



June 11, 2024

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

Re: Marysville Corporate Center BSP – *Final Review 3*  
PA22004

Dear Michael,

After reviewing the revised Final Binding Site Plan (BSP) application materials for the above referenced proposal, the following final review comments are provided below.

**FINAL BSP Comments**

- 1. The Final BSP is approved as to form.

**General Comments**

- 2. I do have comments on the final site inspection recently conducted, however, I’m working remotely until Thursday, June 13<sup>th</sup>, and I left my notes in the office. I will provide comments on the final site inspection later this week.
- 3. Critical Areas monitoring reports will be required to be provided, as follows:
  - a. End of the growing season of 1<sup>st</sup> year (October);
  - b. Early in the growing season of the 2<sup>nd</sup> year (March 2025);
  - c. End of the growing season of 2<sup>nd</sup> year (October 2025); and
  - d. Annually thereafter for years 3, 4 & 5 (October).
- 4. A performance bond is required for critical areas monitoring and maintenance for a period of no less than five (5) years. The invoice for the critical areas buffer enhancement and monitoring totaled \$245,189.65. The performance bond amount is in the following table. The performance bond form is attached.

<b>CRITICAL AREAS PERFORMANCE BOND</b>	
Landscaping, Irrigation, Labor & Monitoring	\$245,189.65
<b>TOTAL</b>	<b>\$245,189.65</b>
<b>SECURITY REQUIREMENTS</b>	
Security Performance (150%)	\$367,784.48
Administrative and legal costs (30% or \$100,000)	\$73,556.90
<b>TOTAL SECURITY</b>	<b>\$441,341.37</b>

5. A landscape maintenance bond is required for the on-site plantings, prior to granting final occupancy permits. Provide invoice of the cost of materials and labor for the on-site landscaping and the city will provide you with the bond amount and the performance bond form. This is separate from the critical areas performance bond.
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After you have had an opportunity to review the Final BSP comments outlined above, please let me know what comments you would like to discuss or need clarification on. If you have any questions, please contact me at 360.363.8207, or by e-mail at [cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov).

Sincerely,

***Chris Holland***

Chris Holland  
Planning Manager

ecc: Haylie Miller, CD Director  
Matt Oyen, PacTrust

Attached: Performance Bond Form