



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland – Planning Manager

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

DATE: November 21, 2022

SUBJECT: PA 22-008 – Undi Commerce Park

I have reviewed the Undi Commerce Park TIA for the proposed Warehouse/Office on the east side of State Avenue south of 152nd St NE 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.
- 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. Trip Distribution:
 1. Trip distributions for Existing and Horizon year shall be based upon corresponding roadway network for each.
 - a. Provide Trip Distribution for:
 - i. Opening Year (Existing Network)
 - ii. Horizon Year
 - c. Intersection Analysis:
 - i. Horizon year analysis should assume TIF calculation projects are constructed.
 1. 156th ST NE & 51st Ave NE:
 - a. Assumed signalized intersection with:
 - i. EB/WB approaches of LT lane, 2 x Thru Lanes & RT Lane
 - ii. NB/SB approaches of LT lane, Thru lane and RT lane.
 2. State Ave & 116th ST NE:
 - a. Assume additional lanes per TIF are constructed including:
 - i. Additional WB Thru
 - ii. Extended EBRT lane storage length.
 - b. Assume EB/WB split phasing is removed.
 3. 51st Ave NE & 132nd ST NE:
 - a. Assume 51st Ave NE widening is complete including SBLT at all-way stop controlled intersection:

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

- ii. 51st Ave NE & 132nd ST NE:
 - 1. Signalization of intersection is not included within TIF calculations therefore mitigation project to signalize intersection shall be required of development project if LOS D is not met.
 - a. Other developments in Cascade Industrial Center are also currently or likely to be required to construct signal including but not limited to:
 - i. NorthPoint Industrial Center
 - ii. Marysville Corporate Center

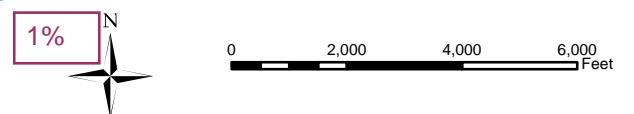
MIC SOUTH - EXISTING



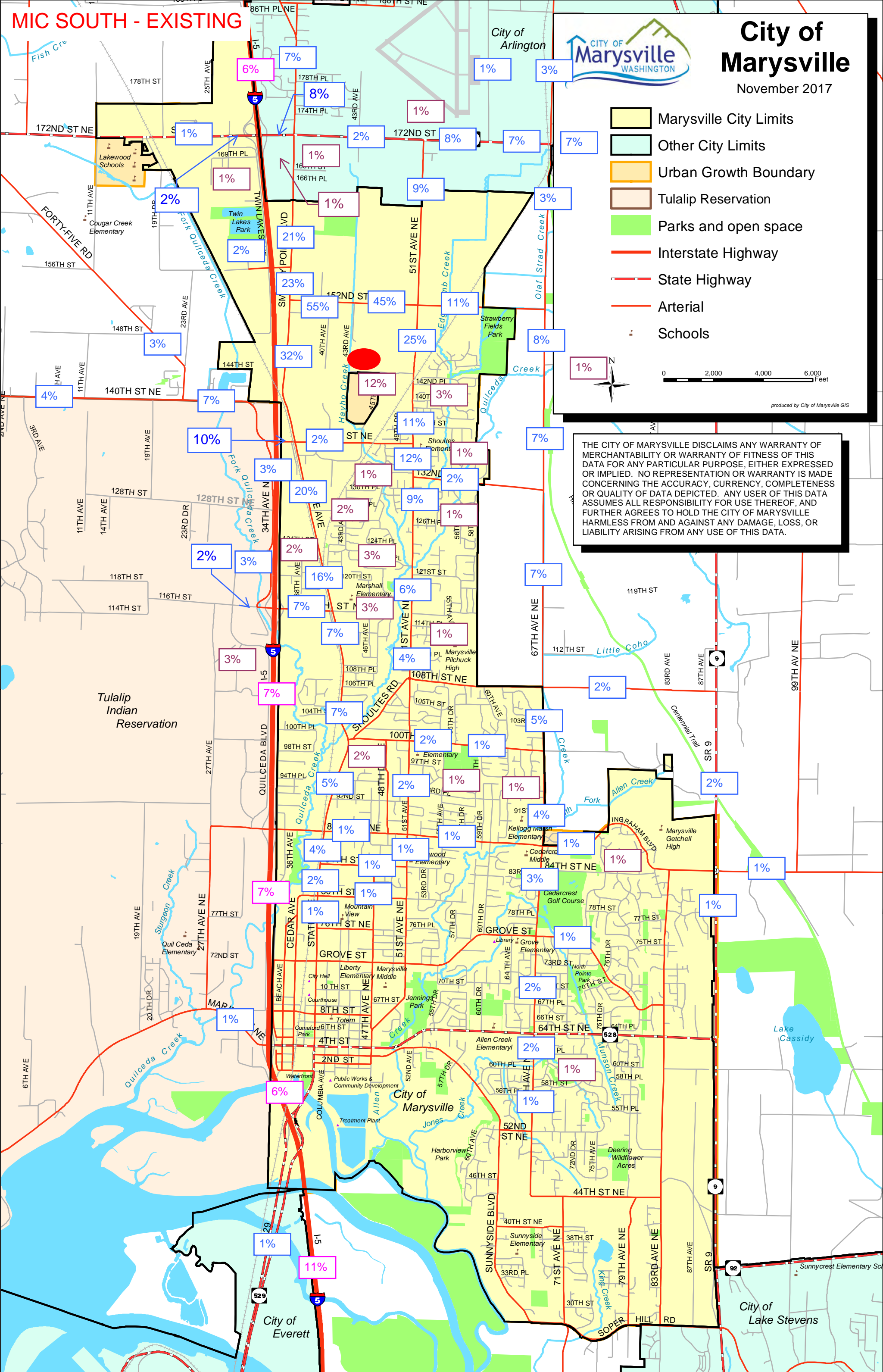
City of Marysville

November 2017

- Marysville City Limits
- Other City Limits
- Urban Growth Boundary
- Tulalip Reservation
- Parks and open space
- Interstate Highway
- State Highway
- Arterial
- Schools



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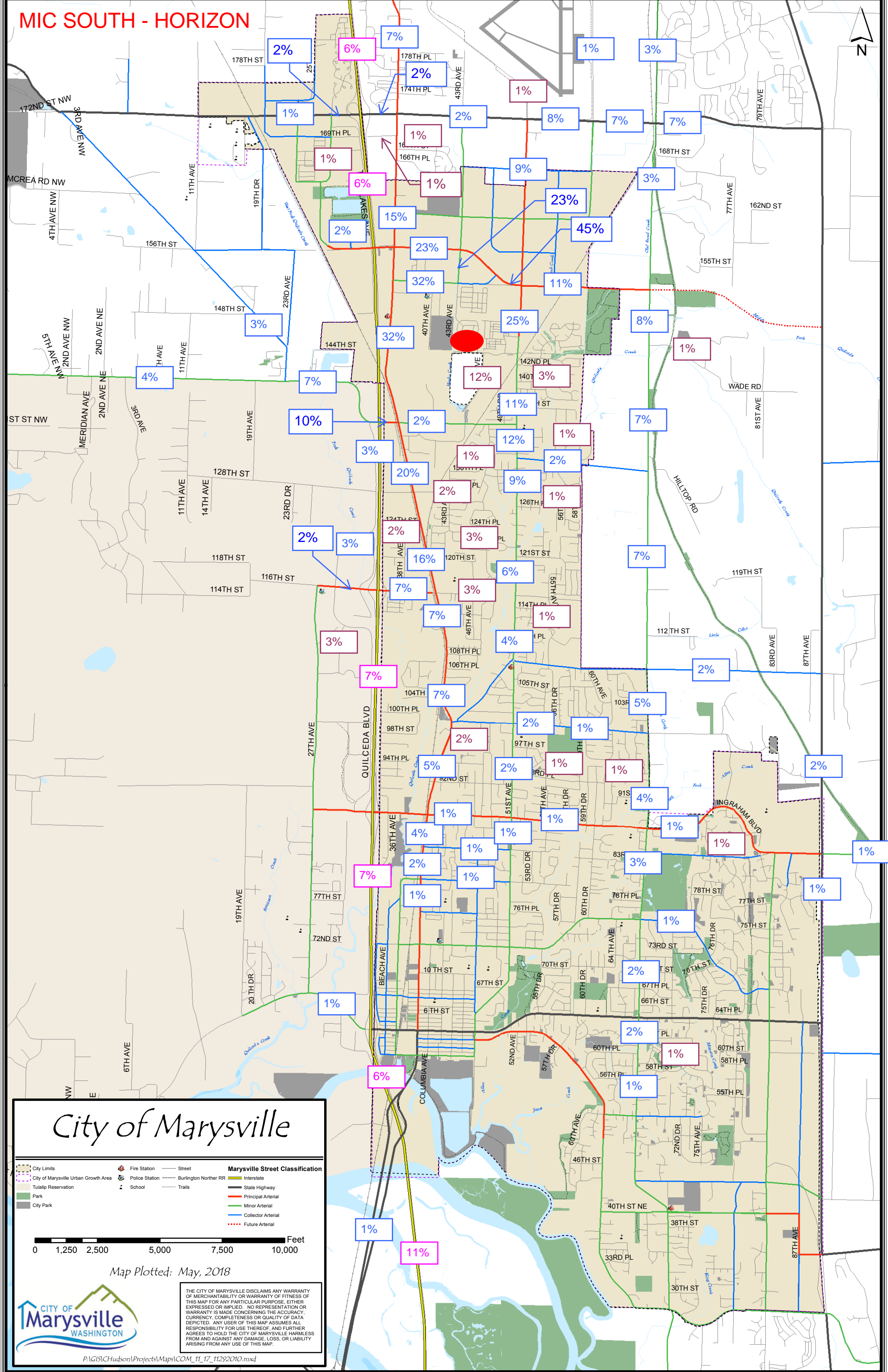
Tulalip Indian Reservation

City of Marysville

City of Everett

City of Lake Stevens

MIC SOUTH - HORIZON



City of Marysville

			Marysville Street Classification

0 1,250 2,500 5,000 7,500 10,000 Feet

Map Plotted: May, 2018

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