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**PUBLIC WORKS**

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Ramiro A. Chavez, P.E., PgMP – Director

June 29, 2015

CONWELL INVESTMENTS LLC
2415 CARPENTER RD SE
LACEY, WA 98503

SUBJECT: **Oak Springs**
Project #: 2013104463
MARVIN RD CONCURRENCY

REFERENCE: Marvin Rd Concurrency Review Memo – Dated April 9, 2015
Marvin Rd Concurrency Review Supplemental Memo – Dated April 29, 2015
Marvin Rd Corridor Concurrency White Paper – Dated June 29, 2015

Currently, traffic studies show that the Marvin Rd Corridor will drop below the adopted level of service in the year 2020. At that point a “concurrency” clock of 6 years starts and Thurston County must guarantee improvements to the corridor to bring the level of service up to an acceptable level within that 6 year period. The April 9, 2015 memo explained the situation and described two options for moving forward; build the needed improvements or wait until the County or another developer does.

Since that time, Thurston County Public Works has been working on a third option that will allow developers to purchase reserve capacity in order to move forward with their projects. This reserve capacity is the amount of PM peak trips that would move the concurrency date up to the preceding year and therefore place more responsibility on the County to guarantee the improvements are completed earlier. The amount of reserve capacity available at this time to move up the concurrency date is 83 PM peak trips (2019) and 82 PM peak trips (2018). With each year comes more County responsibility and therefore the cost per trip increases. The first 83 trips are available at \$15,000 per trip and the next 82 trips are available at \$30,000 per trip. As the white paper explains, this offer will be on a first come, first serve basis and will be based on the application date.

There are currently several projects that are in the system whose traffic studies show PM peak trips on this corridor. You received this letter because yours is one of them. Please review your traffic study to see how many PM peak trips your project will contribute to the corridor and will have to be purchased. To purchase reserve capacity, please submit a letter of intent and provide the amount of trips to be purchased. This letter of intent needs to be submitted through the Thurston County Permit Assistance Center no later than 12:30 PM on July 17, 2015.

For those who submit a letter of intent, costs will be calculated on July 20, 2015 and a letter explaining the purchase procedure will be sent out shortly after. Purchasers will have 30 days to submit their payment; otherwise those trips will be placed back into the reserve for purchase by others. Once payment is made, those trips will be removed from the reserve capacity.

If you have any questions or comments, please call me at (360) 867-2042.

Sincerely,



Kevin Hughes
Thurston County Public Works
Development Review Section

ATTACHMENTS

Marvin Rd Concurrency Review Supplemental Memo – Dated April 29, 2015
Marvin Rd Corridor Concurrency White Paper – Dated June 29, 2015

cc: Project File