



Memo

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

From: Mary Heather Ames, Transportation Manager

Date: February 21, 2023

Re: Transportation Concurrency – Kingswood Commercial

Based on the Transportation Impact Analysis prepared for the Kingswood Commercial project, dated May of 2022 and the City of Tumwater Capital Facilities Plan, the City finds that the Kingswood Commercial 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 formal 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;
 - 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.
4. The proposed mitigation (center receiving lane) for the failing movement at Kingswood Drive and Tyee Drive intersection does not adequately address intersection failure. To mitigate the additional trips through this intersection the project shall install a compact roundabout at the intersection of Kingswood Drive and Tyee Drive.

SEPA Finding: Mitigation proposed in the Traffic Impact Analysis for the failing movements at Kingswood Drive and Tyee Drive intersection (center receiving lane) does not adequately address safety, capacity and effectiveness issues in the long term. A three way stop or traffic signal will also not be viable because the City cannot allow intersection control types that significantly impact throughput on Tyee Dr without jeopardizing regional (Littlerock Road) capacity.

SEPA Condition: To mitigate intersection movement failure by additional trips through the Kingswood Road and Tyee Drive intersection, the project shall install a compact roundabout. The roundabout design shall be approved by the City of Tumwater Transportation and Engineering Department as a part of the site development grading design review for frontage improvements required by this development.