service E with or without this project. The study identifies adjusting the signal cycle length and adjusting the westbound left-turn as opportunities to improve the operation of that intersection to a level of service D. There is an anticipated roundabout at this location that would most likely be completed as a City project in the future with other improvements to Old Highway 99 that would improve the level of service at the time of construction. The other intersections studied all measured a level of surface D, C or B.

This project is required to provide open space in accordance with the Tumwater Municipal Code requirements which includes 15% of the property as open space. For this project they are proposing a clubhouse, pool, lawn areas and a trail. These requirements are in place to provide new community members that reside in new developments opportunities for recreation in their development. While we know that community members use City parks outside of their development these requirements provide a balancing or resources. Lastly, a parks impact fee will be required to be paid for each unit. This money can help the City purchase park land in the future where there is a need.

Please let me know if you have any additional questions and I will be happy to help.

Sincerely,

**Alex Baruch | he/him**  
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**From:** H2Hibb <h2hibb@comcast.net>  
**Sent:** Sunday, September 14, 2025 6:53 PM  
**To:** Alex Baruch <ABaruch@ci.tumwater.wa.us>  
**Subject:** TUM-25-0244, Henderson 94

Hello Alex,

I just received the email regarding the development proposal at 7501 Henderson Blvd SE.

It is just too many homes along this stretch of Henderson Blvd with no consideration to the impact on traffic and safety. The previous traffic studies were done during Covid when everyone was at home and working or schooling remotely. Since then, 25 homes built on Henderson and 71st, 15 homes built on Percy Lane between 65 th and 78th Ave SE, 45 homes built at Three Lskes Crossing, the townhomes and apartments on 73rd and Henderson Blvd. That is a tremendous amount of growth and tax base revenue for the city of tumwater, even though technically we have an Olympia zip code.

I want new traffic and safety studies done. Either lower the speed limit, put a couple roundabouts or traffic lights, speed bumps, something.

Also the property on Tumwater Blvd across from Venables Pest needs to be purchased for a park.

Pioneer park is taking a hit with all the people .

More parks , if more housing is being built for more people, purchase land for more parks.

Name the streets correctly . Making Three Lakes housing development an extension of 68 th Ave SE is ridiculous. Tumwater fire fighters could not find a house whose fire alarm was going off a week or so ago by going off the address. Amazon is misplacing packages. Give these developments their own street names.

Heather HibbertRime

360-491-4307