



## **SAIA MARYSVILLE**

### **LAND USE APPLICATION – COVER LETTER**

June 23, 2022

This cover letter accompanies a Land Use Application submittal for the proposed SAIA Motor Freight Terminal in Marysville, Washington.

#### **Project Description**

SAIA LTL Freight proposes to develop a motor freight terminal on the 11.17-acre parcel at the northeast corner of the intersection of Smokey Point Boulevard and 128<sup>th</sup> Street NE in Marysville, Washington, APN 30050400300200. The proposed building area is approximately 25,200 square feet and will consist of loading docks and office space.

The remainder of the site will be developed as tractor and trailer parking, employee auto and bicycle parking, sidewalk and pedestrian-use spaces, landscaping, and a permanent detention pond. A significant volume of fill is anticipated for this site to avoid excavation into shallow groundwater and allow for positive stormwater drainage to mitigation facilities. Retaining walls and berms are proposed around much of the perimeter of the site to account for the proposed increase in site elevations from existing grade.

The proposed storm drainage design consists of runoff sheet flowing to the perimeter of the trailer yard and parking areas for collection in a private storm drainage system that will convey and discharge the runoff to a detention pond to be constructed in the southern part of the site. Water quality treatment will be provided post-detention prior to discharge of stormwater from the site to an existing storm main in Smokey Point Boulevard. Stormwater quality treatment will consist of oil control, enhanced, and phosphorous treatment.

Proposed utilities to serve the site at a minimum will consist of domestic and fire water services, sanitary sewer, storm drainage, natural gas, power, and telecommunications. The trailer yard will have secure access via perimeter fencing and gate access and site lighting will be provided via fixtures situation around the yard perimeter and top of building.

#### **Proposed Frontage Improvements**

On the Smokey Point Boulevard frontage, the project proposes to close an existing curb cut and driveway entrance to the site, and construct two new curb cuts and driveways for site access. An existing Community Transit bus stop consisting of a concrete pad and signage will be relocated north along the project frontage to avoid conflict with a proposed driveway location. An ADA compliant path will be provided from this right-of-way to the building entrance. An existing fiber optic line will be underground behind the existing sidewalk in landscaping.



The project will also construct half-street improvements along the 128<sup>th</sup> Street NE frontage that will consist of asphalt roadway, curb and gutter, a landscape strip, and concrete sidewalk. The proposed improvements will protrude into an existing roadside drainage swale, which will be piped for the length of the improvements.

Additional scope of work in the right-of-way is anticipated to consist of trenching and pavement replacement for proposed utility connections to existing infrastructure.

### **Proposed Phasing**

No phasing is proposed as part of this development. A full site build out will occur for the improvements proposed in the plans as part of this application will occur in a single phase.

### **Submittal Documents**

As required by the City of Marysville Site Plan Review Checklist for Commercial and Multi-Family developments, the following applicable documents are included as part of this submittal:

- Land Use Application
- Cover Letter
- Application Fee (to be paid via phone after confirmation of submittal receipt)
- Legal Description (included in survey sheets within the Preliminary Site Plans)
- Vicinity Map (included in survey sheets within the Preliminary Site Plans)
- Building Elevations
- Landscaping Plan (included within the Preliminary Site Plans)
- Preliminary Site Plans
- Traffic Impact Analysis (with Traffic Mitigation Offer to Snohomish County)
- Geotechnical Report
- Preliminary Drainage Report