

June 24, 2005

TG: 04343.00

Mr. Grant Beck  
City of Yelm  
P.O. Box 479  
Yelm, WA 98597

**SUBJECT: YELM RETAIL CENTER – IMPACTS OF EXTENDING Y3 ROADWAY  
TO 103<sup>RD</sup> AVENUE SE**

Dear Mr. Beck:

At your request I have reviewed the potential traffic-related impacts of extending the Y3 roadway past the northern site boundary, as was originally assumed in our Traffic Impact Analysis (TIA), northward to 103<sup>rd</sup> Avenue SE. The purpose of this letter is to supplement the March 2005 TIA report with information regarding the impact of this potential roadway extension.

As shown in our TIA, the delay for traffic accessing Yelm Avenue from the side streets can be somewhat lengthy. The extension of the Y3 roadway to 103<sup>rd</sup> Avenue SE would provide an alternate route to the neighborhoods to the north and east of Yelm Avenue. As such, many of the motorists visiting the Retail Center from these neighborhoods could avoid using Yelm Avenue, thereby reducing their travel time as well as the delays experienced by other motorists along Yelm Avenue.

Moreover, by providing a new signalized connection to Yelm Avenue, much of the existing traffic accessing these neighborhoods from Yelm Avenue would have an alternate route with improved safety and efficiency. As such, the proposed connection would relieve some of the traffic burden currently accommodated by these side streets including specifically Grove Road and Old McKenna Road.

Based on the trip distribution patterns outlined in the March 2005 TIA, the Y3 extension could reduce project-generated traffic on Yelm Avenue by as much as 18 to 20-percent or well over 100 weekday PM peak hour vehicles. The attached figure was based on Figure 6B from the March 2005 TIA and illustrates the rerouting of the 18 to 20-percent. The traffic reductions would be greatest near the site and would diminish toward the northern city limit.

Overall, the extension of this roadway would have a positive effect on traffic by relieving some of the pressure from Yelm Avenue. Furthermore, local residents would benefit from added accessibility and connectivity to the existing transportation infrastructure. I trust this letter provides you with an adequate assessment of the general impacts of the Y3 roadway extension as you requested. Please feel free to contact me with any further questions.

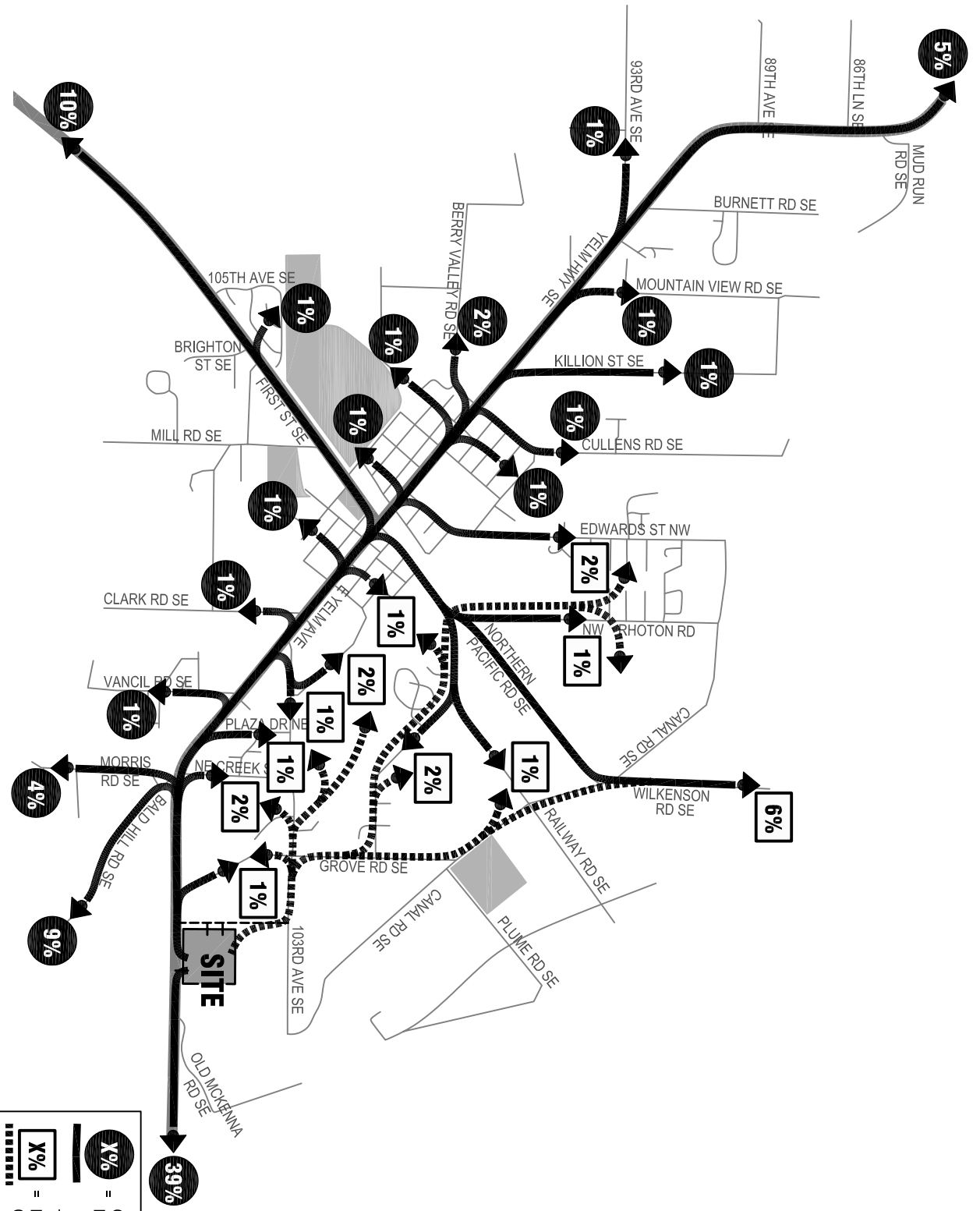
Sincerely,  
The Transpo Group, Inc.



Erich M. Armbruster, P.E., P.T.O.E.  
Senior Transportation Engineer



NOT TO SCALE



**X%** = ORIGINAL TRIP DISTRIBUTION

**X%** = TRIPS LIKELY TO USE NEW 103RD AVE SE CONNECTION

**Figure 6B-2**  
Project Trip Distribution (With 103rd Avenue SE Connection)

Yelm Retail

