



PUBLIC WORKS DEPARTMENT

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

December 19, 2023

Huseby Homes
13110 NE 177th Place #228
Woodinville WA 98072

Re: **English Crossing – PA23-012– Concurrency Recommendation**

The project known as English Crossing proposes creation of 243 townhome units and associated improvements on 19.52 acres, located at 17406 19th Avenue NE, also identified by Assessor Parcel Number 31051900401200. According to the Traffic Impact Analysis (TIA), prepared by TenW, dated April 24, 2023 (Exhibit 009) and updated November 13, 2023 (Exhibit 033), the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

Land Use Code	New Units	ADT	AMPHT	PMPHT
Single-Family Attached 215	243	1,855	124	146

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 English Crossing Development:

1. The applicant shall be required to construct frontage improvements along 172nd St NE and 19th Ave NE, including appropriate portions of the roundabout (RAB), prior to granting occupancy permits. Roadway improvements, channelization, site access and lighting plans shall be required to comply with the design standards outlined in the MMC 22C.065 – *Lakewood Neighborhood Master Plan Area – Design Guidelines*, and be reviewed and approved by the City Engineer, prior to construction plan approval.
2. The applicant shall be required to dedicate and/or deed public right-of-way in order to accommodate the required frontage improvements along 172nd St NE and 19th Ave NE in accordance with MMC 12.02A.110(1)(c), *Dedication of Road right-of-way – Required setbacks*. Right-of-way widths and required dedication shall be determined by the City Engineer. Dedication and/or deeding of right-of-way shall be required prior to granting occupancy permits.
3. 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 (TIF) shall be vested at a rate of \$6,300 per PMPHT.

Pursuant to MMC Chapter 22D.010, TIF credits are allowed for the construction of frontage improvements on 172nd St NE and 19th Ave NE. The following improvements are eligible for TIF credit:

- 3.1 172nd St NE (11th Ave NE to 27th Ave NE)
- 3.2 172nd St NE & 19th Ave NE Roundabout
- 3.3 172nd St NE & 23rd Ave NE Roundabout
- 3.4 19th Ave NE (172nd St NE to 156th St NE)
- 3.5 23rd Ave NE (172nd St NE to 169th PI NE)

The amount of credit for these improvements shall be approved by the City Engineer.

- 4. Pursuant to the Interlocal Agreement with Snohomish County, the applicant is obligated to pay TIF based on 20% of the Average Daily Trips (ADT) generated from the proposed project multiplied by the County mitigation fee of \$185.00 per new ADT. Prior to issuing building permits, the applicant will make payment to Snohomish County for traffic impacts, in the amount of \$68,635.00, as outlined in the approved Traffic Mitigation Offer to Snohomish County (Exhibit 038).
- 5. Decorative street lighting meeting the standards set forth in MMC 22C.065.390 shall be installed along the project's frontages as determined by the City's Traffic Engineer Manager.

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 Amy Hess, Senior Planner, at ahess@marysvillewa.gov or by phone at 360.363.8215.

Sincerely,



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