

March 14, 2023

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Portland OR 97224
503.624.6300
pactrust.com

BY EMAIL – Cholland@marysvillewa.gov

Chris Holland
Planning Manager
City of Marysville
Community Development Department
501 Delta Avenue
Marysville, WA 98270

Re: Facility No. mccw000
Marysville Corporate Center
Concurrency Recommendation PA22004

Dear Chris:

Thank you for your continued help with the Marysville Corporate Center Binding Site Plan application. On March 13, 2023 you requested that Pacific Realty Associates, L.P. review the Concurrency Letter issued by Jesse Hannahs, Traffic Engineering Manager for the City of Marysville in accordance with Marysville Municipal Code section 22D.030.070(1)(d). On behalf of Pacific Realty Associates, L.P. this letter will serve as our acceptance of the conditions of approval outlined in the enclosed Concurrency Letter.

Should you have any questions, please feel free to call me at (503) 523-7619

Very truly yours,

PACIFIC REALTY ASSOCIATES, L.P.



Matthew H. Oyen, P.E.
Construction Manager

Encls.

cc: Jesse Birchman, Transportation Manager
Benjamin Chessar, PacTrust
Michael Chen, Mackenzie
Jesse Hannahs, Traffic Engineering Manager
Jeff Laycock, Public Works Director
Ken McIntyre, Assistant City Engineer
Haylie Miller, CD Director
Mike Swenson, TranspoGroup





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

March 13, 2023

Michael Chen
Mackenzie
500 Union Street, Suite 410
Seattle, WA 98101

Re: Marysville Corporate Center – *Concurrency Recommendation*
PA 22004

Dear Michael,

Marysville Corporate Center is proposing construction phased industrial development, subdividing 56.2 acres of property into six (6) lots and construction of approximately 745,250 SF of industrial warehouse space within ten (10) buildings, located at site addresses 5013 152nd Street NE & 15908 47th Avenue NE, identified as Assessor’s Parcel Number 31052800400300, 31053300100700 & 31053300100400. According to the amended Traffic Impact Analysis (TIA), prepared by TranspoGroup, dated January 2023, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

ITE Land Use Code	SF	ADT	AMPHT	PMPHT
130 Industrial Park	745,250 SF	2,511	253	253

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 Marysville Corporate Center:

1. The applicant shall be required to construct full street frontage improvements along 156th Street NE, prior to issuing occupancy permits for Phase 1. Roadway improvements, channelization, site access, channelization and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
2. The applicant shall be required to construct half street frontage improvements along 160th Street NE and 47th Avenue NE, prior to issuing occupancy permits for each phase fronting 160th Street NE and 47th Avenue NE. Roadway improvements, channelization, site access, channelization and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
3. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along 156th Street NE, 160th Street NE and 47th Avenue 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. Right-of-Way dedication shall be required concurrently with the recording of the Binding Site Plan.

4. 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 per PMPHT.

Pursuant to MMC Chapter 22D.010, traffic impact fee credits are allowed for the design, dedication and construction of frontage improvements on 156th Street NE. The amount of credit for these improvements shall be approved by the City Engineer.

5. Pursuant to the ILA with Snohomish County, the applicant is obligated to pay traffic mitigation based on 20% of the average daily trips generated from the proposed project multiplied by the County mitigation fee of \$157 for commercial developments. The total traffic impact fees for this proposal is estimated to be \$78,845 (2,511 ADT x 20% x \$157). Snohomish County reserves the right to adjust the impact fee if there is a change of use or increase in square feet to the proposed seafood processing facility.

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 City Engineer, 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 Chris Holland, Planning Manager, at cholland@marysvillewa.gov or by phone at 360.363.8207.

Sincerely,



Jesse Hannahs, PE
Traffic Engineering Manager

cc: Jeff Laycock, PE, Public Works Director
Max Phan, PE, Assistant Public Works Director/City Engineer
Ken McIntyre, PE, Assistant City Engineer
Jesse Birchman, PE, Transportation and Parks Maintenance Manager
Haylie Miller, CD Director
Chris Holland, Planning Manager
Matthew Oyen, PacTrust