



PUBLIC WORKS DEPARTMENT

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

May 12, 2023

Ryan Larsen
Land Pro Group, INC
10515 29th St SE, Suite 202
Lake Stevens, WA 98258

Re: **Brodie Rezone PRD – PA22-023 – Concurrency Recommendation**

Dear Ryan,

JM1 Holdings, LLC is proposing construction of a 44-lot single-family Planned Residential Development (PRD) subdivision on roughly 10.01 acres, located at 8703 60th St NE and further identified by APN(s): 30052500303900/30052500303800/30052500302300. A concurrent rezone of the property from Community Business – Whiskey Ridge (CB-WR) to High Density Single-Family (R-6.5)

Based on the Traffic Impact Analysis (TIA) prepared by Kimley Horn, dated June 2022, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

	UNITS (new)	ADT	AMPHT	PMPHT
Land Use Code 210 - Single Family Detached Housing	44*	415	31	44

**The original application and TIA proposed 45-new single family residences/lots. The proposal has reduced the total lots to 44; corrections to the TIA's trip count have been made.*

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:

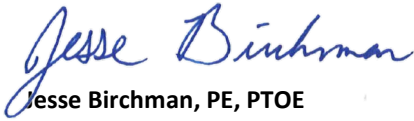
1. The applicant shall be required to construct frontage improvements along 60th St NE along with the expansion of 87th Ave NE, prior to final plat approval. Roadway improvements, channelization, site access and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
 - 1.1. 60th St NE is classified as a Collector Arterial. From the western boundary of the project through the intersection of future 87th Ave NE, 60th St NE shall be improved to SP 3-201-004, with a 12 ft. multi-use path being substituted for the 5 ft. sidewalk. East of the future intersection, 60th St NE shall be constructed to SP 3-201-007 with a full cul-de-sac at the eastern terminus. This project will only be responsible for the northern half of the cul-de-sac.
 - 1.2. 87th Ave NE shall be constructed in accordance with SP 3-201-008 of the EDDS, including 2 travel lanes with a 5 ft. planters, a 12 ft. multi-use path (east of the travel lanes) and a 5 ft. sidewalk (west of the travel lanes).
2. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along 60th St NE and the new internal roads, including Tract 993 (alley), 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.

- 2.1. The applicant's surveyor will need to establish what the half width is of 60th St NE and ensure there is 35 ft. of right of way.
3. The joint use autocourts and alleys (Tract 992, 993, 994, 996, & 997) 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 City of Marysville Design Guidelines and Engineering Design and Development Standard (EDDS) Section 3-219. A detail of the surfacing of the autocourt will be required to be provided on the civil construction plans and approved by the City Engineer.
4. 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, totaling \$277,200.**

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 Emily Morgan, Senior Planner, at emorgan@marysvillewa.gov or by phone at 360.363.8216.

Sincerely,



Jesse Birchman, PE, PTOE
Transportation & Park Maintenance Manager

cc: Jeff Laycock, PE, PW Director
Max T. Phan, PE, City Engineer
Ken McIntyre, PE, Assistant City Engineer
Haylie Miller, CD Director
Chris Holland, Planning Manager
Ryan Larsen, Land Pro Group, LLC