
MEMO

Date: June 11, 2025
To: Tami Merriman, Permit Manager
Alex Baruch, Senior Planner
From: Jared Crews, Engineer II
CC: Brandon Hicks, TED Director



RE: Transportation Concurrency – Tumwater Townhomes TUM-25-0679

Based on the Traffic Scoping Analysis prepared for the Tumwater Townhomes project, dated June 10, 2025 and the City of Tumwater Capital Facilities Plan, The City finds that the Tumwater Townhomes project is concurrent in regards to Transportation conditioned as follows:

1. Shall Pay Transportation Impact Fees per the fee resolution in effect at time of building permit application
2. Shall construct transportation improvements as described on the approved formal site plan review letter.
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 \$4,333.00 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. The project shows 1 trip.