



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

December 14, 2023

Merle Ash  
Land Technologies, Inc.  
18820 3<sup>rd</sup> Avenue NE  
Arlington WA 98223

**Re: PA23-012 – English Crossing Townhomes – Technical Review 3**

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Merle,

After third review of the above referenced proposal and your response letter, the Planning Division has the following comments:

Planning comments related to site design/layout have been addressed, or will be conditions of approval. Staff plans to move forward with a concurrency recommendation and SEPA determination.

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](mailto:ahess@marysvillewa.gov).

Sincerely,

*Amy Hess*

Amy Hess  
Senior Planner

ecc: Chris Holland, Planning Manager



## MEMORANDUM

TO: Amy Hess – Senior Planner

FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager

DATE: December 14, 2023

SUBJECT: PA 23-012 – English Crossing

I have reviewed the Site Plan submittal for the proposed English Crossing at 17406 19<sup>th</sup> Ave NE and have the following comments:

- 1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
- 2) A Traffic Impact Analysis (TIA) will be required.
  - a. Per GMA, concurrency can be met if:
    - i. Intersection LOS meets LOS Standard of jurisdictional agency.
    - ii. Intersection LOS is not met under any existing or build-out condition, however intersection delay is decreased or unchanged with build-out of development project.
  - b. While the intersection of 172<sup>nd</sup> ST NE (SR 531) & 27<sup>th</sup> Ave NE does not meet LOS standard, the build-out scenario analysis, given that development trips are through trips not substantially degrading the major intersection movement, shows that the intersection delay is reduced slightly with the development project build-out.
  - c. Therefore, the TIA is acceptable and concurrency may be granted.
- 3) Frontage improvements shall be required upon 19<sup>th</sup> Ave NE and 172<sup>nd</sup> ST NE (including 19<sup>th</sup> Ave NE roundabout construction) including additional asphalt pavement, curb, gutter, landscape strip, sidewalk and street lighting.
  - a. 172<sup>nd</sup> ST NE & 19<sup>th</sup> Ave NE Roundabout:
    - i. Roundabout construction shall be required as part of development construction given location upon development frontage.
      1. Other developments are or are likely to also be required to construct the roundabout including but not limited to “The Lodge 5”.
      2. Coordination between developers is encouraged to define roundabout design and facilitate construction.
      3. Roundabout design plans are not currently approved, therefore any preliminary layouts are subject to change based upon Roundabout review.
- 4) Per EDDS 3-506, street lighting will be required upon all public street frontages as part of civil construction plans.

- a. Street lighting on 19<sup>th</sup> Ave NE and 172<sup>nd</sup> ST NE shall be required as decorative style street light assemblies with LED fixtures to match existing fixtures on each street.
    - i. 19<sup>th</sup> Ave NE shall be designed as Collector Arterial/Commercial.
    - ii. 172<sup>nd</sup> ST NE (west of 19<sup>th</sup> Ave NE) shall be designed as Principal Arterial/Commercial.
    - iii. 172<sup>nd</sup> ST NE (east of 19<sup>th</sup> Ave NE) shall be designed as Principal Arterial/Commercial.
    - iv. Fixtures would be Lumec Renaissance Series per to be provided City Specification.
      1. Specification should be requested via emailed to [jhannahs@marysvillewa.gov](mailto:jhannahs@marysvillewa.gov)
      2. PUD street lighting shall not be installed in Lakewood area upon arterial or connector roadways.
    - v. Lighting design shall incorporate fixture wattage to match those already installed upon each respective roadway.
  - b. Photometric layouts shall be required for design with photometrics consisting of staggered lighting on both sides of each roadway and development to install only street lighting on frontage side of each roadway.
- 5) Channelization and Signing Plan shall be required as part of civil construction plans for all public roadways.



**MARYSVILLE**  
WASHINGTON

**PUBLIC WORKS DEPARTMENT**  
501 Delta 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 19<sup>th</sup> Ave NE & Parcel # 31051900401200

Date: 12/7/2023

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The following comments are offered after review of the above referenced revised application. The new comments to be noted are 3b, and 8.

1. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. Utilities shall be extended per the previous direction.
2. **Frontage Improvements:** Frontage improvements are required per the direction that is provided by the Traffic Engineer.
3. **Dedication Requirements:**
  - a. It appears that a 15 foot dedication is necessary along 19<sup>th</sup> 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 172<sup>nd</sup>. At this time I cannot be specific on the amount of area that will be required as the design is not yet complete. The project will need to dedicate the area necessary to encompass all the required improvements.
4. **Access:**
  - a. The northern most access apron may need to be realigned, it does not appear to meet the angle of intersection.
5. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under MMC 14.15.040 and 14.15.050.

Other Comments:

6. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
7. 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.
8. *The plans show that the sewer trunkline will be extended by others. This project will need to extend the sewer along its frontage of 172<sup>nd</sup> Street and will likely need to extend it to the project from offsite where the Marysville 172 project will stop their project at the SW corner of the Verizon parcel.*
9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
10. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$648.00. ROW permit fees must be paid before right of way permit issuance.
11. 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:  
\$976 plus a \$2000 deposit are due for submittal of the grading permit.  
Review fee of \$130 per hour will be charged against the deposit.
12. 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:  
Inspection is charged at \$130 per hour with a \$2500 deposit required.
13. **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.
14. 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](mailto:swhitney@marysvillewa.gov) or at (360) 363-8227.

cc: Josh King, PE, Development Services Manager



**MARYSVILLE FIRE DISTRICT**  
**REGIONAL FIRE AUTHORITY**  
**Fire Marshal's Office**

1635 Grove St. Marysville, WA 98270 - (360) 363-8500  
[MFInspectors@MFDRA.org](mailto:MFInspectors@MFDRA.org) - [www.marysvillefiredistrict.org](http://www.marysvillefiredistrict.org)



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To: Merle Ash  
From: Don McGhee, Assistant Fire Marshal  
Date: November 28, 2023  
Permits: PA23-012  
Subject: 17406 19<sup>th</sup> Ave English Crossing

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- Hydrant locations and separation accepted.
- 26' aisle width is only required when buildings exceed 30' in height.
- Fire flow is acceptable