



PUBLIC WORKS DEPARTMENT  
501 Delta Avenue □ Marysville, WA 98270  
(360) 363-8100

May 24, 2023

Balwant Singh  
5806 116<sup>th</sup> Street SW  
Marysville WA 98270

Re: Armar Road Townhomes – *Concurrency Recommendation*  
PA22047

Dear Mr. Singh,

The project known as Armar Road Townhomes proposes construction of sixteen (16) townhomes, and construction of associated improvements, located at 6506 Armar Road, Assessor Parcel Number 30052800402700. Using the Single-family Attached Housing Classification outlined in the Institute of Transportation Engineers *Trip Generation Manual*, 11<sup>th</sup> Edition, the proposed development would generate the following PM peak hour trips (PMPHT):

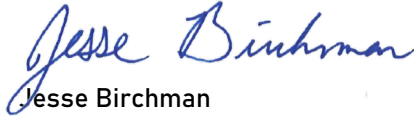
Land Use Code	Units	Credit	PMPHT
215 – Single-family Attached Housing	16 townhomes	1 PMPHT	8.12

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 Armar Road Townhomes Development:

1. 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. Credit for one (1) PMPHT shall be given for the existing single-family residence. The Armar Road Townhomes development will generate 8.12 new PMPHT. Traffic impact fees shall be vested at a rate of \$6,300, per PMPHT. The traffic impact fees for this proposal is estimated to be \$51,156.00. Calculation: (16 units x 0.57 trips per unit = 9.12; 9.12 – 1 PMPHT credit for existing SFR = 8.12 PMPHT; 8.12 PMPHT x \$6,300 per PM peak hour trip = \$51,156.00).
2. The applicant shall be required to dedicate public right-of-way in order to accommodate the build-out of Armar Road improvements, 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.
3. The applicant shall be required to construct frontage improvements along Armar Road, consistent with Engineering Design and Development Standards (EDDS). Staff has agreed to cash-in-lieu of construction of these improvements. Costs of improvements will be determined at the time the applicant enters in to the cash-in-lieu agreement with the City. Overhead utilities shall be undergrounded.

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, or designee, 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](mailto:ahess@marysvillewa.gov) or by phone at 360.363.8215.

Sincerely,

A handwritten signature in blue ink that reads "Jesse Birchman". The signature is written in a cursive style.

Jesse Birchman  
Transportation & Parks Maintenance Manager

cc: Max Phan, PE, PW Director  
Jeff Laycock, PE, City Engineer  
Haylie Miller, CD Director  
Chris Holland, Planning Manager