

 **TRAFFIC IMPACT ANALYSIS**


# **PILCHUCK RENTALS**

**JURISDICTION: CITY OF MARYSVILLE, WA**  
**LOCATION: SMOKEY POINT BLVD, SOUTH OF 156<sup>TH</sup> STREET NE**

*Prepared for:*  
**2812 Architecture**  
2812 Colby Avenue  
Everett, Washington 98201

*Prepared by:*  
**Kimley»»Horn**

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FOR

# PILCHUCK RENTALS

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## 1. DEVELOPMENT IDENTIFICATION

Kimley-Horn and Associates, Inc. (Kimley-Horn) has been retained to provide a traffic impact analysis for the Pilchuck Rentals development (Development). This report is intended to provide the City of Marysville (City) and Snohomish County (County) with the necessary traffic generation, trip distribution, and mitigation fee determination to facilitate their reviews of the Development. The Development is located at parcel 31053200102800 on the southwest corner of Smokey Point Boulevard and 156<sup>th</sup> Street NE. A site vicinity map is included in **Figure 1**. The Development is proposed to consist of 15,060 square feet (SF) of equipment rental space. The site is currently being utilized by a trade contractor. The site will primarily access the City street network via one proposed access drive connected to Smokey point Boulevard. A site plan has been provided in **Appendix A**.

Brad Lincoln, responsible for this report and traffic analysis, is a licensed professional engineer (Civil) in the State of Washington and member of the Washington State section of the Institute of Transportation Engineers (ITE).



**Figure 1: Site Vicinity Map**

## 2. TRIP GENERATION

The Development is proposed to consist of 15,060 SF of construction equipment rental space. The site currently has 4,440 SF of building space that is being used by a trade contractor. The trip generation calculations have been performed using data published by the ITE *Trip Generation Manual, 11<sup>st</sup> Edition* (2021). The average trip generation rates for ITE Land Use Codes (LUC) 811, Construction Equipment Rental, have been used for the proposed use and ITE LUC 180, Specialty Trade Contractor, have been used for the existing use. The trip generation for the Development are summarized in **Table 1**.

**Table 1: Trip Generation Summary**

Land Use	Size	Average Daily Trips (ADTs)	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Construction Equipment Rental ITE LUC 811	15,060 SF	141.71	10.90	3.26	14.16	4.17	10.74	14.91
Specialty Trade Contractor ITE LUC 180 (Removed)	-4,440 SF	-43.60	-5.45	-1.92	-7.37	-2.74	-5.83	-8.57
<b>TOTAL</b>		<b>98.11</b>	<b>5.45</b>	<b>1.34</b>	<b>6.79</b>	<b>1.43</b>	<b>4.91</b>	<b>6.34</b>

The Development is anticipated to generate approximately 98 new ADTs with approximately 7 new AM peak-hour trips and 6 new PM peak-hour trips. The trip generation calculations are provided in **Appendix B**.

## 3. TRIP DISTRIBUTION

The trip distribution for the Development is based on distributions established by the City, which are included in the attachments. The Development is only anticipated to generate approximately 98 new daily trips with approximately 7 new AM peak-hour trips and approximately 6 new PM peak-hour trips. The trip distribution for the 2026 opening year is:

- 57% to and from the north along Smokey Point Boulevard
  - 22% to and from the west along 172<sup>nd</sup> Street NE
  - 26% to and from the east along 172<sup>nd</sup> Street NE
  - 7% to and from local areas
  - 2% to and from the north
- 28% to and from the east along 152<sup>nd</sup> Street NE
- 10% to and from the south along Smokey Point Boulevard
- 5% to and from the west along 156<sup>th</sup> Street NE

The trip distribution for the 2032 horizon year is:

- 52% to and from the north along Smokey Point Boulevard
  - 25% to and from the west along 172<sup>nd</sup> Street NE
  - 20% to and from the east along 172<sup>nd</sup> Street NE
  - 5% to and from local areas
  - 2% to and from the north
- 38% to and from the east along 156<sup>th</sup> Street NE
- 5% to and from the south along Smokey Point Boulevard
- 5% to and from the west along 156<sup>th</sup> Street NE

The only location where there is anticipated to be more than three directional peak-hour trips is along Smokey Point Boulevard north of the site. This trip generation does not meet the City thresholds for analysis and there are not any County key intersections that will be impacted by 3 directional peak-hour trips. Detailed trip distributions for the Development should therefore not be required.

## 4. SITE ACCESS

The Development is proposed to have one access driveway along Smokey Point Boulevard along the southern property line. The site access will have adequate stopping and intersection sight distances to the north and south, based on preliminary evaluation and experience in the area. It is anticipated that the majority of the trips generated by the Development will travel to and from the north along Smokey Point Boulevard.

## 5. TRANSPORTATION IMPACT FEES

The City has interlocal agreements with the County and WSDOT for transportation impact fees. These transportation impact fees are based on the area wide traffic mitigation fee or actual impacts to improvement projects.

### 5.1 City of Marysville

The City traffic mitigation fees have been calculated using the commercial rates of \$2,220 per PM peak-hour trip. The Development is anticipated to generate 6.34 new PM peak-hour trips. Therefore, the City of Marysville traffic mitigation fees should be \$14,074.80.

### 5.2 Snohomish County

The City and County have an interlocal agreement that provides for the payment of traffic mitigation for impacts to County roadways by City developments. Traffic mitigation fees are based on predetermined area impacts or impacts to actual improvement projects. There are not any County improvements projects in the area that would be impacted by three directional PM peak-hour trips generated by the Development. County traffic mitigation fees should therefore not be a condition of the Development.

### 5.3 Washington State Department of Transportation

WSDOT mitigation fees are based on impacts to improvement projects identified in the Exhibit C List included in the interlocal agreement between the County and WSDOT. There are not any WSDOT intersections on the Exhibit C List that will be impacted by three directional PM peak-hour trips generated by the Development. WSDOT transportation impact fees should therefore not be required for the Development.

## 6. CONCLUSIONS

The Development is proposed to consist of 15,060 SF of construction equipment rental space. The site is currently used by a trade contractor. The Development is anticipated to generate approximately 98 new average daily trips with approximately 7 new AM peak-hour trips and 6 new PM peak-hour trips. City transportation impact mitigation fees should be \$14,074.80 as the Development is anticipated to generate 6.34 new PM peak-hour trips. Neither County nor WSDOT traffic mitigation fees should be required for the Development.

**APPENDIX A**  
**SITE PLAN**



**KEY**

- PAVEMENT
- SIDEWALK
- GRAVEL
- LANDSCAPING
- ASPHALT TO BE DEMOLISHED
- EX. FENCE
- NEW FENCE
- EX. BARBED WIRE FENCE
- EX. LIGHT POLE
- EX. UTILITY POLE
- NEW LIGHT POLE
- WATER METER
- MANHOLE
- FIRE HYDRANT

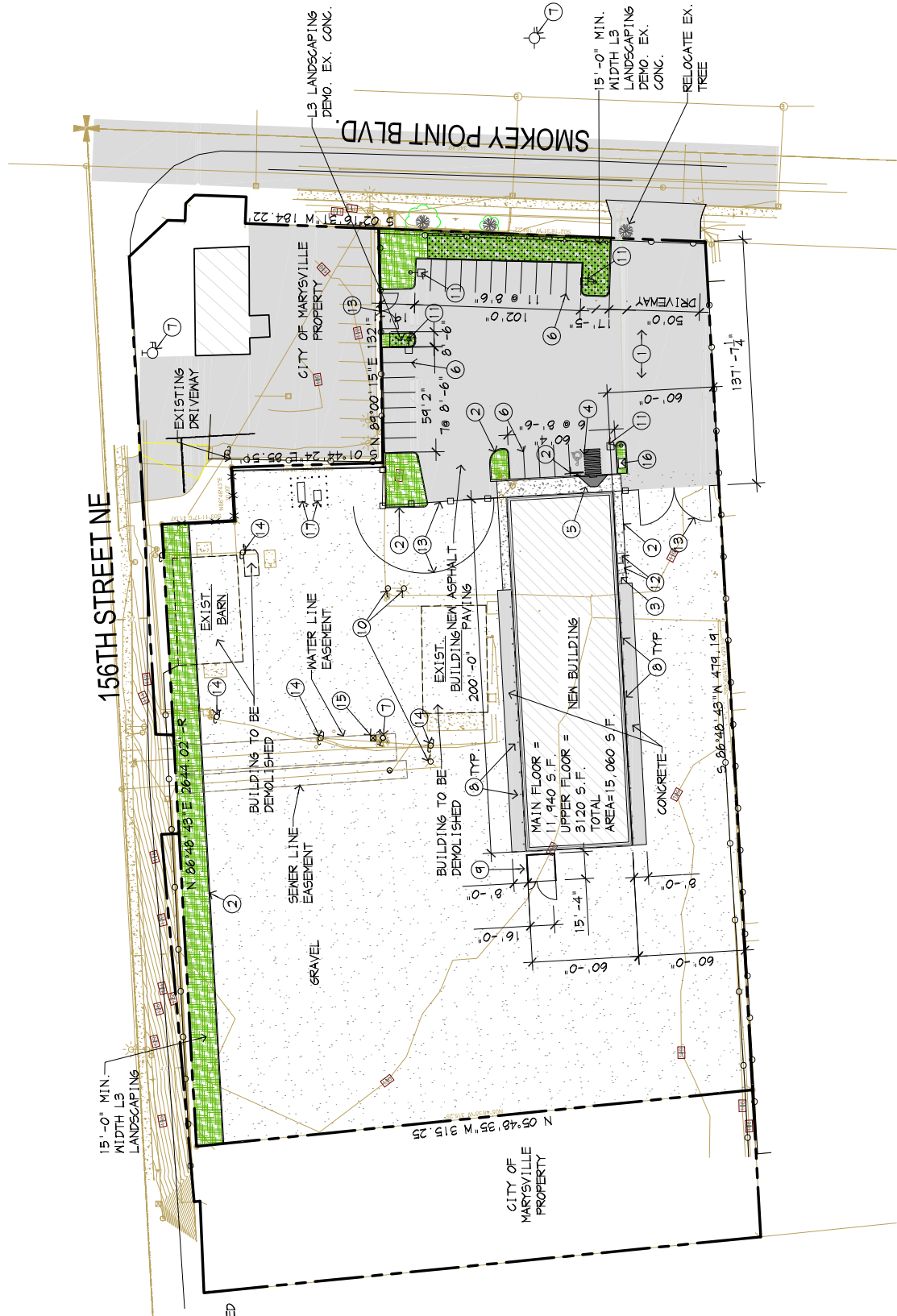


**SITE PLAN**

1" = 40'-0"

**SITE PLAN NOTES**

1. SHADING DENOTES EXTENT OF ASPHALT PAVING. SEE DET. 1/A1.2 CIVIL DRAWINGS AND GEOTECHNICAL ENGINEERS' RECOMMENDATIONS FOR BASE COURSE AND ASPHALT THICKNESSES.
2. CONCRETE CURB PER DET. 2/A1.2.
3. CONCRETE SIDEWALK. SEE DET. 3/A1.2.
4. ACCESSIBLE PARKING STALL WITH PAINTED WALKWAY & SIGN. SEE DET. 4/A1.2.
5. ACCESSIBLE CURB CUT. SEE DET. 6/A1.2.
6. PAINTED PARKING STRIPING, 4" WIDE LINES, 18 FT. IN LENGTH, SPACING PER PLAN. COLOR: TRAFFIC WHITE.
7. FIRE HYDRANT. SEE CIVIL DRAWINGS.
8. BOLLARD/PIPE GUARD. SEE FLOOR PLAN AND DET. 8/A1.2.
9. TRASH ENCLOSURE. SEE DET. 10/A1.2.
10. EX. LIGHT POLE. TO BE REMOVED.
11. LIGHT POLE. SEE DET. 9/A1.2.
12. BACK-UP GENERATOR.
13. CHAIN-LINK FENCE GATE.
14. EX. UTILITY POLE.
15. EX. EMPTY WATER METER.
16. ELECTRIC METER.
17. PROPANE TANKS.



**PROJECT CRITERIA**

**SCOPE OF WORK**  
CONSTRUCT A NEW 11,940 S.F., TWO-STORY, MANUFACTURED METAL BUILDING FOR AN EQUIPMENT RENTAL FACILITY AND SITE IMPROVEMENTS.

TAX ACCOUNT NO. 91059200102800

**LEGAL DESCRIPTION**  
SECTION 32 TOWNSHIP 31, RANGE 05 QUARTER NE - LOT 3 CITY OF MAR BLA NO 19-004 REC UND APN 201900075002 BEING PTN NE1/4 NE1/4 NE1/4 SD SEC 32 LY ELY OF SR 5 (AKA PSH NO 1)

**CODES**  
2018 INTERNATIONAL BUILDING CODE (IBC)  
2018 INTERNATIONAL MECHANICAL CODE (IMC)  
2018 INTERNATIONAL FIRE CODE (IFC)  
2018 UNIFORM PLUMBING CODE (UPC)

**BUILDING CRITERIA**  
ZONING: GC (GENERAL COMMERCIAL)  
MAX. HEIGHT: 35'-1  
OCCUPANCY: 5-1  
CONSTRUCTION TYPE: YB  
FULLY SPRINKLERED: YES  
ALARMED: YES

**PARKING CALCULATIONS**  
REQUIRED PARKING: PER 22C.130.020  
RETAIL:  
1 PER 600 S.F. = 2 PARKING SPACES  
1,256/600=

**OFFICE:**  
1 PER 400 S.F.  
2,942/400=

**WAREHOUSE:**  
1 PER 2,000 S.F.  
7,156/2,000=

**INDUSTRIAL:**  
1 PER 750 S.F.  
1,408/750

**BUSINESS/TRAINING:**  
1 PER 400 S.F.  
1,297/400

**TOTAL REQUIRED:** 18 STALLS  
**PARKING PROVIDED:** 24 STALLS

**LANDSCAPING CALCULATIONS**  
TOTAL PARKING AREA: 22,690 S.F.  
AS PER 22C.020.040 REQUIRED LANDSCAPING (1.0%): 22,690x1.0% = 2,269 S.F.  
PROVIDED LANDSCAPING: 5,958+156+160+2,719+109+180 = 9,342 S.F.

**UTILITY DISTRICTS**  
POWER: SNOHOMISH COUNTY PUD  
WATER: CITY OF MARYSVILLE  
SEWER: CITY OF MARYSVILLE  
TELEPHONE: VERIZON/FRONTIER  
GAS: PUGET SOUND ENERGY

**SEPERATE SUBMITTALS**  
ELECTRICAL  
MECHANICAL  
PLUMBING  
SIGNS  
FIRE PROTECTION / FIRE ALARM

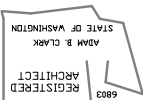
\*NOTE: ALL SEPERATE SUBMITTALS SHALL BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO PERMIT SUBMISSION.



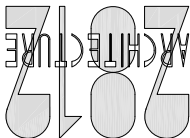
**VICINITY MAP**



Date:	7 JUNE 2022
For:	PRELIMINARY



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A New Equipment Rental Facility for:  
PILCHUCK RENTALS - SMOKEY POINT  
3304 156TH ST NE  
MARYSVILLE, WASHINGTON 98271  
SITE PLAN, PROJECT CRITERIA

Drawing:	A1.1
Job Number:	21c-4287



**APPENDIX B**  
**TRIP GENERATION CALCULATIONS**

Pilchuck Rentals  
090223122

Trip Generation for: Weekday  
(a.k.a.): Average Weekday Daily Trips (AWDT)

LAND USES		NET EXTERNAL TRIPS BY TYPE															
		IN BOTH DIRECTIONS					DIRECTIONAL ASSIGNMENTS										
		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW					
In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In	Out	In	Out	In	Out					
Construction Equipment Rental	811	15,060 K SF	9.41	50%	50%	141.71	0%	0	0	141.71	0%	0	0	0	0	70.86	70.85
Specialty Trade Contractor (Removed)	180	-4,440 K SF	9.82	50%	50%	-43.60	0%	0	0	-43.60	0%	0	0	0	0	-21.80	-21.80
<b>Total</b>						98.11		0	0	98.11		0.00	0.00	0.00	0.00	49.06	49.05

Pilchuck Rentals  
090223122

**Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 7 and 9 AM  
(a.k.a.): Weekday AM Peak Hour**

LAND USES		NET EXTERNAL TRIPS BY TYPE																
		IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS										
		Gross Trips		Internal Crossover		TOTAL	PASS-BY		DIVERTED LINK		NEW		PASS-BY		DIVERTED LINK		NEW	
VARIABLE	LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In	Out	In	Out	In	Out
Construction Equipment Rental	15.060 K SF	811	0.94	77%	23%	14.16	0%	0.00	0%	0.00	0%	14.16	0%	0.00	0	0	10.90	3.26
Specialty Trade Contractor (Removed)	-4.440 K SF	180	1.66	74%	26%	-7.37	0%	0.00	0%	0.00	0%	-7.37	0%	0.00	0	0	-5.45	-1.92
<b>Total</b>						6.79		0.00		0.00		6.79		0.00	0	0	5.45	1.34

Pilchuck Rentals  
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**Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 PM  
(a.k.a.): Weekday PM Peak Hour**

LAND USES	VARIABLE	ITE LU code	Trip Rate	Gross Trips			Internal Crossover		IN BOTH DIRECTIONS				DIRECTIONAL ASSIGNMENTS										
				% IN	% OUT	In+Out (Total)	% of Gross Trips	In+Out (Total)	In+Out (Total)	PASS-BY	DIVERGED LINK		PASS-BY		DIVERGED LINK		NEW						
											% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In	Out	In	Out	In	Out			
				TOTAL	In+Out (Total)	In+Out (Total)	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out	In	Out							
Construction Equipment Rental	15.060 K SF	811	0.99	28%	72%	14.91	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.91	0.00	0.00	0.00	0.00	4.17	10.74
Specialty Trade Contractor (Removed)	-4.440 K SF	180	1.93	32%	68%	-8.57	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-8.57	0.00	0.00	0.00	0.00	-2.74	-5.83
<b>Total</b>						6.34		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.34	0.00	0.00	0.00	0.00	1.43	4.91