

MEMORANDUM

To: Jesse Hannahs, PE, City of Marysville
 From: Brad Lincoln, PE
 Subject: Kendall Subaru Development – Revised Trip Generation
 Date: January 16, 2023
 Project: 090222176



Kimley-Horn and Associates, Inc. has been retained to provide an updated trip generation and traffic mitigation fee calculation for the proposed Kendall Subaru development. A full traffic impact analysis for the Kendall Subaru development is documented in a report from August 2022. The traffic impact analysis evaluated the impacts of a 67,546 square-foot (SF) automobile sales and service building.

1. August 2022 Traffic Impact Analysis

The August 2022 traffic impact analysis evaluated the impacts to 7 intersections. The analysis was performed based on the generation of 163 PM peak-hour trips since a 25% pass-by reduction was not applied to the trip generation in the August 2022 traffic impact analysis. The analysis showed that the majority of intersections operated at LOS C or better under the 2025 Opening Year conditions and LOS D or better under the 2031 Horizon Year conditions. The only intersection that was shown to operate worse than LOS D is the intersection of 152nd Street NE at 51st Avenue NE. The intersection is currently all-way stop-controlled, but is identified for additional channelization and a signal. These improvements are included in the cost fee basis and therefore payment of City of Marysville traffic mitigation fees (or appropriate roadway improvements) will mitigate the impacts of the development.

2. Revised Building Size

The building size of the Kendall Subaru development has subsequently been revised to 69,881 SF. The revised trip generation calculations for the Kendall Subaru development have been performed using the same methodology utilized in the August 2022 traffic impact analysis, but with the addition of a 25% pass-by reduction. The weekday trip generation calculations for the Kendall Subaru development are summarized in Table 1.

Table 1: Automobile Sales (New) Trip Generation Summary

69,881 SF Automobile Sales (New)	Average Daily Trips			AM Peak-Hour Trips			PM Peak-Hour Trips		
	In	Out	Total	In	Out	Total	In	Out	Total
Generation Rate	27.84 trips per 1,000 SF			1.86 trips per 1,000 SF			2.42 trips per 1,000 SF		
Splits	50%	50%	100%	73%	27%	100%	40%	60%	100%
Trips ¹	729.56	729.56	1,459.12	71.16	26.32	97.48	50.73	76.10	126.83

¹ Includes a 25% reduction for pass-by trips.

The Kendall Subaru development is anticipated to generate approximately 1,459 weekday average daily trips with approximately 97 weekday AM peak-hour trips and approximately 127 weekday PM peak-hour trips with the 25% pass-by reduction.

This trip generation is significantly lower than what was previously evaluated since the trip generation utilized for the intersection analysis did not include a 25% pass-by reduction. The analysis documented in the August 2022 traffic impact analysis should therefore not be required to be updated. However, the traffic mitigation fees for the City of Marysville and Snohomish County have been updated since they are based on the trip generation and included the 25% pass-by reduction. The revised City of Marysville and Snohomish County traffic mitigation fees are summarized in Table 2.

Table 2: Traffic Mitigation Fee Summary

Jurisdiction	Fee	Basis	Trips	Traffic Mitigation Fee	
				Total Fee	Fee per SF
City of Marysville	\$2,220.00	PM Peak-Hour Trips	126.83	\$281,562.60	\$4.03
Snohomish County	\$157	20% of Daily Trips	1,459.12	\$45,816.37	\$0.65
			Total	\$327,378.97	\$4.68

The traffic mitigation fees for the Kendall Subaru should be \$281,562.60 to the City of Marysville and \$48,816.37 to Snohomish County.