



PUBLIC WORKS DEPARTMENT

80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 363-8284 FAX

October 26, 2022

Chris Rapp
Kimley-Horn
1000 2nd Avenue, Suite 3900
Seattle, WA 98104

Re: SAIA – *Concurrency Recommendation*
PA 22025

Dear Chris,

SAIA is proposing construction of a motor freight terminal, including an approximately 25,200 SF building with loading docks and office space, employee and tractor-trailer parking on an 11.14 acre site, located on the northeast corner of State Avenue and 128th Street NE, identified as Assessor's Parcel Number 30050400300200. According to 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):

ITE Land Use Code	SF	ADT	AMPHT	PMPHT
030 Truck Terminal	25,000	470	49	47

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 Twin Lakes Logistics:

1. The applicant shall be required to construct frontage improvements along 128th Street NE, prior to issuing occupancy permits. Roadway improvements, channelization, site access, channelization and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
2. The applicant shall be required to construct frontage improvements along State Avenue for the proposed access to the site and remove and replace frontage improvements for any current access points on-site, prior to issuing occupancy permits. Roadway improvements, street lighting and site access plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
3. 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 \$2,220 per PMPHT.
4. Pursuant to the ILA with Snohomish County, the applicant is obligated to pay traffic mitigation based on 20% of the average daily trips generated from the proposed project multiplied by the County mitigation fee of \$157.00 for commercial developments. The

total traffic impact fees for this proposal is estimate to be \$14,758.00 (470 ADT x 20% x \$157). Snohomish County reserves the right to adjust the impact fee if there is a change of use or increase in square feet to the proposed seafood processing facility.

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 City Engineer, 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 Chris Holland, Planning Manager, at cholland@marysvillewa.gov or by phone at 360.363.8207.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JH', is positioned above the typed name of the sender.

Jesse Hannahs, PE
Traffic Engineering Manager

cc: Jeff Laycock, PE, Public Works Director
Max Phan, PE, Assistant Public Works Director/City Engineer
Ken McIntyre, PE, Assistant City Engineer
Jesse Birchman, PE, Transportation and Parks Maintenance Manager
Haylie Miller, CD Director
Chris Holland, Planning Manager
SAIA, owner