

Exhibit 11

MEMO



Date: February 16, 2024

To: Tami Merriman, Permit Manager
Alex Baruch, Associate Planner

From: Mary Heather Ames, Assistant Transportation & Engineering Director

Re: Transportation Concurrency – New Market Apartments

Based on the revised traffic impact assessment prepared for the New Market Apartments project, dated December 7, 2023 and the City of Tumwater Capital Facilities Plan, the City finds that the New Market Apartments project is concurrent in regards to Transportation conditioned 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 site plan.
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.