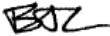


**MEMORANDUM**

To: Jesse Hannahs, PE, City of Marysville  
 From: Brad Lincoln, PE   
 Subject: Marysville 172 & 23 Apartments  
 Date: November 14, 2022  
 Project: 090222017

This memorandum addresses concurrency for the proposed 474-unit Marysville 172 & 23 Apartments development. The draft concurrency recommendation from the City of Marysville required improvements to the intersection of 172<sup>nd</sup> Street NE (SR-531) at 19<sup>th</sup> Avenue NE, based on the April 2022 Traffic Impact Analysis (TIA). These improvements were included in the draft concurrency recommendation because the intersection is impacted with more than 25 PM peak-hour trips, which is the threshold for improvements identified in the City of Marysville TIA Guidelines. This 25 PM peak-hour threshold will not be met if only 446 units are constructed. The trip generation of the site with 446 units is summarized in Table 2, which corresponds to the table numbering in the April 2022 TIA.

**Table 2: Trip Generation Summary – Weekday**

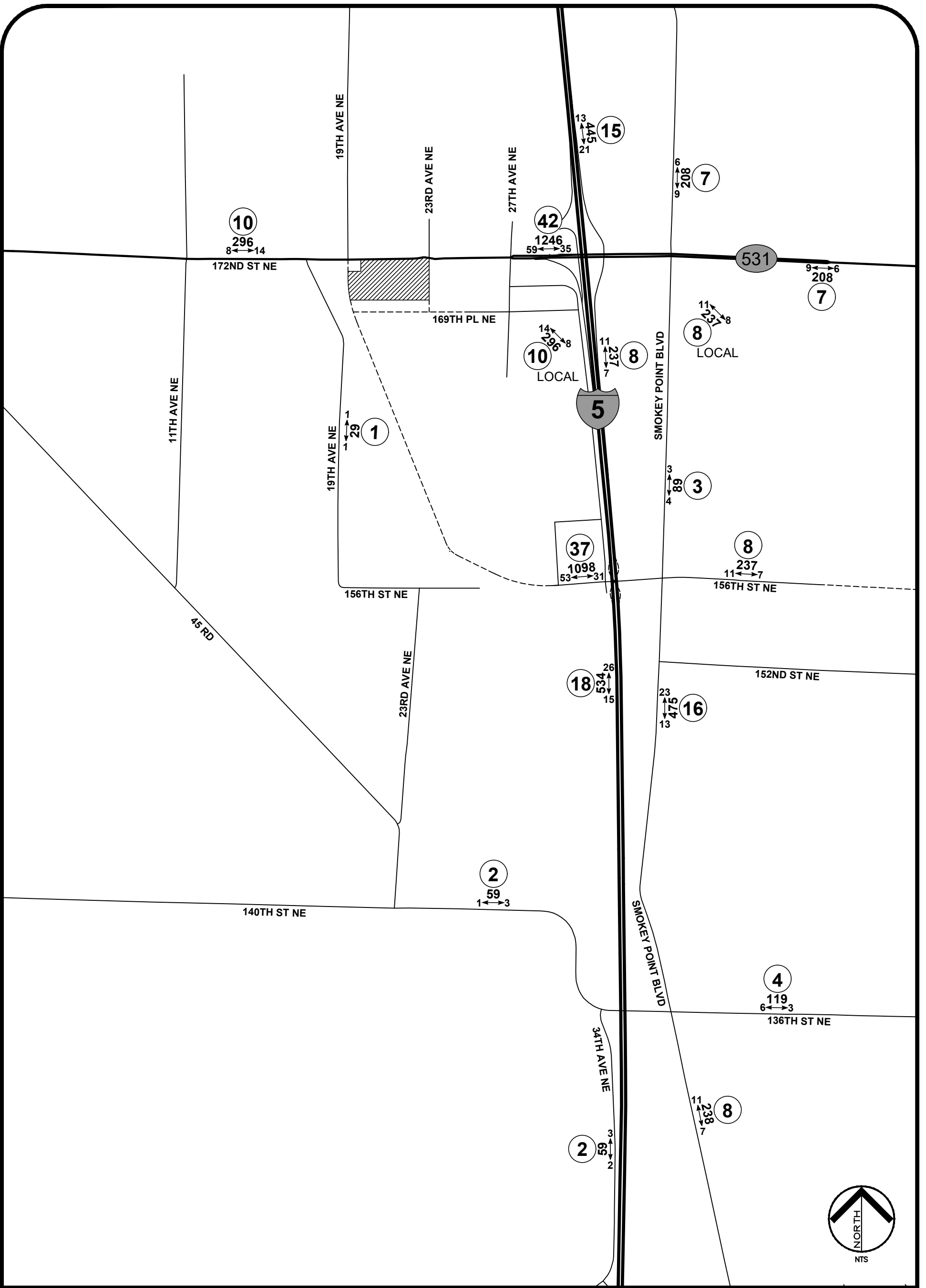
Land Use	Units	Average Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise) Proposed Units	446	3,006.04	42.82	135.58	178.40	143.30	84.16	227.46
Single-Family Detached Units Existing (to be removed)	-4	-37.72	-0.73	-2.07	-2.80	-2.52	-1.48	-4.00
<b>TOTAL</b>		<b>2,968.32</b>	<b>42.09</b>	<b>133.51</b>	<b>175.60</b>	<b>140.78</b>	<b>82.68</b>	<b>223.46</b>

The 2031 Horizon Year trip distribution has also been updated with the revised trip generation and is shown in Figure 6, which corresponds to the figure numbering in the April 2022 TIA. The updated trip generation and trip distribution show that there are will not be any intersections west of 23<sup>rd</sup> Avenue NE that will be impacted by 25 PM peak-hour trips if fewer units are constructed.

Please confirm that concurrency approval can be issued for the first 446 units of this development without requiring improvements to the intersection of 172<sup>nd</sup> Street NE (SR-531) at 19<sup>th</sup> Avenue NE. Construction and occupancy of additional units beyond 446 will require additional concurrency review.

## **Attachments**

Date: November 10, 2022 - 10:10am / User: Arun H  
 Path: K:\SWD\_IP\10\_2022\22-017\_172nd Street Assembly\Figures\Marysville 172 & 23 Apartments Figures\_rev.dwg / Xref



MARYSVILLE 172 & 23 APARTMENTS

CITY OF MARYSVILLE

LEGEND

- AWDT NEW DAILY TRAFFIC
- PM ← → PEAK NEW PEAK-HOUR TRIPS
- (XX) TRIP DISTRIBUTION %

FIGURE 6  
 2031 HORIZON YEAR  
 TRIP DISTRIBUTION  
 WEEKDAY PM PEAK-HOUR

Marysville 172 23 Apartments  
090222017

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

LAND USES	VARIABLE	ITE LU code	Gross Trips				Internal Crossover		NET EXTERNAL TRIPS BY TYPE					
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	IN BOTH DIRECTIONS		DIRECTIONAL ASSIGNMENTS			
									TOTAL	PASS-BY	NEW	PASS-BY	NEW	
								In+Out (Total)	% of Ext. Trips	In+Out (Total)	In	Out		
Multifamily Housing (Low-Rise)	446 units	220	6.74	50%	50%	3006.04	0%	0.00	0.00	0.00	0.00	0.00	1503.02	1503.02
Single-Family Detached Housing	-4 units	210	9.43	50%	50%	-37.72	0%	0.00	0.00	0.00	0.00	0.00	-18.86	-18.86
<b>Totals</b>						2968.32		0.00	0.00	0.00	2968.32	0.00	1484.16	1484.16

Marysville 172 23 Apartments  
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**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	VARIABLE	ITE LU code	Gross Trips				Internal Crossover		NET EXTERNAL TRIPS BY TYPE						
			Trip Rate	% IN		% OUT		% of Gross Trips	Trips In+Out (Total)	IN BOTH DIRECTIONS		DIRECTIONAL ASSIGNMENTS			
				% IN	% OUT	In+Out (Total)	TOTAL			PASS-BY	NEW	In	Out	PASS-BY	NEW
Multifamily Housing (Low-Rise)	446 units	220	0.40	24%	76%	178.40	0.00	0.00	178.40	0.00	178.40	0.00	0.00	42.82	135.58
Single-Family Detached Housing	-4 units	210	0.70	26%	74%	-2.80	0.00	0.00	-2.80	0.00	-2.80	0.00	0.00	-0.73	-2.07
<b>Totals</b>						175.60	0.00	0.00	175.60	0.00	175.60	0.00	0.00	42.09	133.51

Manysville 172 23 Apartments  
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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	Gross Trips				Internal Crossover		NET EXTERNAL TRIPS BY TYPE			
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	IN BOTH DIRECTIONS		DIRECTIONAL ASSIGNMENTS	
									TOTAL	PASS-BY	NEW	PASS-BY
								In+Out (Total)	% of Ext. Trips	In+Out (Total)	In	Out
Multifamily Housing (Low-Rise)	446 units	220	0.51	63%	37%	227.46	0%	0.00	0%	227.46	0.00	0.00
Single-Family Detached Housing	-4 units	210	1.00	63%	37%	-4.00	0%	0.00	0%	-4.00	0.00	0.00
<b>Totals</b>						223.46		0.00		223.46	0.00	0.00
											143.30	84.16
											-2.52	-1.48
											140.78	82.68