



**PUBLIC WORKS DEPARTMENT**

80 Columbia Avenue ♦ Marysville, WA 98270  
(360) 363-8000

October 24, 2023

Mel Maertz  
M2 Architects  
1111 Cleveland Ave, Suite 203  
Mount Vernon, WA 98273

Re: **White Barn Kids N Us – PA23-013– Concurrency Recommendation**

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Dear Mel,

LJB Soper Hill, LLC, is proposing the construction of a 12,000 sq. ft. day care facility with outdoor play areas. The proposed development would also include site improvements, including parking areas, landscaping, and pedestrian oriented open space areas. The project site is roughly 1.35 acres in size and located at 8727 Soper Hill Road (Lot 10 of White Barn BSP), further identified by APN: 00590700030501.

Based on the Traffic Impact Analysis (TIA) prepared by Kimley Horn, dated July 28, 2023, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT); these generated trips include a 75% pass-by reduction rate:

PROPOSED USE	ADT	AMPHT	PMPHT
<b>Land Use Code 565 – Day Care Center 12,100 sq. ft. facility</b>	<b>144</b>	<b>33</b>	<b>34</b>

Based on our review of existing conditions, as well as other applicable supplemental information submitted with the application and on file with the City, the following impacts and mitigation obligations are recommended for the White Barn Kids N Us:

1. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development.

**Traffic impact fees shall be vested at a rate of \$2,220.00, per PMPHT (\$2,220 X 34), totaling \$74,800.**

2. Based on Section 4.2 of the TIA, the proposed development would generate 19 PMPHT affecting the intersection of 87<sup>th</sup> Ave NE and Soper Hill Road. The applicant shall be required to contribute on a proportionate share basis towards the construction of a compact, urban roundabout at the intersection of 87<sup>th</sup> Avenue NE and Soper Hill Road.

**If the roundabout has not been fully constructed and accepted by the City of Lake Stevens, prior to building permit issuance, the applicant’s proportionate share mitigation shall be vested at a rate of \$1,700 per PMPHT (\$1,700 x 19, totaling \$32,300).**

3. Roadway frontage improvements shall be per original White Barn roadway improvement plans. Decorative street lighting per White Barn requirements as set forth in civil construction plans shall be installed upon 87th Ave NE.
4. Based on Section 4.3 of the TIA and comments received from Snohomish County Public Works, the proposed development would not impact any Snohomish County capital improvement projects; therefore, the payment of Snohomish County traffic mitigation fees shall not be required for the proposed development.
5. Based on Section 4.4 of the TIA, there are no WSDOT improvement projects in the vicinity of the proposed development that would be directly impacted by (3) or more PM peak hour trips generated by the proposed White Barn medical office; therefore, WSDOT traffic mitigation fees shall not be required for the proposed development

Marysville Municipal Code (MMC) 22D.030.070(1)(d), requires an applicant to make a written proposal for mitigation of a development's traffic impacts to the Public Works Director, prior to finalizing a concurrency determination and conditions of approval. If you have any questions, regarding the developments impacts and recommended mitigation obligations outlined above, please contact Emily Morgan, Senior Planner, at [emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov) or by phone at 360.363.8216.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jesse Hannahs', with a long horizontal flourish extending to the right.

**Jesse Hannahs, PE**  
Traffic Engineering Manager

ecc: Jeff Laycock, PE, PW Director  
Max T. Phan, PE, City Engineer  
Ken McIntyre, PE, Assistant City Engineer  
Haylie Miller, CD Director  
Chris Holland, Planning Manager