



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

September 19, 2022

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

Re: Maryville Corporate Center – *Technical Review 2*
PA 22004

Dear Michael,

After preliminary review of the above referenced proposal, the Planning Division has the following comments:

PRELIMINARY BSP COMMENTS

1. As noted in the TR1 comments, include File Number PA22004 on all future site, civil construction, landscape and lighting plan submittals. The revised preliminary BSP did not include the file number.
2. As noted in the TR1 comments, an unsigned DRAFT Geotechnical Report was submitted with the BSP application. Section 1.0 of the DRAFT Geotechnical Report contemplated permeable pavement, however, in review of the preliminary civil plans, permeable pavement does not appear to be proposed. A Final Geotechnical Report shall be required to be submitted, prior to civil construction plan approval.

Applicant's Response: A signed copy of the geotechnical report is included.

TR2 Comments: A signed copy of the geotechnical report has not been submitted. Additionally, please advise as to whether or not permeable pavement is proposed.

3. The Preliminary BSP submitted is still setup as a Final BSP. The following amendments to the Preliminary BSP is required:
 - a. As noted in the TR1 comments, the cover sheet of the preliminary BSP should show entire boundary of site, including phasing lines.

Applicant's Response: The coversheet reflects the entire boundary of the site and phasing lines.

TR2 Comment: Phasing lines not included on the cover sheet.

- b. As noted in the TR1 comments, Phase 1, including all lots and tracts for all phases, shall be drawn with **dark solid lines**. With the recording of Phase 1 all lots will be created, however, individual site plan review will be required for development of subsequent phases.

Applicant's Response: As shown on sheet 4 of 6, Phase 1 is a draft solid line and future phases are shown as a greyed out line. We understand future phases will require individual site plan review.

TR2 Comment: Phase lines have not been identified on any of the sheets. Sheet 4 of 8 includes zoning compliance information.

- c. As noted in the TR1 comments, the interior layout of Phases 2 & 3 shall be drawn in light colored shadow print.

Applicant's Response: Noted, Phases 2 and 3 shall be drawn in light colored shadow print:

TR2 Comment: No phase lines have been identified and Phases 2 & 3 are NOT drawn in light colored shadow print.

- d. As noted in the TR1 Comments, provide a "PARKING COMPLIANCE" section demonstrating compliance with:
- i. Minimum required parking spaces outlined in [MMC 22C.130.030](#) Table 1.
 - ii. Provide carpool parking locations and calculations in accordance with [MMC 22C.130.030\(3\)](#).
 - iii. Provide a detail of the required carpool parking signage. Signs must be posted indicating these spaces are reserved for carpool use before 9:00 a.m. on weekdays.
 - iv. Minimum parking space and aisle dimensions outlined in [MMC 22C.130.050](#) Table 2.
 - v. Depict actual turning radii proposed, in accordance with [MMC 22C.130.050\(5\)\(b\)\(ii\)](#).
 - vi. Provide an auto-turn exhibit showing that the largest trucks navigating through the site will not damage any vertical curbs and landscape islands.
 - vii. Provide bicycle parking locations and calculations in accordance with [MMC 22C.130.060](#).

Applicant's Response: Parking compliance is shown on sheet 2 of 6 for the entire BSPE.

TR2 Comments: Provide the math for the required parking (including standard, carpool, ADA and bicycle), a detail of carpool parking signage, required parking stall dimensional standards, turning radii and auto turn as noted in the TR1 comments.

Additionally, parking stalls cannot be located greater than 45' from a landscape island. That means a minimum 5' wide landscape island is required to be provided every 10 stalls. Amend all applicable sheets.

Parking stalls are required to measure 8.5' wide by 18' deep. Amend all applicable sheets.

- e. As noted in the TR1 comments, pedestrian connections are required to be provided in accordance with [MMC 22C.130.050\(5\)\(c\)](#) (see attached redlines). Additional provisions are outlined in Section 9.7 of the Smokey Point Master Plan Design Guidelines.

Pedestrian pathways are required to be constructed with decorative concrete clearly denoting the pedestrian pathway. The pathways must be universally

accessible and meet ADA standards. This detail shall be required to be provided on the civil construction plans.

Applicant's Response: Pedestrian connections are shown the BSP for each applicable phase.

TR2 Comment: Pedestrian connections as outlined in the attached redlines have not all been depicted on the preliminary BSP. Please amend all applicable sheets to provide pedestrian connections that traverse the drive aisles, as shown in the attached redlines.

- f. As noted in the TR1 Comments, incorporate pedestrian amenities, as outlined in Section 9.8 of the Smokey Point Master Plan Design Guidelines, as follows:
- i. In addition to safe and durable walking surfaces, pedestrians should be provided with amenities such as benches, weather protected seating areas, covered walkways, and other features.
 - ii. Accessible open space, maintained grass areas, and mini sports courts are encouraged.
 - iii. Pedestrian amenities should be integrated into the site design.

Applicant's Response: Bench pad areas are shown along the walkway for Phase 1. Specific bench type and details will be provided with the site development and landscape plans.

TR2 Comments: Location of the minor bench amenity not provided. Additionally, the bench (only) amenity proposed does not comply with Section 9.8 of the Smokey Point Master Plan Design Guidelines.

- g. As noted in the TR1 Comments, provide storage space and collection points for recyclables in accordance with [MMC 22C.020.320](#). Additionally, note the required SF calculations on the site plan, including area provided. This is in addition to the solid waste collection areas below.

Collection areas are required to be paved with concrete and screened with a minimum 6' high enclosure constructed of concrete block or brick, in addition to the landscaping provisions outlined below.

Applicant's Response: Trash enclosure locations are shown on Phase 1, enclosures are located in between the buildings in the truck court area. Specific enclosure details will be provided with the site development permit set.

TR2 Comments: The provision of [MMC 22C.020.320](#) is for recyclables collection areas. This is in addition to what is required for trash enclosures. Provide math and locations demonstrating compliance with the required areas for recyclables.

- h. As noted in the TR1 comments, collection points for solid waste is required. The new Solid Waste Supervisor is Kristy Beedle, who can be reached at 360.363.8152 or kbeedle@marysvillewa.gov. Applicant to confirm with PW – Solid Waste that the proposed size and location of the collection areas is adequate.
- i. As noted in the TR1 Comments, pursuant to Section 9.6 of the Smokey Point Master Plan Design Guidelines, a designated visitor and employee access entrance shall be established that is not in close proximity to the truck and service vehicle entrance.

Applicant's Response: Visitor and employee access and entrance are located on the opposite side of the truck dock loading areas.

TR2 Comment: As proposed both visitor and employee access entrances are shared with truck and service vehicle entrances, which does not comply with Section 9.6 of the Smokey Pont Master Plan Design Guidelines.

- j. Remove "A.F. NO. _____" from all sheets.
- k. Remove DECLARATION, ACKNOWLEDGEMENTS, CITY ENGINEER APPROVAL, COMMUNITY DEVELOPMENT APPROVAL, MAYOR APPROVAL, RECORDING CERTIFICATE, TREASURER'S CERTIFICATE AND LAND SURVEYOR'S CERTIFICATE and language from Sheet 1 of 8. This information is only required on the FINAL BSP to be recorded.

Additionally, remove "SHEET 5 OF 8" and "SHEET 6 OF 8" from Sheet 1. These are not correct references and are not needed.

- l. Provide a Table that identifies each TRACT the SF and proposed Use of the TRACTS.
- m. Sheet 4 of 8 includes a "ZONING COMPLIANCE - TOTAL PHASE" section. Confused what this information is representing? Compliance with the LI bulk & dimensional standards as outlined in [MMC 22C.020.080\(2\)](#) is required. What is "Landscape Area," "Sidewalk/Drive Aisle Area" and "Building Area," and what Phase is it for? The setbacks noted are incorrect, the base height allowance is not noted and the math for the maximum impervious surface is not provided. Please amend and provide the additional information noted.

FOR INFORMATIONAL PURPOSES

- 4. As noted in the TR Comments, prior to civil construction plan approval, a FINAL Landscaping Plan depicting all of the applicable elements outlined in [MMC 22C.120.030](#) and the Smokey Point Master Plan shall be required to be approved by the Planning Division. The following are cursory review comments based on review of the preliminary landscape plan submitted:
 - a. The project engineer and landscape architect shall confirm any required landscaping proposed to be located within a bioretention cell can survive and flourish within the bioretention swale.
 - b. All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least 1 outlet located within 50' of all plant material.
 - c. Water conservation measures shall be applied as outlined in [MMC 22C.120.050](#).
 - d. A minimum 15' L3 landscape buffer shall be provided along 156th Street NE, 160th Street NE and 47th Avenue NE.
 - e. In review of the "ZONING COMPLIANCE" section on Sheet L0.01 it does not appear the proposed landscaping complies with the L4 Parking Lot Landscaping provisions. 10% of the required parking areas shall be landscaped with L4 landscaping.
 - f. See attached pedestrian connection requirements. This will affect parking areas and L5 landscaping islands.
 - g. Street trees shall be planted along the proposed entry drives, specifically the truck traffic entrance off of 156th Street NE.
 - h. It is difficult to determine whether or not the proposed detention facilities comply with the L5 landscape buffer requirements.
 - i. Utilities shall be placed and screened in accordance with Section 9.16 *Utilities* of the Smokey Point Master Plan Design Guidelines.

- j. The final landscape plan shall be designed to comply with Section 10 *Landscaping* of the Smokey Point Master Plan Design Guidelines, including:
 - i. Section 10.2 *Planting Design*.
 - ii. Section 10.3 *Streetscape Landscaping*.
 - iii. Section 10.4 *Parking Lot Landscaping and Screening*.
 - k. All garbage collection, dumpsters, recycling areas, loading and outdoor storage or activity areas (including but not limited to areas used to store raw materials, finished and partially finished products and wastes) shall be screened from view of persons on adjacent properties and properties that are located across a street or alley. Screening may be accomplished by any one of the following techniques or their equivalent:
 - i. A five-foot-wide L1 visual screen;
 - ii. A six-foot-high solid masonry wall or sight-obscuring fence five feet inside the property line with an L2 buffer between the fence and the property line; and
 - iii. Storage areas are not allowed within 15 feet of a street lot line.
 - l. In addition to the hardscaped screening requirements for garbage collection, dumpsters and recycling areas, a minimum 5' L2 screen shall be provided around the perimeter.
 - m. Provide the landscape maintenance provisions, as outlined in [MMC 22C.120.180](#).
5. As noted in the TR1 comments, prior to civil construction plan approval an illumination shall be approved and designed in accordance with [MMC 22C.130.050\(3\)\(d\)](#), as follows:
- a. 25' maximum height;
 - b. Fixtures shall be full cut-off, dark sky rated, with lower fixtures preferable so as to maintain a human scale;
 - c. Pedestrian scale lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrian to identify a face 45 feet away in order to promote safety;
 - d. Parking lot lighting shall be designed to provide security lighting to all parking spaces;
 - e. Lighting shall be shielded in a manner that does not disturb residential uses or pose a hazard to passing traffic. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line.
 - f. Fixture design shall incorporate unique design features that coincide with the architectural design of the building(s); and
6. As noted in the TR1 comments, prior to building permit approval, the applicant shall be required to demonstrate compliance with the following Smokey Point Master Plan Design Standards:
- a. Section 9.9 *Architectural Concept*.
 - b. Section 9.10 *Scale in Design*.
 - c. Section 9.11 *Wall Modulations*.
 - d. Section 9.12 *Roofline*.

- e. Section 9.13 *Building Elements, Details and Materials*.
 - f. Section 9.14 *Details*.
 - g. Section 9.15 *Mechanical Screening*.
7. As noted in the TR1 comments, Future signage shall be required to comply with Section 10.6 *Signage*, of the Smokey Point Master Plan Design Guidelines.

Enclosed are copies of comments received from other City departments, and reviewing agencies. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on. Once received I can set up a Zoom meeting with all of the applicable city and agency representatives. If you have any questions, please contact me at 360.363.8207, or by e-mail at cholland@marysvillewa.gov.

Sincerely,

Chris Holland

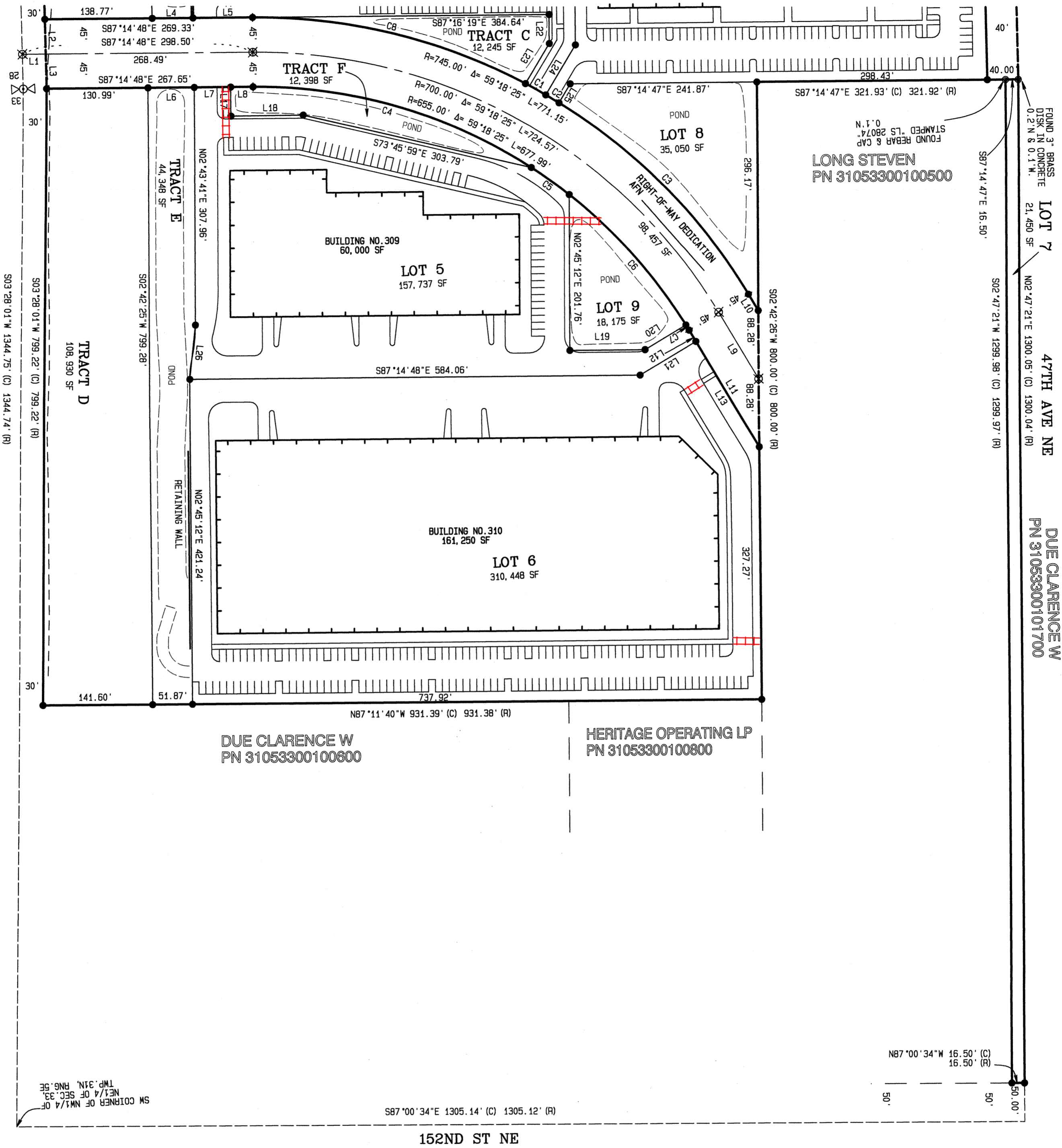
Chris Holland
Planning Manager

e-copy: Haylie Miller, CD Director
Matthew Oyen, PacTrust

MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. _____

VOLUME/PAGE

SEE SHEET 4 OF 4



FOUND 3" BRASS DISK IN CONCRETE 0.2' N & 0.1' W. LOT 7 21,450 SF. 47TH AVE NE. DUE CLARENCE W. PN 31053300101700

HERITAGE OPERATING LP PN 31053300100800

DUE CLARENCE W PN 31053300100600

N87°00'34"W 16.50' (C) 16.50'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S87°14'48"E	30.00'
L2	N01°41'03"E	45.01'
L3	N01°41'03"E	45.01'
L4	S87°14'48"E	52.98'
L5	S87°14'48"E	77.59'
L6	S87°14'47"E	60.11'
L7	S87°14'52"E	47.58'
L8	S87°14'48"E	28.97'
L9	S27°56'23"E	100.90'
L10	S27°56'23"E	24.59'
L11	S27°56'23"E	176.85'
L12	S27°56'23"E	159.79'
L13	S27°56'23"E	17.06'
L14	S42°42'39"E	17.30'
L15	S87°16'18"E	30.00'
L16	N01°41'03"E	40.01'
L17	S02°45'12"W	37.53'
L18	S87°34'14"E	93.57'
L19	S87°14'48"E	97.40'
L20	N62°03'37"E	61.33'
L21	N62°03'37"E	83.77'
L22	S02°45'11"W	37.57'
L23	S33°54'23"W	60.46'
L24	S33°54'23"W	75.27'
L25	S33°54'23"W	28.41'
L26	N09°02'50"E	70.55'

CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C1	30.01'	2°18'30"	745.00'
C2	20.00'	1°32'18"	745.00'
C3	352.97'	27°08'45"	745.00'
C4	381.18'	33°20'37"	655.00'
C5	60.97'	5°17'53"	655.00'
C6	228.30'	19°58'13"	655.00'
C7	7.95'	0°41'42"	655.00'
C8	368.17'	28°18'53"	745.00'

- LEGEND:**
- ⊙ = CALCULATED PER ROS 201907085001
 - = FOUND MONUMENT AS NOTED
 - (M) = MEASURED
 - (C) = CALCULATED
 - (R) = ROS 201907085001
 - ⊗ = SET STANDARD SNOHOMISH COUNTY MONUMENT
 - ⊗ = SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR LS 38965"

A.F. NO. _____

INDEX DATA: SEC 28-33 T 31N R 5E WM

SURVEY FOR: PACIFIC REALTY ASSOCIATES, L.P.
15908 47TH AVE NE
MARYSVILLE, WA 98271

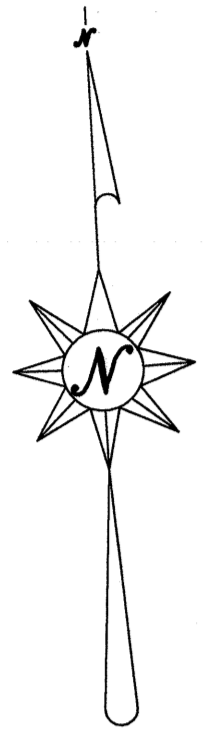
SNOHOMISH COUNTY, WASHINGTON

SHEET 3 OF 4

VOLUME/PAGE



Scale: 1" = 100'



CONTOUR ENGINEERING, L.L.C.
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
4706 97th Street NW, Suite 100, Gig Harbor, WA 98335
Phone: 253-887-9454 Fax: 253-509-0044 info@contourplc.com

DRAWN BY: L. Nguyen
DATE: MAR 10, 2022
SCALE: 1" = 100'

CHECKED BY: S. Woods
JOB NAME: 20-195
JOB NO.: 20-195B

MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. _____

VOLUME/PAGE

5 J WILLIAMS FAMILY LLC
PN 31052800400400

S01 51.00' W 1338.66' (C) 1338.65' (R)

S01 51.00' W 1286.50'

S01 51.00' W 1286.50'

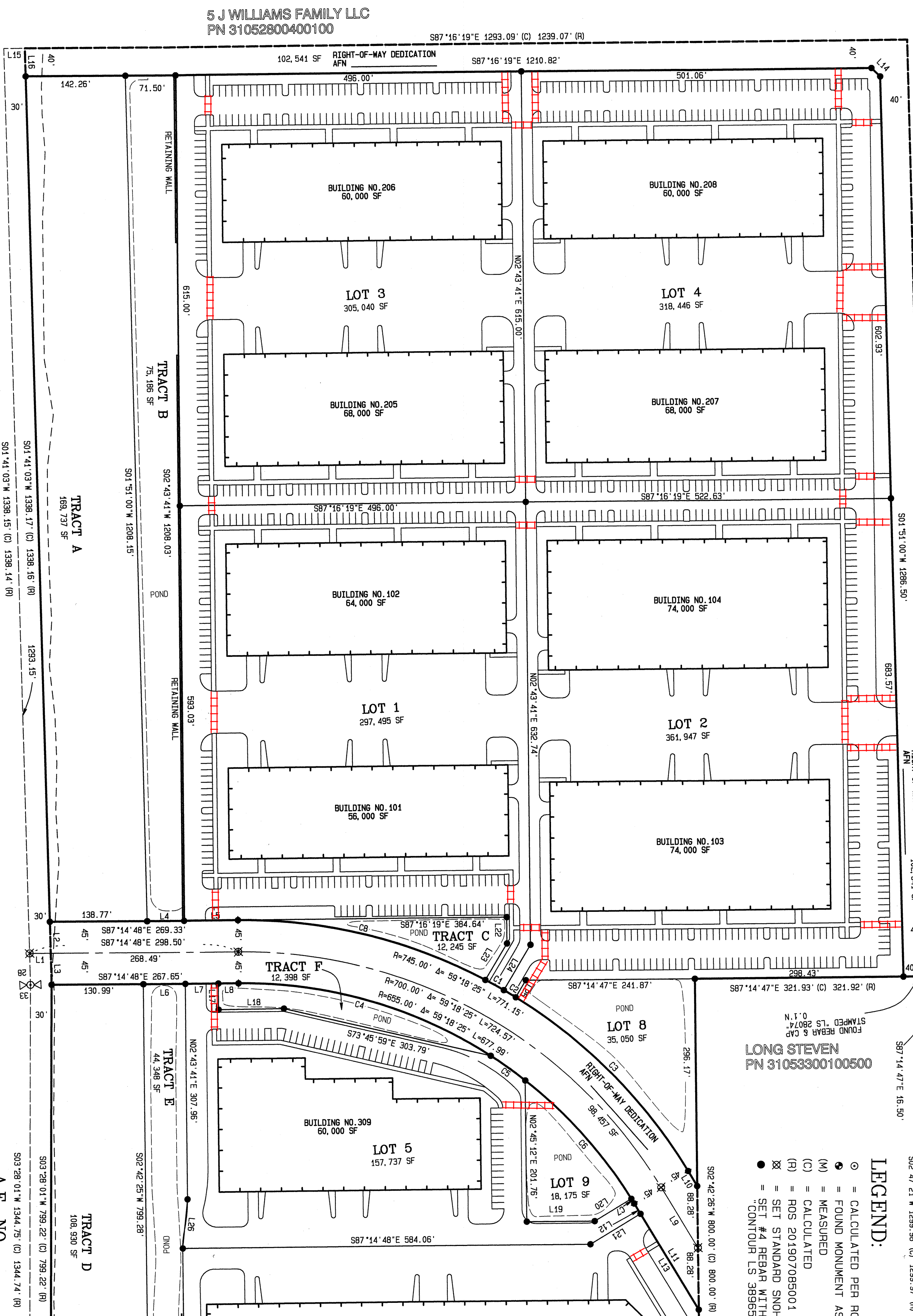
S02 47.21' W 1299.98' (C) 1299.97' (R)

FOUND 3" BRASS MONUMENT
DIA. 1.0" W. 0.1" N.
STAMPED LS 28074
FOUND REBAR & CAP
STAMPED LS 28074
LONG STEVEN
PN 31053300100500

47TH AVE NE
N02 47.21' E 1300.05' (C) 1300.04' (R)
N02 47.21' W 1299.98' (C) 1299.97' (R)

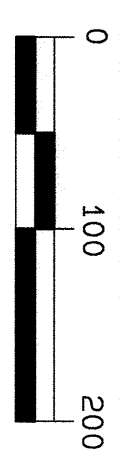
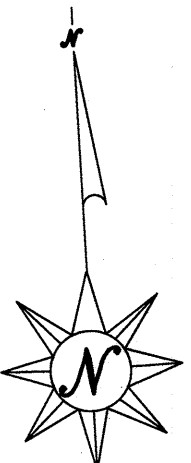
LEGEND:

- = CALCULATED PER ROS 201907085001
- = FOUND MONUMENT AS NOTED
- (M) = MEASURED
- (C) = CALCULATED
- (R) = ROS 201907085001
- ⊗ = SET STANDARD SNOHOMISH COUNTY MONUMENT
- = SET #4 REBAR WITH RED PLASTIC CAP STAMPED CONTOUR LS 38965



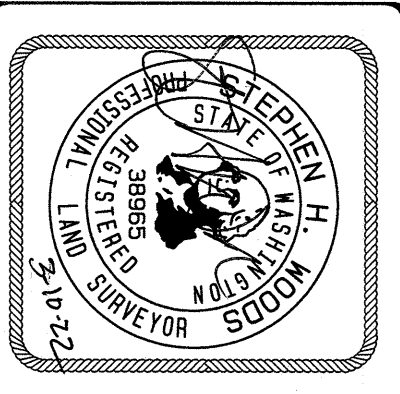
SEE SHEET 3 OF 4

5 J WILLIAMS FAMILY LLC
PN 31052800400100



Scale: 1" = 100'

SEE LINE AND CURVE TABLES ON SHEET 3 OF 4



CONTOUR
ENGINEERING, L.L.C.
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
4705 97th Street NE, Suite 100, Everett, WA 98235
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpublic.com

DRAWN BY: L. Nguyen
CHECKED BY: S. Woods

DATE: MAR 10, 2022
JOB NAME: 20-195
JOB NO.: 20-1958

SCALE: 1" = 100'

INDEX DATE:
SEC 28-33 T 31N R 5E WM

SURVEY FOR:
PACIFIC REALTY ASSOCIATES, L.P.
15908 47TH AVE NE
MARYSVILLE, WA 98271

SNOHOMISH COUNTY, WASHINGTON

SHEET 4 OF 4

VOLUME/PAGE



PUBLIC WORKS DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Chris Holland, Planning Manager

From: Shane Whitney, Civil Plan Reviewer

RE: Marysville Corporate Center, File# PA22-004
Binding Site Plan
15908 47th Ave., Multiple Parcels

Date: 9/1/2022

The following comments are offered after review of the above referenced revised application are below. Some of the original comments will remain as they will apply for the term of the project. New comments or existing comments that need to be addressed will be in a ***bold italic*** font.

1. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. Sanitary sewer and water mains shall be installed within the new City roads. Storm drainage facilities shall also be supplied for the new City roadways that are to be constructed.
2. **Frontage Improvements:** Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline. ***The design comments have not changed from my previous letter.***
3. **Dedication Requirements:**
 - a. 156th Street NE will require a 90 foot dedication.
 - b. Provided that a half street type designed is allowed, it would appear that a 42 foot dedication would be necessary for half street construction of 160th Street NE.
 - c. 47th Ave NE will need to have 35 feet of dedication. If the multi-use path is on the west side of the road a 40 foot dedication will be required. ***The alignment of the dedication at the south end of 47th will need to start sweeping to the west to align with what I previously provided. Let me know if you need the drawing for reference.***
4. **Access:**

- a. The access locations shall be compliant section EDDS 3-301 of the EDDS, which is the arterial access standards. It would appear that the locations will be acceptable. Further guidance from the Traffic Engineer may require that the accesses on the west side near the future crossings of the creek be limited to a right in and right out traffic pattern.
 - b. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.
 - c. The internal circulation of the access driveways within the project will need to meet the Fire Marshalls requirements.
5. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
- a. Stormwater drainage: The city has adopted the 2012 Ecology Manual as amended in 2014. Projects above the 5,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington. *The following revisions will need to be made to the drainage report in the next submittal, prior to preliminary approval:*
 - *The report will need to be revised to account for the construction of 160th Street and 47th Ave and for extending 156th Street further to the east.*
 - *Include a developed basin map that also shows where the runoff will be addressed for 160th Street and 47th Ave.*
 - *With what was submitted, we do not have verification that the infiltration facilities are meeting the required separation distances from the seasonal water table. Please also provide information that the bioswales are meeting the required separation distance.*
 - Should the infiltration areas not have 5 feet of separation, a mounding analysis shall be required to be able to reduce to the requirement down to 3 feet.
 - As noted in the report, for the civil plan review process, a conveyance analysis, water quality design and an O & M section will be required.
 - b. The geotechnical engineer is to approve the final design and provide inspection documentation that constructed facilities function as designed.
 - c. The maximum allowed impervious surface coverage for the Zoning designation is 85%.

Other Comments:

6. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
7. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
8. A grading permit will be required for the civil work.
9. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$250.00. ROW permit fees must be paid before right of way permit issuance.

10. Engineering construction plan review fees will be due prior to release of approved civil construction plans.

Engineering construction plan review per MMC 22G.030.020:

Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.

11. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.

Engineering construction inspection fees per MMC 22G.030.020:

Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.

Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00

12. **All civil construction plan submittals are to be routed directly to Shane Whitney, Civil Plan Reviewer.** The first *civil construction* plan submittal is to consist of a plan set, a copy of the drainage report, a completed grading permit application and a copy of the geotechnical report. **Once the documents are ready to be submitted, we will provide you a link to where the materials can be uploaded to.**

a. Review timing:

i. First review = 5 weeks

ii. Second review = 3 weeks

iii. Third review = 3 weeks

iv. Subsequent reviews repeat the above schedule.

13. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

If you have additional questions regarding the above comments, please contact me at (360) 363-8227 or at swhitney@marysvillewa.gov.

cc: Ken McIntyre, PE, Assistant City Engineer



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland – Planning Manager

FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager

DATE: September 2, 2022

SUBJECT: PA 22-004 – Marysville Corporate Center

I have reviewed the Marysville Corporate Center Pre-application for the proposed development of 58 acres of industrial zoned property within the MIC area and have the following comments:

- 1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
 - a. Traffic Impact Fee (TIF) calculation improvements upon site to be constructed by development shall be allowed for credit against Traffic Impact Fees up to the maximum amount of development TIF.
 - i. Projects included within TIF calculation upon development frontage are:
 1. 156th ST NE (Smokey Point Blvd. to 51st Ave NE)
 2. Intersection of 156th St NE & 47th Ave NE
 3. Intersection of 152nd St NE & 47th Ave NE
 - ii. Projects included within TIF calculations near development are:
 1. 51st Ave NE (88th St NE to north City Limits)
 2. 152nd ST NE (51st Ave NE to east City limits)
 3. Intersection of 156th ST NE/152nd St NE & 51st Ave NE
- 2) A Traffic Impact Analysis (TIA) will be required.
 - a. This would include, for City approval, development of trip generation/distribution followed after City review/approval by identification of impacts and, where required, mitigation approaches.
 - b. TIA should follow City guidelines to be provided.
 - i. 2025 Opening Day network should assume existing 2022 roadway network.
 1. This typically serves as analysis of existing conditions, however with TIA analyzing existing and opening years, assumptions may remain unless they conflict with comments regarding Horizon Year assumed projects.
 - ii. 2031 Horizon Year network shall assume completion of reasonably assumed funded projects and completion of projects included as part of the TIF calculation.
 1. **Following projects not part of TIF calculation nor anticipated to be fully funded should not be assumed as completed during Horizon Year and shall be removed.**

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

- a. Remove signalization of 51st Ave NE & 132nd ST NE from assumed completed projects as signalization is not part of TIF calculation and is only determined as mitigation at a threshold level of a large development.
 - i. Only widening of 51st Ave NE is part of TIF calculation at intersection.
 - ii. TIA should assume widening of 51st Ave NE with intersection to remain as All-Way stop controlled for analysis.
 - 2. 152nd ST NE widening:
 - a. Widening of 152nd ST NE is not part of TIF calculation thus remove from Horizon Year assumptions.
 - i. Only signalization of intersection of 152nd St NE & 47th Ave NE is part of TIF calculation.
 - 3. 152nd St NE extension east of 67th Ave NE is not part of TIF calculation and is a long range project with significant planning remaining.
 - a. Additionally, project is located entirely in County and not within City control.
 - iii. City of Marysville mitigation project likely required at 51st Ave NE & 132nd ST NE as assumptions in TIA are incorrect as signalization is not included in TIF projects.
 - iv. City of Arlington/WSDOT may require mitigation projects for intersections shown to fail LOS standards in Horizon Year. Those of concern are:
 - 1. 172nd ST NE (SR 531) & I-5 NB Ramps
 - 2. 172nd ST NE (SR 531) & Smokey Point Blvd.
 - 3. 172nd ST NE (SR 531) & 59th Ave NE
- 3) New roadway construction and frontage improvements to existing roadway shall be required per Comp Plan.
 - a. 156th ST NE:
 - i. Five lane principle arterial with multi-use paths, landscape strips and street lighting.
 - ii. Signal or Roundabout to be considered at intersection of 156th ST NE & 47th Ave NE.
 - b. 160th ST NE (Smokey Point Blvd. to 51st Ave NE)
 - i. East of 39th Ave NE - Three lane minor arterial with two-way left turn lane, 12' multi-use trail on both sides, landscape strips and street lighting.
 - ii. Minimum half street frontage improvements should be required along northern property line.
 - c. 47th Ave NE (152nd ST NE to 166th ST NE)
 - i. Three lane minor arterial with two-way left turn lane, 12' multi-use trail on both sides, landscape strips and street lighting.
 - ii. Minimum of half street frontage improvements should be required along east property line.
- 4) Per EDDS 3-301, access management standards shall apply.

- a. One access to arterials only per 500' of frontage.
 - b. Spacing of accesses shall be per EDDS.
 - c. Access shall be provided to lower volume roadway.
- 5) Per EDDS 3-506, street lighting will be required.
- a. Street lighting upon 156th ST NE shall be City owned decorative street lighting to match existing installed to the west.
 - i. See Standard Plan attached.
 - ii. Design shall consist of full public street lighting plan set with specification of materials.
 - 1. For City traffic division special provisions, contact Traffic Engineering Manager at jhannahs@marysvillewa.gov
 - b. Street Lighting upon all three lane arterials and other public roadways shall be PUD installed fiberglass pole installation type street lighting.
 - i. Street lighting shall be designed as minor arterial utilizing 250 watt equivalent LED fixtures.
 - ii. Spacing of fixtures should be approximately 180'-220'.
 - iii. As part of civil construction approval proposed PUD street lighting locations shall be provided by the City for incorporation into the PUD site electrical plans.
 - iv. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD design.
- 6) Signing and Channelization Plans shall be required as part of Civil Construction plans.