

## EXHIBIT 15



# Memorandum

**Date:** July 9, 2021(revisions 5/27/2022)  
**To:** Courtney Brunell, MPA, Planning Manager  
**From:** Weston Ott, PE, Engineering Services Manager, Public Works Engineering  
**RE:** LU-21-00027 Western State Hospital Master Plan 2020 Comments

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The Public Works Engineering (PWE) Department has reviewed the Western State Hospital Master Plan 2020.

### Frontage Improvements (LMC 12A.09.031 and 032)

- Page 7 section f, indicates that access points for staff will be changed and include 87<sup>th</sup> Ave. SW, Sentinel Drive and to two new signalized access points on Steilacoom Blvd. SW and as shown in Figure 24 on page 34.
- Existing signal at Circle DR. will removed and returned to the City when new signals placed at Chapel Gate and CSTC gate. This will include adding a raised median island to restrict right in and right out access, type 4 ramps north side and signage that eliminate pedestrian crossings of Steilacoom Blvd.
- A task / project must be added to the Master Plan schedule for adding frontage improvements and signal revisions to Steilacoom Blvd. between Farwest Drive and 87<sup>th</sup> Ave. SW. It is the desire that improvements be coordinated as indicated on page 35.
- *(Rev 5/27/22) The City of Lakewood does NOT have secured construction funding for Steilacoom Blvd. from 87<sup>th</sup> Ave. SW to Farwest Drive SW.*
- *(Rev 5/27/22) The City of Lakewood's current design for Steilacoom Blvd. from 87<sup>th</sup> Ave. SW to Farwest Drive SW does not incorporate DSHS's planned frontage improvements related to ingress/egress.*
- The City requires the following frontage improvements to be made north side of the road:
  - Add sidewalk to the north side of Steilacoom Blvd. SW between Farwest Drive SW and 87<sup>th</sup> Ave. SW Street to City standards
  - Any roadway patching 6" HMA on 4" CSTC per City Standard for a Principal Arterial
  - Channelization or restriping as needed
  - Supplement street lighting on the north side to meet the City's Engineering Standards Manual(ESM).
  - All new signalized intersections shall meet the ADA requirements of the City's ESM.
  - All roadway storm drainage systems shall meet the requirements of the City's ESM.
- Connect new signalized crossings to the south side of the road and the existing pedestrian path within Ft. Steilacoom Park.

**Traffic (LMC 12A.09.028)**

- When Circle DR. SW signal is removed, modify the intersection to a right in and right out only, and stripe double yellow.
- The Traffic Impact Analysis (TIA) will be maintained as Appendix 3A and B of the master plan, and will be updated one year following completion of each significant project.
- All traffic studies shall be consistent with the most recent edition of the Trip Generation Manual, published by the Institute of Transportation Engineers. The TIA shall be reviewed and approved by Public Works Engineering Department prior to site development permit issuance.

**Site development (LMC 12A.10)**

- Site Development Permits and plans will be required for each phase of development.

**Stormwater (LMC 12A.11)**

- Stormwater plans will be developed in accordance with City requirements at the time of site development permit submittal.

**Right-of-way dedication (LMC 12A.05.060)**

- Any portion of new frontage sidewalk extending beyond the existing Steilacoom Blvd. SW ROW shall be dedicated to the City of Lakewood.

**Other**

- Permits must be acquired per City code for each phase of development.
- The existing tunnel shall be the sole responsibility of DSHS to own, operate, and maintain. *At any point in the future the tunnel is required to be removed, DSHS shall assume all responsibility.*
- The Town of Steilacoom has completed all roadway improvements within the Town along Steilacoom Blvd. *(Rev 5/27/22) If work is to occur in the Town of Steilacoom rights-of-way, coordination and review will be with Town of Steilacoom.*
- *(Rev 5/27/22) Based upon Table 2, page V, offsite and frontage improvement project schedules are not shown. Provide a clear schedule related to frontage and signal improvements. All frontage improvements will be completed prior to signal completion along Steilacoom Blvd at the time of the 1<sup>st</sup> phase of site work.*

Questions or comments may be directed to Weston Ott at 253-983-7725.