



PUBLIC WORKS DEPARTMENT

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

January 20, 2023

Adam Clark
2812 Architecture
2812 Colby Ave
Everett, WA 98201

Re: **Kendall Subaru Dealership – PA22-035 – Concurrency Recommendation**

Dear Adam,

Kendall Subaru is proposing the construction of an approximately 69,881 sq. ft. auto dealership building, including a main showroom, staff offices, along with retail and service counters. An interior mezzanine is also proposed to allow for conference space and break rooms. The development site 11.6 acres in size and located at 16xxx Smokey Point Blvd, further identified by APN(s): 31052800300600 / 31052800300300 / 31052800301200.

Based on the Traffic Impact Analysis (TIA) prepared by Kimley Horn, dated August 2022 along with the Supplemental Memo, dated January 16, 2023, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

	ADT	AMPHT	PMPHT
Land Use Code 840 – Automobile Sales (new) 69,881 sq. ft. auto dealership	1,945.48	129.97	169.11
TOTAL (25% passerby)	1,459.12	97.48	126.83

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 the Kendall Subaru Dealership:

1. The applicant shall be required to construct frontage improvements along Smokey Point Boulevard and 160th St NE, including, but not limited to:
 - 2.1. The sidewalk along Smokey Point Blvd. is adjacent to the curb, as such it is to be a 6 foot wide sidewalk. The sidewalk shall be removed and replaced with a 6 foot sidewalk.
 - 2.2. 160th St NE is to be a 3 lane arterial with planter strips and a 12 foot multiuse path. The project is required to construct a half street for asphalt, which is 20 feet in width and the curb and gutter, a 5 foot planter strip and the multiuse path.
2. 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 126.83), totaling \$281,562.60

3. Based on Section 7.2 of the TIA and comments received from Snohomish County Public Works, the proposed development was determined to result in a 20% impact to Snohomish County roadways. For commercial developments located in the City of Marysville, the fee is \$157 per daily trip. The proposed development would generate 1,459.12 new daily trips and a 20% impact result in Snohomish County would total a traffic mitigation fee of \$45,816.37.
4. Based on Section 7.3 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 Kendall Subaru Dealership; therefore, WSDOT traffic mitigation fees shall not be required for the proposed development

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 Public Works Director, 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 Emily Morgan, Senior Planner, at emorgan@marysvillewa.gov or by phone at 360.363.8216.

Sincerely,



Jesse Hannahs, PE

Traffic Engineering Manager

ecc: Jeff Laycock, PE, PW Director
Max T. Phan, PE, City Engineer
Ken McIntyre, PE, Assistant City Engineer
Haylie Miller, CD Director
Chris Holland, Planning Manager