



August 17, 2022

City of Marysville
Community Development
ATTN: Emily Morgan, Senior Planner
Jesse Hannahs, PE – Traffic Engineering Manager
80 Columbia Avenue
Marysville, WA 98270

Project Name / File No.: White Barn Dental/ PA22-049
Applicant: Titanium Office, LLC
Site Address: 8913 Soper Hill Rd, Marysville
Review: Applicant's Response to Concurrency Determination

Dear Emily Morgan and Jesse Hannahs,

This letter serves as the Applicant's formal response to the Concurrency Recommendation from Jesse Hannahs, Traffic Engineering Manager dated August 15, 2022. The Applicant has reviewed the four (4) recommended conditions with Mr. Hannahs's letter listed below and accepts the recommended conditions as outlined.

1. 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 \$2,220.00, per PMPHT (\$2,220 X 39.3), totaling \$87,246.
2. Based on Section 4.2 of the TIA, the proposed development would generate 26 PMPHT affecting the intersection of 87th Ave NE and Soper Hill Road. The applicant shall be required to contribute on a proportionate share basis towards the construction of a compact, urban roundabout at the intersection of 87th Avenue NE and Soper Hill Road. The proportionate share mitigation shall be vested at a rate of \$1,700 per PMPHT (\$1,700 x 26, totaling \$44,200).
The required improvements referenced above shall be constructed and completed prior to granting occupancy permits of the proposed commercial office building.
3. Based on Section 4.3 of the TIA and comments received from Snohomish County Public Works, the proposed development would not impact any Snohomish County capital improvement projects; therefore, the payment of Snohomish County traffic mitigation fees shall not be required for the proposed development.
4. Based on Section 4.4 of the TIA, there are no WSDOT improvement projects in the vicinity of the proposed development that would be directly impacted by (3) or more PM peak hour trips generated by the proposed White Barn medical office; therefore, WSDOT traffic mitigation fees shall not be required for the proposed development

If you have any further questions, please contact me at (360) 631-1820.

Respectfully,

Titanium Office, LLC

By: Land Pro Group, Inc., Applicant's Representative

A handwritten signature in blue ink that reads "Ryan C." followed by a stylized flourish.

By: Ryan C. Larsen, VP Land Development