



COUNTY COMMISSIONERS

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District One

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District Two

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District Three



PUBLIC WORKS
An Accredited Agency of the
American Public Works Association

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

MEMORANDUM

TO: Tony Kantas, Thurston County Resource Stewardship

FROM: Arthur Saint, PE, Thurston County Public Works Development Review *AS*

DATE: April 16, 2015

SUBJECT: **3146 MARVIN RD SE 13-112596**
PROJECT #: 2013104463

REFERENCE: Concurrency Review

Upon review of the proposed project referenced above, Public Works has the following comments:

1. Concurrency may prevent our department from recommending approval of this project. Please see the attached memorandum from Scott Lindblom dated 4-9-15.

Please be aware, further issues may be addressed as discovered, or as changes are made to the plans.

Please note that this preliminary review memo is from one department out of several reviewing this project. Revised plans should not be submitted until you receive a preliminary review letter from the Thurston County Planner for this project.

If you have any questions or comments, please call me at (360) 867-2043.

cc: Steve Hatton, Hatton Godat Pantier

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MEMORANDUM

TO: Development Review, Thurston County Public Works

FROM: Scott Lindblom, PE – County Engineer 

DATE: April 9, 2015

SUBJECT: **CONCURRENCY REVIEW – MARVIN RD CORRIDOR**
Intersections: Mullen Rd
25th Ave
19th Ave
Union Mills Rd

REFERENCE: Thurston County Code 17.10 Transportation Facilities Concurrency
Management System

Dear Affected Parties:

Recent traffic studies have shown that several intersections along the Marvin Rd corridor south of the Pacific Rd round-a-bout will drop below the County's minimum level of service around the year 2020. This is based on projected growth and is independent of any currently proposed projects. Because of this, any development projected to contribute additional traffic to these intersections are required to meet the conditions within TCC 17.10 to ensure concurrency under the Growth Management Act.

Since it has already been determined that several intersections along this corridor will fall below adopted levels of service, Thurston County must evaluate each proposed development using criteria in Section 17.10.030-F which states:

- F. If the concurrency determination results in a finding that transportation facilities and services fall below adopted levels of service, the application for the **development permit shall not be approved unless one of the following conditions are met**. Upon request, the county shall provide the reasons for denying an application under this section.
1. LOS standards are met by the developer and mitigating measures needed to meet such standards are identified in an approved traffic impact study or other approved document, and the project developer shall have guaranteed the funding of the approved mitigating measures, and the anticipated completion date of the construction is within six years from the date of preliminary approval;

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Date: April 9, 2015
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2. The developer pays a pro-rata share towards necessary improvements identified in the six-year Capital Facilities Plan that have secured funding sources, including grant obligation;
3. The applicant reduces the traffic impacts to achieve an acceptable LOS by scaling the project down to reduce the number of motor vehicle peak hour trips generated by the project; or
4. The applicant may choose to wait until such time as there may be sufficient transportation facility capacity due to improvements identified with secured funding in the six-year Capital Facilities Plan, and then reapply for a concurrency determination. This approach shall not relieve the applicant of restrictions regarding expiration of permits and may result in a requirement of full application procedures.

Based on the preceding code language and since the County does not currently have secured funding for the intersection improvements (as identified in #2 above), any proposed projects that contribute additional trips to the impacted intersections must choose one of the following options if they wish to proceed:

- 1. Place the project on hold until the County secures funding for the intersection improvements (please be aware that this does not stop any expiration clocks from other departments and the applicant will need to talk to those departments directly regarding their expirations); or**
- 2. Move forward through the approval process and the County will condition the project to construct the intersection improvements prior to receiving final approval.**

If you have any questions or comments, please contact Kevin Hughes at (360) 754-2042.