



PUBLIC WORKS DEPARTMENT

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

August 16, 2024

Barghausen Consulting Engineers
Attn: Glenna Turek
18215 72nd Ave S
Kent, WA 98032

Re: **White Barn Brown Bear Carwash – PA23-021– Concurrency Recommendation**

Brown Bear Car Wash (Car Wash Enterprises, INC) is proposing the construction of a roughly 3,000 sq. ft. automated car wash tunnel with an unattended transaction pay station. The site would include a 5-bay touchless car wash, vacuum station islands, and on-site parking. The project site is roughly 100,156 sq. ft. in size and located at 8907/8915 Soper Hill Road (Lot 3 & 4 of White Barn BSP), further identified by APNs: 00590700031903/00590700031902.

Based on the Traffic Impact Analysis (TIA) prepared by Transpo Group, dated August 2023, revised by supplemental memorandum, dated May 28, 2024, 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 40% pass-by reduction rate:

PROPOSED USE	PMPHT
Land Use Code 948 – Automated Car Wash	68

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 Brown Bear Car Wash:

- 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 68), totaling \$150,960.

- Based on Section 4.2 of the TIA, the proposed development would generate 56 PMPHT affecting the intersection of 87th 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 87th 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 56, totaling \$95,200).

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, if not already installed.

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 or by phone at 360.363.8216.

Sincerely,



Jesse L. Hannahs, P.E.

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