

Ryan Larsen

From: Lincoln, Brad <Brad.Lincoln@kimley-horn.com>
Sent: Monday, September 26, 2022 12:16 PM
To: Ryan Larsen
Subject: RE: White Barn - Gas Station

Ryan:

The understanding was that the overall analysis (completed in February 2021) was to provide a broad overview of the potential impacts with the understanding that a site-specific analysis would be provided for each submittal. The analysis shows for the gas station shows that the only intersections that would meet the criteria for analysis are the intersections of Soper Hill Road at 87th Avenue NE and Soper Hill Road at SR-9. The intersection of Soper Hill Road at 87th Avenue NE is currently being improved, along with the frontage improvements between 87th Avenue NE and SR-9. So there should not be a need to compare the current proposal to the previous analysis.

Brad Lincoln, P.E.

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From: Ryan Larsen <rlarsen@landprogrp.com>
Sent: Monday, September 26, 2022 12:11 PM
To: Lincoln, Brad <Brad.Lincoln@kimley-horn.com>
Subject: RE: White Barn - Gas Station

We spoke.

Ryan C. Larsen

VP Land Development
10515 20th Street SE, Suite 202
Lake Stevens, WA 98258
Cell: (360) 631-1820
Fax: (425) 645-8103
Email: rlarsen@landprogrp.com
Website: www.landprogrp.com



From: Lincoln, Brad <Brad.Lincoln@kimley-horn.com>
Sent: Monday, September 26, 2022 6:39 AM

To: Ryan Larsen <rlarsen@landprogrp.com>

Subject: RE: White Barn - Gas Station

I am free until 9:00 and then from about 11:00-2:00. Let me know what time works for you and I will put it on the calendar or give me a call between those times.

Brad Lincoln, P.E.

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From: Ryan Larsen <rlarsen@landprogrp.com>

Sent: Friday, September 23, 2022 5:01 PM

To: Lincoln, Brad <Brad.Lincoln@kimley-horn.com>

Subject: RE: White Barn - Gas Station

Let's discuss on Monday please.

Ryan C. Larsen

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From: Lincoln, Brad <Brad.Lincoln@kimley-horn.com>

Sent: Friday, September 23, 2022 4:08 PM

To: Ryan Larsen <rlarsen@landprogrp.com>

Subject: RE: White Barn - Gas Station

Ryan:

The attached is what we based on initial analysis on. Has there been a reduction in one of the surrounding uses that we can "take credit for" in the response to Jesse Hannahs?

Brad Lincoln, P.E.

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From: Ryan Larsen <rlarsen@landprogrp.com>
Sent: Friday, September 23, 2022 11:18 AM
To: Lincoln, Brad <Brad.Lincoln@kimley-horn.com>
Subject: RE: White Barn - Gas Station

Yes we went to twelve and expanded the property through a BLA to increase the site..

Ryan C. Larsen

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From: Lincoln, Brad <Brad.Lincoln@kimley-horn.com>
Sent: Friday, September 23, 2022 11:15 AM
To: Ryan Larsen <rlarsen@landprogrp.com>
Subject: RE: White Barn - Gas Station

I took a quick look...we included 8 vehicle fueling positions in the initial TIA, but have 12 in the recent TIA. Did this site expand and take over more of the site?

My concern will be that Jesse wants us to go and update all of the analysis for the extra trips. So I would like to provide him with some reason for not doing that.

Brad Lincoln, P.E.

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From: Ryan Larsen <rlarsen@landprogrp.com>
Sent: Friday, September 23, 2022 9:50 AM
To: Lincoln, Brad <Brad.Lincoln@kimley-horn.com>
Subject: RE: White Barn - Gas Station

Please give me a call.

Ryan C. Larsen

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From: Lincoln, Brad <Brad.Lincoln@kimley-horn.com>

Sent: Friday, September 23, 2022 6:35 AM

To: Ryan Larsen <rlarsen@landprogrp.com>

Subject: RE: White Barn - Gas Station

Ryan:

I looked through this and the 44 trips are associated with the gas station. The reference to the medical office was a typo. Let me know if I need to correct that and reissue the report.

Brad Lincoln, P.E.

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From: Ryan Larsen <rlarsen@landprogrp.com>

Sent: Wednesday, September 21, 2022 4:48 PM

To: Lincoln, Brad <Brad.Lincoln@kimley-horn.com>

Subject: White Barn - Gas Station

Brad

Comment from Chris Holland on you TIA for the Gas station

2. Section 4.2 of the TIA states "The 87th Avenue I impacted by 44 PM peak-hour trips generated by th due to the restricted access to Soper Hill Road." Is Soper Hill Station, or the Medical Office?

Comments from Jesse Hannahs.

MEMORANDUM

TO: Chris Holland – Planning Manager
FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager
DATE: August 12, 2022
SUBJECT: PA 22-030 – Soper Hill Station

I have reviewed the Pre-application Site Plan for the proposed White Barn Convenience Store & Gas Station and White Barn Dental at 8833 Soper Hill Road and have the following comments:

- 1) Traffic Impact Fees and Traffic Impact Analysis shall be per Initial White barn TIA. Any alterations to original TIA assumptions, at a minimum, shall require a TIA Memo to provide understanding of the updated proposed site.
 - a. Provide TIA memo comparing original accepted TIA to currently proposed site land uses.

NEED YOU RESPONSES FOR THE ABOVE.

MEMORANDUM

To: Jesse Hannahs, PE, City of Marysville
From: Brad Lincoln, PE
Subject: White Barn Gas Station
Date: June 3, 2022
Project: 090222147



Ryan C. Larsen

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