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Date: November 1, 2022
To: Arthur Saint, Development Review Engineer
Cc: Jared Kurttila, Executive Assistant
File
From: Christopher Stolberg, Transportation Engineer
Subject: McAllister Springs; Thurston County Project #2022105125; Parcels 11823430100,
11826110000, 11826110300; Traffic Mitigation

Dear Mr. Saint,

I have reviewed the Traffic Impact Analysis submitted for this project, and recommend approval based on the following conditions:

City of Lacey Mitigation

According to the Analysis, the project will generate 154 trips during the PM Peak Hour.

A trip distribution based on the City of Lacey Existing Plus Committed Regional Traffic Model was used to calculate traffic mitigation fees required to mitigate offsite traffic impacts according to LMC 14.21. A tabulation of the calculated mitigation fee is attached.

The actual fee will be determined at the date of payment for issuance of the building permit, water meter, or other approval process. 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.

Multi-Modal Mitigation

According to the Thurston Regional Planning Council's 1999 Household Travel Survey, 5.6% of all trips are made by bicycling or walking. This project is expected to generate a similar number of pedestrians and cyclists. The Transportation Comprehensive Plan identifies the need for sidewalk, bike lanes and other facilities to accommodate multi-modal transportation. The multi-modal impacts from this project shall be mitigated by constructing frontage improvements according to Lacey's standards.

If you have any questions, please contact me at (360) 438-2680.

Sincerely,

Christopher Stolberg

Christopher Stolberg, EIT
Transportation Engineer

Residential Traffic Mitigation Fee Estimate

File/ Parcel Number: 11823430100, 11826110000, 11826110300
 Lacey Planning Project: _____
 Thurston County Project Number: 2022105125
 Project Description: McAllister Springs

Updated: _____
 Updated: _____
 Updated: _____
 Created: 11/1/2022 CRS

ITE Land Use Code:	
Land Use Name:	
Trip Rate:	
Per:	
During:	
New Units	
Total Project Trips Generated:	154
Traffic Analysis Zone:	991
Total Trips in TAZ:	169

210	215
(Single-Family Detached Housing)	(Single-Family Attached Housing)
0.94	0.57
Units)	Units)
PM Peak of Adj.	PM Peak of Adj. Street, I
131	51
124	30

Account Number	Project	2022/2023 Cost per Trip	TAZ Trips @ project	Distrib. Percent	Project Trips Generated	2022/2023 Traffic Mitigation	Cost per Detached Unit	Cost per Attached Unit
102-0000-224.50-03	45th Avenue and College Street Improvements	\$ 433.03	-	0.0%	-	\$ -	\$ -	\$ -
102-0000-224.50-25	College Street Extension NE	\$ 1,149.34	-	0.0%	-	\$ -	\$ -	\$ -
102-0000-224.50-28	Carpenter Road Capacity /Safety Improvements Pacific to Shady Lane	\$ 1,340.90	2	1.2%	2.0	\$ 2,681.80	\$ 16.48	\$ 10.24
102-0000-224.50-29	Mullen Road Capacity/Safety Improvements East of Ruddell	\$ 1,477.88	5	3.0%	5.0	\$ 7,389.40	\$ 45.42	\$ 28.23
102-0000-224.50-33	Martin Way & I-5 Interchange Improvements	\$ 1,477.88	28	16.6%	26.0	\$ 38,424.88	\$ 236.18	\$ 146.77
102-0000-224.50-38	Carpenter Rd from Martin Way to Britton Parkway	\$ 1,477.88	1	0.6%	1.0	\$ 1,477.88	\$ 9.08	\$ 5.65
102-0000-224.50-39	Marvin Road-- Britton to Columbia Drive NE	\$ 1,477.88	3	1.8%	3.0	\$ 4,433.64	\$ 27.25	\$ 16.94
102-0000-224.50-40	Rainier Road from Yelm Hwy to City Limits (near Beckonridge)	\$ 871.59	6	3.6%	5.0	\$ 4,357.95	\$ 26.79	\$ 16.65
102-0000-224.50-41	Yelm Highway Improvements Ruddell Road to East City Limits	\$ 1,477.88	9	5.3%	8.0	\$ 11,823.04	\$ 72.67	\$ 45.16
102-0000-224.50-42	6th Avenue / Sleater Kinney Improvements	\$ 1,477.88	-	0.0%	-	\$ -	\$ -	\$ -
102-0000-224.50-43	Golf Club Road Extension	\$ 201.18	-	0.0%	-	\$ -	\$ -	\$ -
102-0000-224.50-44	Martin Way / Hoh Street Intersection Improvements	\$ 268.24	8	4.7%	7.0	\$ 1,877.68	\$ 11.54	\$ 7.17
102-0000-224.50-45	Willamette Drive / 31st Ave Intersection Improvements	\$ 335.29	-	0.0%	-	\$ -	\$ -	\$ -
102-0000-224.50-46	Hogum Bay Road Improvements	\$ 1,477.88	4	2.4%	4.0	\$ 5,911.52	\$ 36.34	\$ 22.58
102-0000-224.50-47	Carpenter Rd/Mullen Rd Intersection Improvements	\$ 390.32	7	4.1%	6.0	\$ 2,341.92	\$ 14.39	\$ 8.95
102-0000-224.50-49	College Street Reconstruction -- Lacey Blvd to 37th Ave	\$ 1,477.88	14	8.3%	13.0	\$ 19,212.44	\$ 118.09	\$ 73.39
102-0000-224.50-50	Marvin Road and Britton Parkway Intersection Improvements	\$ 118.41	6	3.6%	5.0	\$ 592.05	\$ 3.64	\$ 2.26
102-0000-224.50-51	31st Avenue Extension Hogum Bay to Marvin Road	\$ 1,477.88	3	1.8%	3.0	\$ 4,433.64	\$ 27.25	\$ 16.94
102-0000-224.50-52	Britton Parkway and Carpenter Road Intersection Improvements	\$ 432.86	-	0.0%	-	\$ -	\$ -	\$ -
102-0000-224.50-58	Willamette Drive / Campus Glen Drive Roundabout	\$ 568.40	-	0.0%	-	\$ -	\$ -	\$ -
CITY OF LACEY PROPORTIONATE SHARE MITIGATION						\$ 104,957.84	\$ 645.13	\$ 400.91

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