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SCOTT H. SPENCE

February 26, 2015

Dave Smith  
City of Olympia  
Public Works Department, Transportation  
601 4<sup>th</sup> Avenue East  
Olympia, WA 98501

**SUBJECT: Banyan Trails, Olympia File Number 2014-1111**

Dave,

Thank you for the opportunity to review the Traffic Impact Analysis for the above mentioned project. I recommend approval subject to the following conditions.

**Traffic Mitigation**

Traffic mitigation was calculated for 168 senior adult housing (LUC 252) and 70 townhomes with no age limit (LUC 230).

According to the TIA submitted, which was prepared according to the methods prescribed by the Lacey Municipal Code (LMC) Section 14.21, this project will generate more than 50 trips during the PM Peak Hour.

The TIA included a distribution, approved by the City of Lacey's Public Works Department, based on the regional traffic model from Thurston Regional Planning Council. The regional model was used in determining offsite traffic impacts.

A distribution, approved by the City of Lacey's Public Works Department was used in determining offsite traffic impacts and required mitigation. This distribution is based on the regional traffic model from Thurston Regional Planning Council. The trips generated from this project will have an adverse impact on the City of Lacey transportation network.

The project will pay traffic mitigation fees to the City of Lacey to mitigate offsite impacts. These fees are collected according to LMC 14.21 and results of the TIA. The mitigation collected will fund designated transportation improvement projects.

The mitigation fee will be determined at the date of payment for issuance of the building permit, unless otherwise noted. The fee shall be increased on July 1 and each year thereafter in an amount equal to the increase in the Engineering News Record Construction Cost Index. The estimate for the City of Lacey's traffic mitigation fees is attached.

**Site Layout**

The site plan still shows a break for an existing driveway in the median and there was no discussion in the text. We would like to see the median solid since there will be no driveway on the west side of Sleater Kinney Road NE when the project is completed. The City would also like to have an opportunity to review the channelization plans for Sleater Kinney Road NE and 6<sup>th</sup> avenue NE when they are available during civil plan submittal process.

If you have any questions, please contact me at 360-438-2640.

Sincerely,

A handwritten signature in black ink that reads "Patrick D. McGuin". The signature is written in a cursive style with a large, stylized initial 'P'.

Patrick McGuin  
Transportation Engineer

## Residential Traffic Mitigation Fee Estimate

File/Parcel Number: \_\_\_\_\_  
Olympia Planning Project # 2014-1111 \_\_\_\_\_

Updated: \_\_\_\_\_  
Updated: \_\_\_\_\_  
Updated: \_\_\_\_\_  
Created: 2/26/2015 PDM \_\_\_\_\_

Project Description: Banyan Trails  
70 Townhome and 168 Senior Adult Housing

ITE Land Use Code:	230      252
Land Use Name:	(Residential Condominium/ Townhouse) (Senior Adult Housing- Attached)
Trip Rate	0.62      0.31
Per	Unit      Dwelling
During	Peak of Adj Street, 1 Hr 4      Peak of Adj Street, 1 Hr 4-6
New Units	70      168
Total Project Trips Generated:	43      52
Traffic Analysis Zone:	166
Total Trips in TAZ:	145

Account Number	Project	2014/2015 Cost per Trip	TAZ Trips @ project	Distrib. Percent	Project Trips Generated	2014/2015 Traffic Mitigation	Cost per Unit	Cost per unit based on Cap
102-0000-224.50-03	45th Avenue and College Street Improvements	\$ 326.50	3	2.1%	2.0	\$ 653.00	\$ 2.74	\$ 12.35
102-0000-224.50-08	45th Avenue and Ruddell Road Improvements	\$ 120.36	2	1.4%	1.0	\$ 120.36	\$ 0.51	\$ 2.28
102-0000-224.50-23	Sleater-Kinney at 14th Ave Improvements	\$ 229.79	2	1.4%	1.0	\$ 229.79	\$ 0.97	\$ 4.35
102-0000-224.50-24	Ruddell Road at 22nd Avenue Improvements	\$ 120.36	3	2.1%	2.0	\$ 240.72	\$ 1.01	\$ 4.55
102-0000-224.50-25	College Street Extension NE	\$ 866.60	41	28.3%	27.0	\$ 23,398.20	\$ 98.31	\$ 442.68
102-0000-224.50-26	Mullen Road Extension	\$ 1,114.33	3	2.1%	2.0	\$ 2,228.66	\$ 9.36	\$ 42.17
102-0000-224.50-27	Yelm Highway Improvements College Street to Ruddell Road	\$ 943.39	2	1.4%	1.0	\$ 943.39	\$ 3.96	\$ 17.85
102-0000-224.50-28	Carpenter Road Capacity/Safety Improvements Pacific to Shady Lane	\$ 1,011.04	1	0.7%	1.0	\$ 1,011.04	\$ 4.25	\$ 19.13
102-0000-224.50-29	Mullen Road Capacity/Safety Improvements East of Ruddell	\$ 1,114.33	-	0.0%	-	\$ -	\$ -	\$ -
102-0000-224.50-32	Ruddell Road / 54th Avenue Improvements	\$ 114.01	2	1.4%	1.0	\$ 114.01	\$ 0.48	\$ 2.16
102-0000-224.50-33	Martin Way & I-5 Interchange Improvements	\$ 1,011.04	30	20.7%	20.0	\$ 20,220.80	\$ 84.96	\$ 362.57
102-0000-224.50-38	Carpenter Rd from Martin Way to Britton Parkway	\$ 1,114.33	9	6.2%	6.0	\$ 6,685.98	\$ 28.09	\$ 126.50
102-0000-224.50-39	Marvin Road-- Britton to Columbia Drive NE	\$ 1,114.33	1	0.7%	1.0	\$ 1,114.33	\$ 4.68	\$ 21.08
102-0000-224.50-40	Rainier Road from Yelm Hwy to City Limits (near Beckonridge)	\$ 657.17	2	1.4%	1.0	\$ 657.17	\$ 2.76	\$ 12.43
102-0000-224.50-41	Yelm Highway Improvements Ruddell Road to East City Limits	\$ 1,114.33	1	0.7%	1.0	\$ 1,114.33	\$ 4.68	\$ 21.08
102-0000-224.50-42	6th Avenue / Sleater Kinney Improvements	\$ 1,114.33	14	9.7%	9.0	\$ 10,028.97	\$ 42.14	\$ 189.74
102-0000-224.50-43	Golf Club Road Extension	\$ 151.69	-	0.0%	-	\$ -	\$ -	\$ -
102-0000-224.50-44	Martin Way / Hoh Street Intersection Improvements	\$ 202.25	2	1.4%	1.0	\$ 202.25	\$ 0.85	\$ 3.83
102-0000-224.50-45	Willamette Drive / 31st Ave Intersection Improvements	\$ 252.81	-	0.0%	-	\$ -	\$ -	\$ -
102-0000-224.50-46	Hogum Bay Road Improvements	\$ 1,114.33	2	1.4%	1.0	\$ 1,114.33	\$ 4.68	\$ 21.08
102-0000-224.50-47	Carpenter Rd/Mullen Rd Intersection Improvements	\$ 294.30	-	0.0%	-	\$ -	\$ -	\$ -
102-0000-224.50-48	Marvin Road Interchange Improvements Phase 2	\$ 1,114.33	2	1.4%	1.0	\$ 1,114.33	\$ 4.68	\$ 21.08
102-0000-224.50-49	College Street Reconstruction -- Lacey Blvd to 37th Ave	\$ 1,114.33	8	5.5%	5.0	\$ 5,571.65	\$ 23.41	\$ 105.41
102-0000-224.50-50	Marvin Road and Britton Parkway Intersection Improvements	\$ 89.29	5	3.4%	3.0	\$ 267.87	\$ 1.13	\$ 5.07
102-0000-224.50-51	31st Avenue Extension Hogum Bay to Marvin Road	\$ 1,114.33	-	0.0%	-	\$ -	\$ -	\$ -
102-0000-224.50-52	Britton Parkway and Carpenter Road Intersection Improvements	\$ 148.82	11	7.6%	7.0	\$ 1,041.74	\$ 4.38	\$ 19.71
102-0000-224.50-52	Willamette Drive / Campus Glen Drive Roundabout	\$ 428.57	-	0.0%	-	\$ -	\$ -	\$ -
102-0000-224.50.56	Citywide ITS Signal Improvements	\$ 108.43			134.0	14,529.6	\$ 61.05	\$ 274.89
102-0000-224.50-55	Signal Retiming Fee:	\$ 5,000.00				\$ 5,000.00		\$ -
<b>CITY OF LACEY PROPORTIONATE SHARE MITIGATION</b>						\$ 97,602.54	\$ 389.09	\$ 1,752.00
<b>RESIDENTIAL MAXIMUM CAP PER UNIT</b>		\$ 1,752.00	<b>USE CALCULATED AMOUNT</b>				\$ 92,602.54	

Note: This estimate is prepared with the best available information. The City reserves the right to update this estimate at any time.