



COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

June 19, 2023

Merle Ash
Land Technologies, Inc.
18820 3rd Avenue NE
Arlington WA 98223

Re: PA23-012 – English Crossing Townhomes – Technical Review 1

Merle,

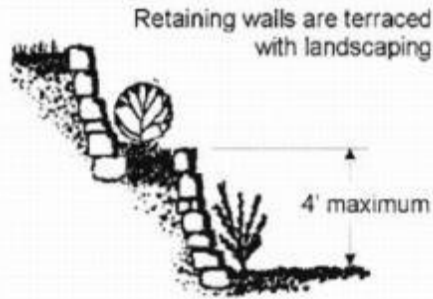
After preliminary review of the above referenced proposal, the Planning Division has the following comments:

1. Include File Number PA23012 on all future plans and correspondence.
2. Please note this project is subject to the codified standards of the Lakewood Neighborhood Master Plan (LNMP) Design Standards in [MMC 22C.065](#).
3. A SEPA Determination/concurrency recommendation cannot be issued until the final layout of the roundabout at 172nd Street NE and 19th Avenue NE has been determined.
4. Please see comments from Jesse Birchman regarding revisions needed to the Traffic Impact Analysis.
5. Please see comments from Shane Whitney regarding the need for an Engineering Variance.

Site Design

6. For units that do not provide the required three parking stalls at the unit, please demonstrate that those stalls not adjacent to the unit are within 100 feet, as required by [MMC 22C.130.020\(5\)\(b\)](#).
7. Pursuant to [MMC 22D.050.030\(4\)\(e\)](#), if retaining walls taller than four feet are used, and are visible from the street or adjacent property, they shall be terraced so that no individual segment is taller than four feet. On page 3 of the project narrative, it states that a 6' retaining wall will be placed along the back of the landscape buffer for buildings along 19th Avenue. Walls over 6 feet in height are required to be terraced, as depicted below.

Figure 1. Tall retaining walls must be terraced with landscaping as depicted below.



8. Consistent with [MMC 22C.065.040\(2\)\(a\)\(ii\)](#), Primary building entrance(s) shall face the street unless it is not feasible due to parcel size, topography, environmental conditions, or other factors as determined by the director, and alternate design elements are incorporated into the facade which enliven the streetscape.
 - Units adjacent to 19th Ave. (179-194, and 226-236) shall have the primary entrance oriented towards 19th Ave. This is anticipated to be a condition of approval.
9. Consistent with [MMC 22C.065.040\(2\)\(a\)\(iii\)](#), Buildings with individual ground floor entries should face the street and/or common open space to the extent possible. This is anticipated to be a condition of approval.
10. Consistent with [MMC 22C.065.040\(2\)\(e\)\(ii\)](#): Relationship to common open spaces:
 - For residences with ground floor living spaces facing the open space, the building *must* feature at least one of the public/private space transition elements described below:
 - Deck or porch option – Provide at least a 60 square foot porch or deck raised at least 1 foot above grade. The porch or deck must be at least 6 feet wide, measured perpendicular to the house face. (The deck may be recessed into the house floor plan so that the deck extends out from the house less than 6 feet). A low fence, rail or planting, 2 feet to 4 feet high, is recommended. A porch roof or weather protection is optional.
 - Private open space option – Provide at least a 10 foot wide private open space along the face of the residence. The space may be paved or landscaped but must be delineated with a fence or planting 2 to 4 feet high.
 - Landscaped area - Provide a landscaped area at least 8 feet wide along the face of the building. The plantings must reach 3 feet high within three years after planting.
 - Raised ground floor- If the residence's ground floor is at least 3 feet above the grade adjacent to the building, then the landscaped area in option 3, above, may be reduced to 4 feet wide.
 - Other transition design measure that adequately protects the privacy and comfort of the residential unit and the attractiveness and usefulness of the common open space at least as effectively as option 1 through 4 above, as determined by the City.

- A combination of the options described above. (e.g.: the residence could feature a smaller deck plus some additional private open space).

Please depict and/or describe how the above standard is being met on the revised submittal. Please depict any proposed fencing on site plan.

11. Fencing, in accordance with the fence standards in [MMC 22C.065.120](#), will be required around the open space tracts adjacent to the roundabout and units adjacent to 172nd Street NE and 19th Avenue NE.
12. Consistent with [MMC 22C.065.120](#), fences adjacent to required common open space shall not exceed 4 feet in height.
13. Consistent with [MMC 22C.065.080](#), Townhouse open space, all townhouse developments shall provide at least 200 square feet of private open space per dwelling unit adjacent to, and accessible from, each dwelling unit. Please correct the reference on the site plan.
14. Staff has concerns with the biocells that have a 4-5 foot grade change from the edge of unit yards (see units 93-103 as an example). These areas do not appear to be accessible. Is it possible to add access point with stairs or a more gradual slope into the area?
15. Street trees are required to be planted along all streets and access roads/easements, and should be separated from the roadway with planting strips. Street trees should be planted between the curb and the walking path of the sidewalk. Where planting strips are not incorporated into the design, street trees shall be located behind the sidewalk. Please revise the landscape plan to include street trees on all interior access roads.
16. Please see comments from Don McGhee, Assistant Fire Marshall, regarding required turning radii, pavement widths, and hydrant requirements.
17. Please indicate whether units are proposed to utilize individual garbage and recycle totes. If not, please indicate where collection bins will be located.

Connectivity

18. Consistent with [MMC 22C.065.130](#), Street Connectivity, new development in the mixed use zones shall provide an integrated and connected network of streets to provide "direct" walking route options, orientation, a sense of place, and multiple travel route options. Blocks shall be designed to provide vehicular connections at intervals no greater than 600 feet and pedestrian access at intervals no greater than 300 feet (200 feet is preferred). Additional pedestrian access points are needed on Aisle C and Aisle F, as well as from Aisle H to 19th Avenue.
19. Consistent with [MMC 22C.065.130](#), Street Connectivity, internal paths are encouraged to provide access at intervals no greater than 300 feet to improve pedestrian mobility. These pathways shall be constructed to sidewalk standards for local access roads or be designed as multi-use trail per City standards. Pedestrian access ways shall conform to applicable ADA requirements. Crushed gravel is not an acceptable surface.
20. Pedestrian connections are required from entries of the units adjacent to 19th Avenue and 172nd Street NE (where possible on 172nd). These connections shall be depicted on the site plan. This is expected to be a condition of approval.
21. Sidewalks and pathways should be separated from the roadway by planting strips with trees whenever possible. Pedestrian walks shall be separated from structures at least three feet by landscaping. Where the walkway is adjacent to ground level dwellings with windows facing the path, provide at least 15 feet of separation between the window and the path.

22. Applicant shall demonstrate how units 208-210, 107-109, and 213 can safely back out of the driveway without conflicts with the proposed medians.

Building Design Standards

23. Compliance with the following sections of MMC 22C.065.040 are expected to be conditions of approval and will be reviewed once building permits are submitted.

MMC 22C.065.040(6): Building Design – Human Scale Standards

MMC 22C.065.040 (7): Building Design – Architectural Scale.

MMC 22C.065.040 (8): Building Design – Entrances.

MMC 22C.065.040 (9): Building Design – Details.

MMC 22C.065.040 (10): Window Design for Residential Uses.

MMC 22C.065.040 (11): Building Materials.

MMC 22C.065.040 (12): Blank Walls.

Enclosed are copies of comments received from other City departments, and reviewing agencies. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on, or reach out to a particular staff person. Once received, I can set up a conference meeting with all of the applicable city and agency representatives, if needed. If you have any questions, please do not hesitate to contact me at 360.363.8215, or by e-mail at ahess@marysvillewa.gov.

Sincerely,

Amy Hess

Amy Hess
Senior Planner

ecc: Chris Holland, Planning Manager



PUBLIC WORKS DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Amy Hess, Senior Planner

From: Shane Whitney, Civil Plan Reviewer

RE: English Crossing, File# PA23-012
247 New Townhomes
17406 19th Ave NE & Parcel # 31051900401200

Date: 6/15/2023

The following comments are offered after review of the above referenced application.

1. **Existing utilities:**
 - a. Sanitary sewer: None that is available to connect to at this time. The project will need to connect to the future trunk line being extended up from 156th.
 - b. Water: There is an existing 12 inch main within 172nd and an 8 inch within 19th that I don't have record drawings for at this time.
 - c. Storm: The existing conveyance system fronting the parcel does not have any record drawings available.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
 - a. Sewer main extension of the future trunkline will need to be completed along the projects frontage of 172nd.
 - b. Water mains should end up being extended along 19th Ave prior to this project starting. So if those projects are underway, an extension may not be necessary.
 - c. Storm drainage facilities will need to be provided for the sections of 19th Ave and 172nd Street that will be widened by this project.
3. **Frontage Improvements:** Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.
 - a. The Traffic Engineer has provided the guidance to be followed for the improvements that need to be made to 19th Ave and 172nd Street. There have been some discussions on what the applicant is proposing on 19th. At this point the City is agreeable to eliminating the planter strip along 19th and having a 6 foot sidewalk.

- b. The position of the roundabout has not yet been finalized, the project will need to continue working productively with the adjacent projects to get it constructed.
4. **Dedication Requirements:**
 - a. It appears that a 15 foot dedication is necessary along 19th Ave to provide a 35 foot half width of right-of-way. Which is consistent with the typical dedication shown on the required road section shown on SP 3-201-004. As the adjacent project should have dedicated additional right-of-way and moved the centerline of the road to the east, as stated above the City is agreeable to a modified section and deleting the planter strip.
 - b. As shown on the supplied drawing additional area is necessary for the roundabout and widening on 172nd. At this time I cannot be specific on the amount of area that will be required.
5. **Access:**
 - a. In accordance with section 3-301 of the EDDS, the northern access should be offset a minimum of 150 feet from 176th Ave NE for a full access. Should the choice be for a right in and right out traffic pattern, which can be reduced to 125 feet. As shown, an engineering variance would be necessary.
 - b. The internal drive aisles must at a minimum have an asphalt width of 24 feet, if a rolled curb is used 22 feet of asphalt is allowed.
 - c. The circulation pattern for the internal roadway system shall be compliant with the Fire Marshall's standards.
6. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
 - a. Stormwater drainage: The following items will be necessary in the next submittal for the drainage analysis:
 - A developed basin map showing the contributing areas to all the bioretention cells.
 - Please list the amount of area that is proposed to be bypassed, as well as the justification as to why it is allowed to bypass the onsite facilities.
 - b. A geotechnical report will be required. With the separation from the seasonal water table being limited, a mounding analysis will be necessary. The mounding analysis shall be performed with data collected during a wet season.
 - c. The maximum allowed impervious surface coverage for the Zoning designation is 85%.

Other Comments:

7. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
8. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.

9. The proposed internal access drives should not have the sidewalk at grade with the drive aisle. With the sidewalk being adjacent to the drive, either a vertical curb or a rolled curb should be utilized.
10. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
11. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$250.00. ROW permit fees must be paid before right of way permit issuance.
12. Engineering construction plan review fees will be due prior to release of approved civil construction plans.
Engineering construction plan review per MMC 22G.030.020:
Residential = \$250.00 per lot or unit (for duplex or condominium projects),
\$2000.00 minimum for first two reviews, \$120.00/hour for each subsequent review.
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
13. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.
Engineering construction inspection fees per MMC 22G.030.020:
Residential = \$250.00 per lot/unit (for duplex or condominium projects),
\$2000.00 minimum
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00
14. **All civil construction plan submittals are to be routed directly to Shane Whitney, Civil Plan Reviewer.** The first *civil construction* plan submittal is to consist of a completed grading permit application, a plan set, a copy of the drainage report, and a copy of the geotechnical report. **Once the documents are ready to be submitted, we will provide you a link to where the materials can be uploaded to.**
 - a. Review timing:
 - i. First review = 5 weeks
 - ii. Second review = 3 weeks
 - iii. Third review = 3 weeks
 - iv. Subsequent reviews will be 3 weeks.
15. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

If you have additional questions regarding the above comments, please contact me at swhitney@marysvillewa.gov or at (360) 363-8227.

cc: Ken McIntyre, PE, Assistant City Engineer



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

Phone (360) 363-8500
Fax (360) 659-1382

To: Merle Ash, Land Technologies
From: Don McGhee, Assistant Fire Marshal
Date: June 1, 2023
Subject: PA23-012 English Crossing Townhomes 17406 19th Avenue NE

I have completed a review of the plans for this project proposing development of a 19.79-acre site in the Lakewood. Located on the northwest corner of 19th Ave NE and 172nd St NE. The site is zoned for mixed use, and 247 townhomes buildings are proposed. Plans show construction of a circulating drive aisle through the site. *A minimum 26' wide drive aisle is required for aerial fire apparatus access.* The building construction type is not shown. *Fire sprinkler systems are required in all units.*

The maximum hydrant spacing allowed for MU/MF use is 300' apart. The spacing of fire hydrants shown on the Civil Plan is not adequate, add two more to make spacing work.

Road width proposed will meet the 26' requirement if a rolled curb 6" thick sidewalk is installed. Plans also propose 20' inside radius, minimum 25' is required.

Comments related to fire code compliance for this project are noted below.

1. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
2. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.
3. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.
4. Maximum hydrant spacing for the proposed use is 300' apart.
5. Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension may be required within the site for this development. Provide water main extensions with hydrants along the roadway and/or drive aisle in approved locations, with maximum spacing of 300 feet apart. Fire hydrants with approved water supply must be in service prior to building construction. The location of fire hydrants requires fire marshal approval on civil construction plans.

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6. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5” Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
7. The buildings will require residential fire sprinkler system installations. The IRC townhome buildings will require NFPA 13D fire sprinkler systems in each townhome unit.
8. Where residential fire sprinklers are required the developer should install a water service per Standard Plan 2-090-001 Full ¾” x 1” Meter Service. Under this plan a 1” tap is made at the water main and 1” piping is run to the 1” meter setter. If in the end a ¾” water meter will suffice then all that is required is to install two reducer bushings with the ¾” water meter. A single service tap should be used where sprinklers are required, not a double service installation.
9. Access planned appears adequate for fire apparatus based on the conceptual layout. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, and within 20 feet on both sides of fire hydrants.
10. Access planned appears adequate for aerial fire apparatus access if a rolled curb is used. Access of 22’ wide is shown on the plan with a 5’ sidewalk on one side. A minimum 26’ wide fire apparatus access is required in the immediate vicinity of any building more than 30’ in height for ladder truck operations, with the near edge of the access located within 15’-30’ of the building, positioned parallel to one entire side of the building (MMC 9.04.503.1.4).
11. The drive aisle be posted “NO PARKING – FIRE LANE” to maintain unobstructed emergency access. The signage must be shown on the civil plan.
12. An adequate access route for fire apparatus must be in service prior to any building construction.
13. If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.
14. Access for firefighting operations along all sides of all buildings is required. A minimum 10’ wide access is required for MF dwellings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 200 feet of a fire apparatus access roadway.
15. The city address committee will determine address numbers for the development.

We Care About You!



MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Jesse Birchman, Transportation & Parks Maintenance Manager

DATE: June 8, 2023

SUBJECT: PA23-012 English Crossing, April 2023 TIA & Technical Review #1

The following comments are providing following review of the provided materials for the proposed English Crossing project located at 17406 – 19th Ave NE.

1. The submitted Traffic Impact Analysis (TIA) generally satisfies the required elements of a TIA. The following comments are provided with several required to be addressed before final approval. An updated TIA document addressing the following comments is recommended.
 - a. A review of intersection collision history is provided but add a review of collisions along roadway segments between intersections. Roadway collision rates per million entering vehicles (MEV) should be provided and a more detailed review and evaluation of project impacts is required when greater than 10.0 collisions per MEV.
 - b. The recently adopted Washington State transportation budget delays the start of construction of the 156th St NE interchange indefinitely past 2030. As a result, traffic diverting from 172nd St NE can no longer be assumed for this evaluation since the English Crossing project is not yet entitled. Note that recent forecasting indicates the 172nd St NE/27th Ave NE intersection will fail the WSDOT's LOS standard regardless of buildout of the Lakewood subarea road network without this improvement.
 - c. An evaluation without the following future improvements are recommended to possibly avoid their construction as a condition of approval under traffic concurrency requirements.
 - i. The 172nd St NE/11th Ave NE roundabout (TIP #25) is not yet a condition of approval of any development and is not otherwise funded.
 - ii. The new 23rd Ave NE and 169th St NE roadways (TIP #48) are not yet a condition of approval of any development. While potentially funded by traffic impact fees (TIF), construction within 6 years of construction completion would be a condition of approval unless offsite concurrency requirements are forecast to be met without these improvements.

- d. Although previously required and coordinated for this development proposal, TIA guidelines were recently updated to typically use unmodified ITE *Trip Generation* methods and data.¹ An updated trip generation estimate consistent with this approach would be approvable and likely beneficial for TIF and off-site traffic operations; however, no update is required given the otherwise conservative forecast that is documented.
 - i. Please additionally note that the fitted curve equation vs. average rates should be consideration consistent with the *Trip Generation Handbook* direction (see Figure 4.2 and related narrative).
 - e. 2032 No Action turning movement volumes appear less than the 3% annual growth from existing 2023 traffic counts described in the TIA. Additionally, movements at 23rd Ave NE/172nd St NE and 27th Ave NE/172nd St NE that should be unaffected by the 156th interchange diversions appear incorrectly applied (e.g. westbound left-turn decreases from 2026 to 2032 conditions). Please describe the basis for the 2032 forecast No Action volumes.
2. Traffic Impact Fees (TIF) are required at the time of building permit issuance. Fees may be required from the County and State and depending on trip generation/distribution.
 - a. Marysville's current TIF rate is \$6,300 per weekday PM peak hour residential vehicle trip. Note that the City is beginning an effort to update the Transportation Element of the Comprehensive Plan and related updates the TIF program. This rate is likely to change in 2024 or 2025.
 3. The follow comments are provided regarding required roadway section frontage improvements.
 - a. 19th Ave NE, 172nd St NE west of 19th Ave NE, and 172nd St NE east of 19th Ave NE on the preliminary civil plans appear generally consistent with city requirements. Dimensions and/or roadway cross-sections for both 172nd St NE segments should be added to confirm consistency with EDDS Standard Plans 3-201-005 and 3-201-002, respectively.
 - b. Design coordination at the 19th Ave NE/172nd St NE two-lane roundabout remains ongoing among multiple interested development proposals and City staff. This design shall be resolved before final binding site plan approval.

¹ With the exception of some pass-by rates published by Snohomish County.
<https://www.snohomishcountywa.gov/1095/Public-Works-DPW-Rules>

4. Although not required for land use approval, the following comments are provided to guide later civil construction plan approval. No response is required at this time.
 - a. Street Lights are required along any constructed frontage improvements consistent with EDDS 3-506 and the Lakewood Neighborhood Master Plan.
 - i. Street lighting on 19th Ave NE and 172nd St NE shall be decorative style street light assemblies with LED fixtures per EDDS Standard Plan 3-506-001.
 - ii. 19th Ave NE shall be designed as Collector Arterial/Commercial.
 - iii. 172nd ST NE both west and east of 19th Ave NE shall be designed as Principal Arterial/Commercial.
 - b. A signing and marking plan shall be required as part of civil construction plans.

Amy Hess

From: Scott Peacock <speacock@lwsd.wednet.edu>
Sent: Tuesday, June 6, 2023 12:23 PM
To: Amy Hess
Subject: [External!] Comments Re: English Crossing File No. PA 23012

External Email Warning! Use caution before clicking links or opening attachments.

To whom it may concern,

Lakewood School District has reviewed the project entitled English Crossing submitted by Hanson Sisters, LLC/Merle Ash. The feedback we are providing is as follows:

1. We appreciated the fact that there were few dead-ends in the proposed development, allowing buses the opportunity to travel through the neighborhoods, pick students up at designated stops (to be determined later) and leave neighborhoods without turning around. We anticipate some traffic delays as buses make stops and parents/community members wait for students to be seated before the bus moves on. However, we do not anticipate large groups of students at any one stop, as they can be distributed, reducing wait times/delays for other cars on the streets. On-street parking could make student stops/pickups a bit more difficult. It is not clear how that might be addressed by the developers before routes and stops are identified, but it is a consideration.
2. The more significant issue and concern held for the District is the fact that there is no provision within this project for sidewalks along 19th Avenue NE or along 172 St. NE. In the project narrative, it states the following on page 9: "Lakewood Schools are about ¼ mile west of 19th Ave roundabout. Lakewood schools bus all students to school. There is a delineated path along the south side of 172nd and a 10' sidewalk will be built on the north side as properties develop along 172nd." The District urges developers of this project to build sidewalks along 172nd St. NE and 19th Avenue NE for the following reasons:
 - a. As the narrative states, our schools are only ¼ mile away. While we are a busing only district by practice, students are not required to ride a bus, nor do we have the capacity to enforce this, especially in the morning as students leave their homes. This development is outside of school zones. We also do not have the capacity to monitor and prevent students from walking along these roads. When the English Crossing development is built so close to Lakewood schools, the *reality* is that students living in this development will walk, creating a dangerous situation. The only way to mitigate this dangerous situation for children and other pedestrians is to build sidewalks on both sides of the road when developments are built. Construction of sidewalks on the north side of 172nd is speculative and does not come with any timeline. Sidewalks built along the north side of 172nd also do not reasonably address this situation because Lakewood schools are on the south side of 172nd further up the road. Students walking from or walking to English Crossing would have to cross the state highway twice if they wish to access sidewalks in order to get to Lakewood schools.
 - b. We would also point out that the "path" referenced along the south side of 172nd is actually a narrow dirt shoulder on the road. Students walking along this should are in danger from passing traffic. This is further complicated by having to cross railroad tracks prior to reaching our schools. While we recognize that any sidewalks and pedestrian controls built along the road past the boundaries of this development are likely not the responsibility of the English Crossing development, this issue needs to be addressed by developers and/or the City of Marysville, given the realities of development along this corridor. Failure to do so is to invite a tragic accident.

Please build sidewalks along the roads around this development. Our district appreciates the opportunity to provide feedback on this process. I am happy to discuss our concerns further, if that would help. Please let me know if you need anything else.

Sincerely,

Scott M. Peacock

Superintendent

Preferred pronouns: he, him, his



Lakewood School District #306

PO Box 220

N. Lakewood, WA 98259

(360) 652-4500

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MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner
FROM: Brad Zahnow, Development Services Technician
DATE: May 22, 2023
SUBJECT: PA23-012 English Crossing
17406 19th Avenue NE
APN: 31051900401100

Utility Capital Improvement Fees

Capital utility fees are assessed in accordance with the attached rate sheet. The “City” rates will be applicable to this project.

Recovery (Latecomer) Fees

No recovery fees are applicable to this project.

Utility Main Fees

Main fees for an existing water main within 172nd St NE. will be assessed at \$2.25/ft. of frontage.

ULID/LID Fees

No ULID or LID fees are applicable to this project.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



UTILITY CAPITAL IMPROVEMENT CHARGES - 2023

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670 - Effective 1-1-2006
 Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

RESIDENTIAL UNITS

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Residential DU*	Eff 1/1/06	\$4,750/du	\$5,490/du	\$4,490/du	\$4,890/du
Inspection		Plumb permit varies	Plumb permit	\$100	\$100
Admin/Filing Fee		\$20	\$20	\$20	\$20

*Dwelling unit includes single-family, multi-unit housing, apts, condos, manufactured homes and mobile homes.
 Main fees or latecomer fees may apply, depending on location.

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Hotel/Motel	Eff 1/1/06	\$1,816/rm	\$2,099/rm	\$1,717/rm	\$1,870/rm
RV Park Pads	Eff 1/1/06	\$2,375/pad	\$2,745/pad	\$2,245/pad	\$2,445/pad

COMMERCIAL / INDUSTRIAL

WATER

Gallons per Minute	City	Outside City
0 – 2000 gpm	\$1.64 / square foot (bldg)	\$1.99 / square foot (bldg)
2001 – 4000 gpm	\$2.40 / sf	\$2.87 / sf
4001+ gpm	\$3.16 / sf	\$3.80 / sf
Warehouse/Storage (Ord No. 3026, Eff 7/15/16)	\$0.48 / sf	\$0.65 / sf
Warehouse/Storage with fire sprinklers	\$0.36 / sf	\$0.49 / sf

SEWER

Type of Use	City	Outside City
Retail Sales/Manufacturing/ Churches/Schools/Day Care	\$1.03 / square foot (bldg)	\$1.24 / square foot (bldg)
Offices/Medical/Dental/Nursing Homes and all other uses not listed	\$1.67 / sf	\$2.00 / sf
Warehouses/Storage	\$0.49 / sf	\$0.65 / sf
Restaurants/Taverns/Esspresso	\$2.38 / sf	\$2.86 / sf
Schools without kitchens	\$0.77 / sf	\$0.93 / sf

SURFACE WATER / STORM DRAINAGE

Surface water capital fee – Eff 1/1/11	Residential - \$95/du	Commercial - \$95/3200sf of imp surface
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METER SERVICES

Meter Size	Tapping Fee	Meter Drop Fee
5/8" x 3/4"	\$1,050	\$500
3/4" x 3/4"	\$1,075	\$525
1"	\$1,200	\$560
1.5"	\$1,600	\$750
2"	\$1,900 min	\$850
3", 4", 6", 8"	Time and Material - \$3,500 min + \$1K/inch	Included in tapping fee

Fire sprinkler systems may require a larger meter for adequate fire flow – consult your designer.

All non-residential water services, including fire sprinkler systems and irrigation systems, require a backflow prevention assembly to be installed immediately downstream of the water meter. Contact the city's cross connection control specialist at (360) 363-8100 to determine the type of assembly required.



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner
FROM: Ryan Carney, Surface Water Inspector
DATE: 6/7/2023
SUBJECT: PA23-012 English Crossing

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.

(UIC rules apply to infiltration trenches, see Volume I chapter 4 UIC Program. Contact the Department of Ecology for permitting information.)

2. Multifamily projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control will be required to record a covenant/easement for all of the facilities that will become privately owned and maintained (attached). A draft should be submitted with Civil Plan review documents. An online copy of this form can be found by visiting the City web site:
<http://www.marysvillewa.gov/96/Community-Development> then clicking on "Permit applications, forms and fees" then "Engineering Services."
3. Please include stormwater facilities on landscaping plans.
4. Please provide maintenance access to the structures located in Biocell A.

If you have questions regarding these comments, please contact me at 360-363-8140 or rcarney@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



Stormwater Covenant and Easement

Community Development Department 80 Columbia Avenue Marysville, WA 98270

(360) 363 -8100 Phone (360) 651-5099 FAX Office Hours: Monday – Friday 7:30 AM -4:00 PM

Instructions Page

For the Developer:

Does your Project trigger minimum requirements #6 Runoff Treatment, or #7 Flow Control AND the facility(ies) will be on private property?

If “no” then this covenant does not need to be recorded.

Otherwise, please complete the enclosed documents. The draft document should be submitted for review with the other civil plan documents. It does not need signatures at that time. Exhibit B- Facilities Maintenance Plan should include a map showing where the storm water features are located on the property and describe the maintenance requirements. Once the infrastructure is built, review the document. If construction altered the stormwater utility layout update the appropriate information. The documents must be signed by all parties with an ownership interest in the property (include additional signature blocks and notary acknowledgement forms as necessary). Have the final document signatures notarized. Record before final occupancy is issued.

Recording notes:

- Do not write within the one-inch border
- Type or print legibly and in an easily readable font
- Print documents single sided and provide original copies with original signatures

When Recorded, Return to:

City of Marysville
Community Development
80 Columbia Ave
Marysville, WA 98270

**Stormwater Covenant and Easement
(MMC 14.15.155)**

DOCUMENT TITLE: <i>Project Name</i> Stormwater Covenant and Easement
Grantor: <i>Property Owner Name</i>
Grantee: CITY OF MARYSVILLE, a Municipal Corporation
Legal Description (abbreviated):
Assessor's Parcel(s):
Address:
Reference Number(s):
City of Marysville Project No: City of Marysville Building Permit No:
Note The Auditor/Recorder will rely on the information provided on this form. City staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Stormwater Covenant and Easement (MMC 14.15.155)

This Stormwater Covenant and Easement (the “Agreement”) is executed in favor of the City of Marysville (the “City”) by the undersigned owner(s) (the “Grantor”) of the following described real property situated in the City of Marysville, Snohomish County, State of Washington (the “Property”) (insert complete legal description):

(attach Exhibit A if necessary to fit full legal description)

WHEREAS, pursuant to Marysville Municipal Code Chapter 14.15, as may be hereafter amended, a condition of developing the Property requires that it have adequate stormwater drainage; and

WHEREAS, the Grantor has installed a private storm drainage system for the Property; and

WHEREAS, such a private storm drainage system will require ongoing maintenance as detailed in the approved Facility Maintenance Plan to ensure it operates as designed;

WHEREAS, the private storm drainage system includes the following specified drainage control facilities, which are documented in the drainage control plan drawing(s), as amended by record drawing(s) on file with the City of Marysville. The following runoff treatment or flow control facilities are onsite:

	Detention or Infiltration Pond		BMP T8.20 Sand Filter vault
	Detention or Infiltration Vault		BMP T8.30 Linear Sand Filter
	BMP T5.15 Permeable Pavements		BMP T8.40 Media Filter Drain
	Detention Tank/Pipes		BMP T9.10 Basic Biofiltration Swale
	BMP T5.16 Tree Retention and Tree Planting		BMP T9.20 Wet Biofiltration Swale
	BMP T5.17 Vegetated Roofs		BMP T9.30 Continuous Inflow biofiltration Swale
	BMP T5.20 Rainwater Harvesting		BMP T9.40 Basic Filter Strip
	BMP T5.30 Full Dispersion area		BMP T10.10 Wetponds-Basic and Large
	BMP T6.10 Presettling Basin		BMP T10.20 Wetvaults
	BMP T7.10 Infiltration Basins		BMP T10.30 Stormwater Treatment Wetlands
	BMP T7.20 Infiltration trenches		BMP T10.40 Combined Detention and Wetpool Facilities
	BMP T7.30 Bioretention Cells, Swales and Planter Boxes		BMP T11.10 API (Baffle type) Separator bay
	BMP T7.40: Compost-amended Vegetated Filter Strips (CAVFS)		BMP T11.11 Coalescing Plate (CP) Separator Bay

	BMP T8.10 Basic Sand Filter basin	Ecology approved Emerging Technology Manufacturer: Device Name:
	BMP T8.11 Large Sand Filter basin	

Now, therefore, the Grantor, on behalf of Grantor and Grantor's heirs, successors, and assigns, agrees to the following and hereby creates a covenant running with the land that shall be binding upon all parties and their heirs, successors, and assigns forever:

- (1) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, agrees to and shall:
 - (a) inspect and maintain the above described drainage control facilities in accordance with the provisions of Marysville Municipal Code (MMC) Title 14, the approved Facility Maintenance Plan (attached hereto as Exhibit B and incorporated by this reference), and any other provisions applicable to the facilities, as now and hereafter in effect;
 - (b) implement the terms of the drainage control plan required for development; and
 - (c) inform all future purchasers, heirs, successors, and assigns of the existence of the drainage control facilities and other elements of the drainage control plan and the limitations of the drainage control facilities.

- (2) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants permission for authorized representatives of the City of Marysville to enter onto the Property for inspection, monitoring, correction, or abatement of conditions related to the Property's drainage control plan, drainage control facilities, MMC Title 14, or any other MMC provision applicable to drainage control, as now and hereafter in effect.

- (3) If the private storm drainage system is not maintained in accordance with the approved or record drawing design, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns grants the City the right to inspect and repair the system and assess reasonable costs for the work that may be charged against the Property, the Property owner, or any beneficiary.

- (4) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns:
 - (a) Agrees and acknowledges that the City is not responsible for the adequacy or performance of the drainage control plan or the drainage control facilities;
 - (b) Agrees to accept any and all risks of harm, loss, injury, or damage related to the drainage control plan or the drainage control facilities; and
 - (c) Hereby waives any right to assert any and all present and future claims against the City, whether known or unknown, for any harm, loss, injury, or damage occurring either on or off the Property, related to the drainage control plan, the drainage control facilities, or drainage

or erosion on the Property, except only for such harm, loss, injury, or damage that directly results from the sole negligence of the City.

- (5) This Agreement shall be recorded in the real estate records of the Auditor's Office of Snohomish County, Washington. If any provision of this Agreement is held invalid, the remainder of the Agreement is not affected.
- (6) The obligations of the Grantor and each of the Grantor's heirs, successors, and assigns under this Agreement shall terminate when that person sells, devises, or transfers the Property, or his or her interest therein, unless the obligation arises out of a claim of negligence or intentional act of that person.

Now, therefore, to this end, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants a perpetual easement to the City of Marysville and its authorized representatives to enter the Property, inspect the private storm drainage system, and make necessary repairs, with any expenses incurred being chargeable against the Property, the Property owner, and any beneficiary.

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)

)ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary
act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute
the instrument and acknowledged it as the _____
of _____ to be the free and voluntary act of such party for the uses
and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary
act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute
the instrument and acknowledged it as the _____
of _____ to be the free and voluntary act of such party for the uses
and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

EXHIBIT A

LEGAL DESCRIPTION

(Insert complete legal description):

Situated in the City of Marysville, County of Snohomish, State of Washington.

EXHIBIT B

FACILITIES MAINTENANCE PLAN



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Associate Planner

FROM: Kim Bryant, Water Operations Supervisor
Tim King, Utility Construction Lead II
Ryan Keefe, Water Operations Lead II

DATE: June 8th, 2023

SUBJECT: English Crossing, PA23012

Public Works Operations has reviewed the English Crossing submittal and has the following comments:

1. Install a gate valve on each side of tee or cross at intersections;
2. Aisle B east end shows water main stopping on 19th Ave, at a minimum a cap and 2" blow off assembly needs to be installed;
3. Water details not shown;
4. Install meter boxes outside of concrete wherever possible. If meter box is to be installed within concrete use 1" meter box regardless if 5/8" meter is to be installed.

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or kbryant@marysvillewa.gov.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Ave, Marysville, WA 98270

MEMORANDUM

Date: **May 23, 2023**

PA23-012

To: **Amy Hess, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** English Crossing
Applicant: Hanson Sisters, LLC/Merle Ash
Proposal: Construction of 247 – unit multifamily development, associated improvements, and State Environmental Policy Act (SEPA) review. Access proposed from 19th Avenue NE. Proposal includes construction of a portion of the round-about at 19th Avenue and 172nd Street/SR531.
Address: 17406 19th Avenue NE

In response to your request for review of the above project. Please see requirements below:

1. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments.
2. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, Geotech Report, and 2018 Washington State Energy Code work sheets.
3. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.
4. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.
5. Third party inspections and approval of the building enclosure will be required if the propose units are going to be condominiums. A final report is to be given to the City for each building, prior to final building approval.
6. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
 - Soil Classification
 - Required Drainage Systems
 - Soil Compaction Requirements
 - Type of Footings, Foundations, and Slabs Allowed
 - Erosion Control Requirements
 - Retaining Walls
 - Fill and Grade
 - Final Grade

Please provide the below information in regards to the 2018 International Building requirements:

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.
2. Please provide scaled floor plans with square footage of each room, open areas, and all levels throughout the building.

3. For the main structure, show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
4. Construction shall comply with the 2018 IBC, Chapter 5 “General Building Heights and Areas”, and any “Area Modifications”.
5. Exterior walls are to comply with the 2018 International Building Code, Chapter 6. This includes allowable openings under the 2018 IBC, Chapter 7. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
6. An “Exit study plan” is to be shown in the architectural plan set, and to be to scale.
7. All Mechanical Equipment shall be screened from public view under MMC Provisions. Please indicate how this will be achieved on your building plan, elevation submittal sheets.
8. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal’s Office.
9. Per the Marysville Municipal Code, Chapter 14.10, Cross-connection devices are required on the domestic and fire sprinkler water supply. Prior to final acceptance, all required backflow devices are to be tested by an independent third party testing agency.
10. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.
11. Deferred Electronic Submittals applications are to be submitted per the requirements below;
 - The registered design professional in charge of the project shall review and stamped each set of plans and specifications approved.
 - The registered design professional in charge of the project shall provide a letter stating that the plans and specifications have been reviewed and that package is general conformance with the design of the building.
 - The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.
 - The deferred submittal items shall not be installed until the deferred submittal documents have been reviewed and approved by the Building Official.
12. Special Inspection may be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.
13. **Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.**

We look forward to your project coming to our City!

If I may be of any further assistance, please feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.



MARYSVILLE POLICE DEPARTMENT

"SERVICE WITH HONOR"



Memorandum

DATE: June 01, 2023
TO: Amy Hess, Community Development Dept.
FROM: Brad Akau, Commander

RE: PA23-012

I have reviewed the 247-unit multifamily development application construction and associated improvements.

The Police Department recommends the following:

- The builder is to provide low-level lighting on the access driveway that is maintained within the property lines.
- Builder to provide lighting in the play area/open space and parking areas, which is also maintained within the property lines
- The address and complex name should be clearly visible from the street
- Apartment numbers should be visible from the access drive
- Shared securable mailboxes installed where activity around it can be viewed by residents from inside their residence and preferably lighting nearby so it can be seen during the hours of darkness
- Shrubs should be no more than three (3) feet high for visibility from the lower unit windows to parking/pedestrian areas
- Lower branches on trees to be at least seven (7) feet off the ground for visibility from the lower units to the parking/pedestrian areas
- The dumpster area should be visible from exterior fencing or enclosed and secured to eliminate a hiding area
- All outside receptacles should be securable to discourage illegal activity

Feel free to contact me at 360.363.8301 if you have any questions.

May 30, 2023

Amy Hess
 City of Marysville
 80 Columbia Avenue
 Marysville, WA 98270

Dear Ms. Hess:

Reference Number: PA23012 English Crossing

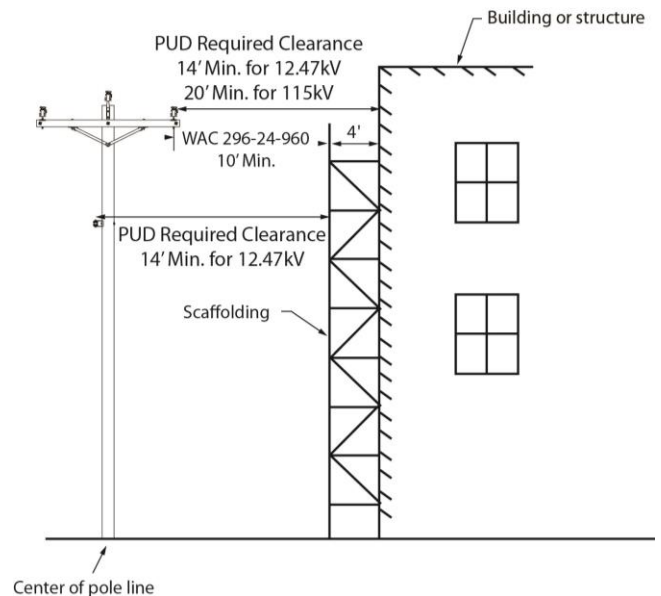
District DR Number: 23-10-699

The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy. The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors.

Please be advised that per WAC 296-24-960 the minimum worker safety clearance from any District distribution conductor is 10 feet. **Therefore, the District requires a minimum 14-foot clearance from any structure to accommodate workers, scaffolding and ladders. Minimum worker safety clearance from 115kV transmission wires is 20 feet.**

The existing single-phase overhead primary line and service on property will need to be removed. Any underground conversion at developer expense. The project requires a feeder and 3three-phase underground line extension, and the roundabout on 172nd will require three-phase overhead primary feeder relocation on 172nd. Any relocation, removal or undergrounding of District facilities to accommodate this project and the worker safety clearances shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design. Please include any project related utility work in all applicable permits.

There are a several critical-area permit matters that will need to be addressed for utilities to be installed. All applicable utility work should also be included in the SEPA. Please also include any required utility work in the scope of all applicable land use/development permits including for any planned over- or under-stream and wetland utility crossings and for the storm water permit.



Please be aware that if your project is being reviewed by Snohomish County and there are critical areas or buffers within your project as defined by Snohomish County in SCC 30.62A.300, you may be required to do a critical area study. Any utility work that will increase the utility footprint, such as installation, extension or construction is subject to these standards and requirements. New utility construction and installation is only allowed within critical areas or buffers when no alternative location exists and when you mitigate any impacts to the area. Snohomish County can provide the critical area study and has listed its fee structure under SCC 30.86.525. Snohomish PUD requires that, prior to applying for electrical service from the PUD, you address any critical area considerations and obtain the appropriate approvals to proceed with your project.

Please contact the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Arlington office at 360-435-7504 to contact a Customer Engineer.

Sincerely,

Mary Wicklund for

Mark Flury, Senior Manager
Transmission & Distribution System
Operations & Engineering

Cc: Merle Ash – merle@landtechway.com
Tom Hovde, Executive Accounts

Amy Hess

From: Anderson, Dawn <AnderDM@wsdot.wa.gov>
Sent: Wednesday, June 7, 2023 1:28 PM
To: Amy Hess
Cc: Frantz, Randy
Subject: [External!] Request for Review - English Crossing PA23012

External Email Warning! Use caution before clicking links or opening attachments.

Hello Amy,

Our Traffic Team reviewed the documents submitted for this project and their comments are:

The TIA is accepted without comment since this development will be completing a companion ICE. The ICE will need to include all pipeline project trips for determining roundabout configuration. The TIA did not include any pipeline projects.

No mitigation is proposed directly to WSDOT, but TIA does state on page 30, English Crossing project will build a portion of the roundabout" at 19th Avenue NE/172nd Street NE. We will likely need a meeting with city and developer to see what portion this development is constructing.

If you need any additional information let me know.

*Thank you,
Dawn M. Anderson
Washington State Dept. of Transportation
Development Services Engineer
Snohomish County
15700 Dayton Ave N
PO Box 330310 MS 240
Seattle, WA 98133
206-440-4712 Office
anderdm@wsdot.wa.gov*

Amy Hess

From: Summerset, Monica <Monica.Summerset@co.snohomish.wa.us>
Sent: Tuesday, May 23, 2023 3:49 PM
To: Amy Hess
Subject: [External!] SNOCO COMMENTS: Request for Review - English Crossing PA23012
Attachments: Generic Offer Form for All Developments in the Unincorporated County.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Hello Amy,

The county received the city's request to review English Crossing PA23012 located at 172 St NE and 19 Ave NE.

If the development is subject to SEPA, then mitigation under the county/city interlocal agreement is required.

The applicant has two options for determining the development's proportionate share mitigation.

The applicant may (1) prepare a comprehensive traffic study to determine the development's proportionate share impact to the county adopted capacity improvements or (2) the applicant may have its proportionate share impact mitigation based on its average impact to County facilities as described in exhibit 2 of the ILA.

If option 1 is chosen, a comprehensive traffic study is needed consistent with the attached checklist.

If option 2 is chosen, the mitigation can be calculated based on \$/new ADT impacting the county road system.

The county requests mitigation based on one of the two options identified above.

A written offer is required for either option chosen and an offer form is attached for the applicant's use.

Please return the completed form to Contact.pwCMS@snoco.org.

Thank you for the opportunity to review this proposal.

Monica Summerset | *Land Development Analyst, Associate*
[Snohomish County Public Works](#)

3000 Rockefeller Ave, M/S 607 | Everett, WA 98201

425-262-2860 | Contact.pwCMS@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

Traffic Mitigation Offer to a City by a Development in the Unincorporated County

The applicant completes part one and submits it to the County with a completed City traffic worksheet. The County completes part two and sends it to the City. The City completes part three and sends it back to the County.

Part One to be completed by Applicant

Name of the City to which this Offer is being made: _____																													
Basic Development Information Name of Proposed Development County Project File Number (if known) Name of Applicant Address of Applicant																													
Proportionate Share Calculation: Choose Option A or B <input type="checkbox"/> Option A: Based on a percentage of the City's adopted impact fee (attach traffic worksheet.) 1. The applicable percentage of the City's fee: _____% 2. Net New Units or Trips Generated: _____ 3. The adopted City impact fee rate for this development: _____ \$ per _____ 4. Total Proportionate Share Amount: \$ _____ <input type="checkbox"/> Option B: Based on a comprehensive traffic study (attach traffic worksheet and traffic study) _____ No road improvements are impacted. Hence, proportionate share amount is zero (\$0). _____ The following road improvements are impacted. The calculation of proportionate shares is summarized below. <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">List by Names/Description the Impacted City Projects (attach other pages if necessary)</th> <th style="width: 10%;">City Project ID#</th> <th style="width: 15%;">PHTs Impacting Project</th> <th style="width: 15%;">Capacity Cost per PHT</th> <th style="width: 20%;">Proportionate Share Obligation per Impacted Project</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">4. Total Proportionate Share Amount (sum of obligations for each impacted project)</td> <td style="text-align: right;">\$ _____</td> </tr> </tbody> </table>					List by Names/Description the Impacted City Projects (attach other pages if necessary)	City Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project	1.					2.					3.					4. Total Proportionate Share Amount (sum of obligations for each impacted project)				\$ _____
List by Names/Description the Impacted City Projects (attach other pages if necessary)	City Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project																									
1.																													
2.																													
3.																													
4. Total Proportionate Share Amount (sum of obligations for each impacted project)				\$ _____																									
<input type="checkbox"/> Trip Distribution and Assignment if required If required, attach AM and PM peak-hour trip distribution and assignment. Attach traffic worksheet showing whether or not AM and PM peak-hour trip distribution is required and traffic study.																													
<input type="checkbox"/> Mitigation of Other Impacts if required Mitigation of Impacts on Level of Service _____ No impact or not applicable _____ Mitigation as described in attached traffic study. Mitigation of Impacts on Documented Safety Problem Locations _____ No impact or not applicable _____ Mitigation as described in attached traffic study. Mitigation of Impacts on Access or Circulation _____ No impact or not applicable _____ Mitigation as described in attached traffic study. Frontage Improvements, Right of Way, and Access Point Requirements _____ No impact or not applicable _____ Mitigation as described in attached traffic study.																													
<input type="checkbox"/> Written Offer The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of City of _____ streets and provide mitigation of all other impacts as indicated above and described in attached documents. BY: _____ Date: _____ Signature by Authorized Official of Applicant or Authorized Representative Print Name and Title _____																													
<i>Instructions to Applicant.</i> Submit this Offer, a completed county traffic worksheet, and any other attachments to the County with your initial application.																													

Part Two: To be completed by the County

Receipt of Written Offer and attachments by County and routing to City

Name of Proposed Development _____
 County Project File Number _____
 Date Received _____
 County Staffer Assigned to Project _____
 Address _____
 Phone _____

Instructions to County. Send this offer and all attachments to City. Send copy to staffer shown above.

BY: _____
 _____ Date: _____
 Initialed by County Staffer Print Name and Title

Part Three: To be completed by City

Receipt of Offer and attachments by City and routing back to County

Name of Proposed Development _____
 County Project File Number _____
 Received by: _____
 _____ Date: _____
 Initialed by City Staffer Print Name and Title

City Mitigation Request to County

The City of _____ has reviewed the traffic study worksheet and mitigation offer submitted by the applicant and has determined as follows:

The City requests that the County impose the mitigation offered above as a condition of approval for the Development. The City agrees to accept changes in the mitigation payment amount shown above resulting from TDM or lot-yield adjustments approved by the County.

The City requests that the County require additional supplemental information to adequately evaluate the proposed development's impacts.

The information requested is shown in the notes below.

By: _____ Date: _____

 Signature by Authorized City Staffer Print Name and Title

Routing Back to County

Instructions to City Send this offer and all attachments to the County Staffer shown in Part Two above.

Sent by: _____
 _____ Date: _____
 Initialed by City Staffer Print Name and Title

Notes

Amy Hess

From: Kerry Lyste <klyste@stillaguamish.com>
Sent: Thursday, May 18, 2023 3:53 PM
To: Amy Hess
Cc: THPO Stillaguamish
Subject: [External!] Accepted: Request for Review - English Crossing PA23012

External Email Warning! Use caution before clicking links or opening attachments.

Hi Amy,

We would request notification of ground disturbance on this project.

Best, KL