



**CITY COUNCIL**  
ANDY RYDER  
*Mayor*  
CYNTHIA PRATT  
*Deputy Mayor*

CAROLYN COX  
ED KUNKEL  
LENNY GREENSTEIN  
MALCOLM MILLER  
MICHAEL STEADMAN

**CITY MANAGER**  
SCOTT SPENCE

Date: October 26, 2021  
To: Samra Seymour, Senior Planner  
Cc: Michele Capestany, Traffic Mitigation Coordinator  
Tom Stiles, Development Review Manager  
File  
From: Christopher Stolberg, Transportation Engineer  
Subject: Meridian Campus Chevron, City of Lacey Project 20-310, Parcel 11936340200, Traffic Mitigation

Dear Ms. Seymour,

I have reviewed the site plan materials and commercial traffic mitigation worksheet submitted for this project and have the following comments:

A traffic impact analysis (TIA) dated May 4<sup>th</sup>, 2020 was previously approved for this site. The TIA was based on a trip generation of 89 new PM peak hour trips. The proposed gas station, retail, and office will produce 80 PM peak hour trips. Therefore, a new TIA is not warranted.

The trips generated from this project will have an adverse impact on the City of Lacey transportation network. A distribution, approved by the City of Lacey's Public Works Department, was used in determining offsite traffic impacts and required mitigation. 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 under the authority of the Local Transportation Act (RCW 39.92). The mitigation collected will fund designated transportation improvement projects. The estimate for the City of Lacey's traffic mitigation fees 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.

### **Thurston County Mitigation**

Thurston County has requested a traffic mitigation fee of \$29,619 to mitigate offsite impacts. Their mitigation request is attached.

### **Site Plan**

The access on Campus Glen shall be restricted to right-in, right-out. The project shall provide right-of-way at the SW corner of the parcel to accommodate a future roundabout at the intersection of Campus Glen Drive and Willamette Drive.

Sincerely,

A handwritten signature in black ink that reads "Christopher Stolberg". The script is cursive and fluid.

Christopher Stolberg, EIT  
Transportation Engineer

# Commercial Traffic Mitigation Fee Estimate

File/ Parcel Number: 11936340200  
 Thurston County Project Number \_\_\_\_\_  
 Lacey PW File #: 20-310  
 Project Description: Meridian Campus Chevron

Updated: \_\_\_\_\_  
 Updated: \_\_\_\_\_  
 Updated: \_\_\_\_\_  
 Created: 10/22/2021

ITE Land Use Code:	960	826	712
Land Use Name:	Super Convenience Market/Gas Station	(Specialty Retail Center)	(Small Office Building)
Trip Rate:	69.28	2.71	3.73
Per:	(1000 Sq. Feet Gross Floor Area)	(1000 Sq. Feet Leasable Area)	(1000 Sq. Feet Gross Floor Area)
During:	of Adj. Street, 1 hr. 4-6 PM)	PM Peak of Adjacent	(Weekday, PM Peak Hour)
Sq. Feet Gross Floor Area:	4.000	4.000	1.000
Total Project Trips Generated:	278	11	4
Internal Capture Rate:			
Passby Rate:	76.00%	25.00%	0.00%
New Trips 80	67	9	4
Traffic Analysis Zone: <u>568</u>			
Total Trips in TAZ: <u>55</u>			

Account Number	Project	2021/2022 Cost per Trip	TAZ Trips @ project	Distrib. Percent	Project Trips Generated	Commercial Credit	2020/2021 Traffic Mitigation
102-0000-224.50-03	45th Avenue and College Street Improvements	\$ 402.44	-	0.0%	-	-	\$ -
102-0000-224.50-25	College Street Extension NE	\$ 1,068.16	-	0.0%	-	-	\$ -
102-0000-224.50-28	Carpenter Road Capacity /Safety Improvements Pacific to Shady Lane	\$ 1,246.19	-	0.0%	-	-	\$ -
102-0000-224.50-29	Mullen Road Capacity/Safety Improvements East of Ruddell	\$ 1,373.49	-	0.0%	-	-	\$ -
102-0000-224.50-33	Martin Way & I-5 Interchange Improvements	\$ 1,373.49	2	3.6%	3.0	1.5	\$ 2,060.24
102-0000-224.50-38	Carpenter Rd from Martin Way to Britton Parkway	\$ 1,373.49	1	1.8%	1.0	0.5	\$ 686.75
102-0000-224.50-39	Marvin Road-- Britton to Columbia Drive NE	\$ 1,373.49	5	9.1%	7.0	3.5	\$ 4,807.22
102-0000-224.50-40	Rainier Road from Yelm Hwy to City Limits (near Beckonridge)	\$ 810.03	-	0.0%	-	-	\$ -
102-0000-224.50-41	Yelm Highway Improvements Ruddell Road to East City Limits	\$ 1,373.49	-	0.0%	-	-	\$ -
102-0000-224.50-42	6th Avenue / Sleater Kinney Improvements	\$ 1,373.49	-	0.0%	-	-	\$ -
102-0000-224.50-43	Golf Club Road Extension	\$ 186.97	-	0.0%	-	-	\$ -
102-0000-224.50-44	Martin Way / Hoh Street Intersection Improvements	\$ 249.29	-	0.0%	-	-	\$ -
102-0000-224.50-45	Willamette Drive / 31st Ave Intersection Improvements	\$ 311.61	47	85.5%	68.0	34.0	\$ 10,594.74
102-0000-224.50-46	Hogum Bay Road Improvements	\$ 1,373.49	24	43.6%	35.0	17.5	\$ 24,036.08
102-0000-224.50-47	Carpenter Rd/Mullen Rd Intersection Improvements	\$ 362.75	-	0.0%	-	-	\$ -
102-0000-224.50-49	College Street Reconstruction -- Lacey Blvd to 37th Ave	\$ 1,373.49	-	0.0%	-	-	\$ -
102-0000-224.50-50	Marvin Road and Britton Parkway Intersection Improvements	\$ 110.05	10	18.2%	15.0	7.5	\$ 825.38
102-0000-224.50-51	31st Avenue Extension Hogum Bay to Marvin Road	\$ 1,373.49	-	0.0%	-	-	\$ -
102-0000-224.50-52	Britton Parkway and Carpenter Road Intersection Improvements	\$ 402.29	1	1.8%	1.0	0.5	\$ 201.15
102-0000-224.50-58	Willamette Drive / Campus Glen Drive Roundabout	\$ 528.25	48	87.3%	70.0	35.0	\$ 18,488.75
102-0000-224.50-53	2 & 3 Axle Truck Trip Fee	\$ 938.37			-		\$ -
102-0000-224.50-54	4 - 6 Axle Truck Trip Fee	\$ 3,118.67			-		\$ -
<b>CITY OF LACEY PROPORTIONATE SHARE MITIGATION</b>							<b>\$ 61,700.28</b>

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



COUNTY COMMISSIONERS

Carolina Mejia  
District One  
Gary Edwards  
District Two  
Tye Menser  
District Three



**PUBLIC WORKS**

An Accredited Agency of the  
American Public Works Association

Jennifer D. Walker, Director

**MEMORANDUM**

TO: Chris Stolberg, City of Lacey

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

DATE: April 7, 2021

SUBJECT: Meridian Campus Chevron , **Folder Sequence#:21-104097**  
**PROJECT #: 2021101698**

I have reviewed the traffic information that you emailed to me. Please see the attached traffic mitigation worksheet for the above referenced project. The County mitigation totals **\$29,619**.

If you need any additional information, please let me know. I can be reached at (360)867-2043 or via email at [arthur.saint@co.thurston.wa.us](mailto:arthur.saint@co.thurston.wa.us).

County Project Reviewer <u>Arthur Saint, PE</u>	Date <u>5/7/2021</u>
Permit Type <u>City of Lacey</u>	Ref. Traffic Analysis (Firm, Date) <u>Kaul Design 11-3-20</u>
Permit No. <u>2021101698 (Lacey 20-310)</u>	Project Description <u>Gas Station and misc,</u>
Permit Name <u>Meridian Campus Chevron</u>	Number of New Trips <u>80</u>

County Road Project No.	Capital Facility Project Description	Project Cost <small>in Thousands of Dollars</small>	Constant Denominator	Per Trip Cost	New Trips	Mitigation	
61335B	Draham St NE (15th- Carpenter)	\$3,000,000	4000	\$750	1	\$750	
61364	Johnson Point Rd/Hawks Prairie Rd Intersection	\$500,000	3500	\$143	4	\$572	
61338	Meridian Rd (Martin Way- City Limits)	\$2,000,000	4000	\$500	26	\$13,000	
61475	Kinnwood Rd (Pacific -Mart)	\$4,500,000	1700	\$2,648	2	\$5,296	
61477	Pacific Avenue Capacity Project (Union Mills Rd- Marvin Rd)	\$5,000,000	1700	\$2,942	1	\$2,942	
61484	Steilecoom Road (Pacific Avenue to Dutterow Rd)	\$12,000,000	1700	\$7,059	1	\$7,059	
<b>Affected Jurisdictions</b>						<b>THURSTON COUNTY SUBTOTAL</b>	<b>\$29,619</b>
<b>TOTAL</b>						<b>\$29,619</b>	

NOTES:

1. This estimate was prepared with the best available information. The traffic mitigation estimate will be updated annually based on the most current Capital Facilities Plan (CFP).
2. All traffic mitigation unless otherwise noted are due prior to final plat approval, certificate of occupancy or final project acceptance.
3. Project Number: Accounting number for Capital Facility Project.
4. Trip "Hits": Project generated trips intersecting or passing through the project limits of a particular capital facilities project.
5. Project Cost: Please refer to the County Comprehensive Plan, Capital Facility Chapter for additional information.
6. Consistent Denominator: This number represents the capacity at or near Level of Service 'D' or 'C' in the urban and rural areas respectively under ideal conditions as described in the Highway Capacity Manual.

