



PUBLIC WORKS DEPARTMENT

501 Delta Avenue ♦ Marysville, WA 98270
(360) 363-8100

March 20, 2024

Land Pro Group
10515 20th St. SE, Suite 202
Lake Stevens WA 98258

Re: **Cornelius Lacey PRD – PA23-026 – Concurrency Recommendation**

Dear Mark,

KM Capital, LLC is proposing the construction of a 67 lot Planned Residential Development (PRD) and Binding Site Plan (BSP) on roughly 10.3 acres, located at 8310 East Sunnyside School Road, 4427 83rd Avenue NE, and further identified by APN(s): 00590700017700, 00590700018600, 00590700016102, and 00590700018601.

Based on the updated Traffic Impact Analysis (TIA) prepared by Kimley Horn, dated March 2024, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

	UNITS (new)	CREDIT	ADT	AMPHT	PMPHT
LAND USE CODE 210 Single Family Detached Housing	67	3 PMPHT	632	46	64

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 proposed development:

1. The applicant shall be required to dedicate public right-of-way in order to accommodate frontage improvements on 83rd Avenue NE and the proposed internal plat roads, 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.
2. The applicant shall be required to construct frontage improvements along the new internal roads, prior to final plat approval. Roadway improvements, channelization, site access, 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 construct 85th Avenue NE, identified as Road B, of at least 20 feet of pavement, consistent with City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Standard Plan 3-202-002. Roadway improvements, channelization, site access, and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.

4. The applicant shall be required to construct a portion of 44th Street NE, identified as Road A, as determined by the City Engineer, consistent with City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Standard Plan 3-201-004. Roadway improvements, channelization, site access, and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
5. The applicant shall be required to construct frontage improvements upon 83rd Ave NE consistent with City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Standard Plan 3-201-004. Roadway improvements, channelization, site access, and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
6. The joint use autocourts (Tracts 993, 994, 995, 996, 997, and 998) shall be constructed with scored concrete, paving blocks, bricks, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles, as outlined in the EDDS. A detail of the surfacing of the autocourts will be required to be provided on the civil construction plans and approved by the City Engineer.
7. 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 \$6,300.00, per PMPHT. The traffic impacts fees for this proposal are estimated to be \$403,200.00 (67 PMPHT – 3 PMPHT for Existing SFRs = 64; 64 x \$6,300 = \$403,200.00).
8. Based on Section 7.2 of the TIA and comments received from Snohomish County Public Works, the proposed development would not impact any Snohomish County capital improvement projects with more than three directional PM peak-hour trips; therefore, the payment of Snohomish County traffic mitigation fees shall not be required for the proposed development.

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 Amy Hess, Senior Planner, at ahess@marysvillewa.gov or by phone at 360.363.8215.

Sincerely,



Jesse Hannahs, PE

Traffic Engineering Manager

cc: Jeff Laycock, PE, PW Director
Max T. Phan, PE, City Engineer
Jesse Birchman, Transportation & Park
Maintenance Manager
Ken McIntyre, PE, Assistant City Engineer
Haylie Miller, CD Director
Chris Holland, Planning Manager