

MEMORANDUM

DATE: December 14, 2023

TO: Scott McCormick, Community Planning and Economist Development

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

SUBJECT: **Yelm Highway Community Park and Future School
Project # 2023100892, Folder Sequence # 23-102456
SEPA Recommendation**

Reference: Preliminary Site Plan – Dated 10-13-23
Drainage Plan & Report – Dated 2-1-23
Traffic Impact Analysis – Dated 2-21-23

The intent of the environmental review is to identify, evaluate, and require or implement, where required by the State Environmental Policy Act reasonable alternatives that would mitigate adverse effects of proposed development on the environment if compliance with Thurston County regulations cannot fully mitigate the impacts. Those mitigation measures are identified in this memorandum.

Off-site traffic impacts were evaluated by the City of Olympia and Thurston County. No off-site traffic impacts to transportation facilities were identified by city staff. Off-site traffic impact(s) to County transportation facilities were identified and mitigation by the proponent are required to mitigate those impacts.

Please note, the information submitted for this review is preliminary in nature and is not the final design for construction purposes. During the public hearing process and final design analysis, further information may become available that may change the final design. During the review of the final design, a determination will be made as to whether any changes are significant enough to warrant additional public hearings or if the changes can be accomplished administratively.

Based on the referenced traffic report, drainage report and other project documents, Development Review is recommending the following conditions to mitigate significant environmental impacts from the proposed development:

1. The traffic study prepared for this project identified LOS deficiencies at the intersection of Yelm Highway SE and Hamptons Street SE. Improvements to the intersection to mitigate the impact of this development shall be constructed prior to Certificate of Occupancy of any structures that are part of the proposed school. Conceptual mitigation measures that provide adequate levels of service include a roundabout or signalization, to be determined by the County Engineer.

2. To provide for connectivity and mitigate traffic impacts, a public street running East-West between Wiggins Road SE and Hamptons Street SE through the subject site shall be constructed prior to Certificate of Occupancy of any structures on the site.
3. To mitigate traffic impacts to Hamptons Street SE, traffic calming devices shall be installed along Hamptons Street SE south of Yelm Highway. The design shall be coordinated by the applicant with the residents and shall be reviewed and accepted by the county prior to construction. The traffic calming shall be installed prior to Certificate of Occupancy of any structures on the site.

Please note that this recommendation is not a SEPA Determination. Contact your Thurston County Planner for current status of the review process.

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