

Traffic Mitigation Offer to Snohomish County

The applicant completes part one and submits it to the city with a completed county traffic worksheet. The city completes part two and sends it to the county. The county completes part three and sends it back to the city.

Part One to be completed by Applicant

Basic Development Information Name of City in which development is located City of Marysville Name of Proposed Development Kendall Subaru City Project File Number (if known) PA22-035 Name of Applicant Address of Applicant																													
Proportionate Share Calculation: Choose Option A or B <input checked="" type="checkbox"/> Option A: Based on a percentage of the County's adopted impact fee (Attach traffic worksheet.) 1. The applicable percentage of the County's fee: <u>20</u> % 2. Net New Average Daily Traffic: <u>291.824*</u> ADT based on 1,459.12 total ADT after 25% pass-by reduction and 20% interlocal impact 3. The adopted County impact fee for this development: <u>157.00</u> \$/ADT 4. Total Proportionate Share Amount: \$ <u>45,816.37</u> <input type="checkbox"/> Option B: Based on a comprehensive traffic study (Attach traffic worksheet and traffic study) _____ No road improvements are impacted. Hence, proportionate share amount is zero. _____ The following road improvements are impacted. The calculation of proportionate shares is summarized below. <table border="1"> <thead> <tr> <th>List by Names/Description the Impacted County Projects (attach other pages if necessary)</th> <th>County Project ID#</th> <th>PHTs Impacting Project</th> <th>Capacity Cost per PHT</th> <th>Proportionate Share Obligation per Impacted Project</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">4. Total Proportionate Share Amount (sum of obligations for each impacted project)</td> <td>\$ _____</td> </tr> </tbody> </table>					List by Names/Description the Impacted County Projects (attach other pages if necessary)	County Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project	1.					2.					3.					4. Total Proportionate Share Amount (sum of obligations for each impacted project)				\$ _____
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<input checked="" type="checkbox"/> Trip Distribution and Assignment if Required If required, attach AM and PM peak-hour trip distribution and assignment. (Attach traffic worksheet showing whether or not it is required and traffic study).																													
<input checked="" type="checkbox"/> Mitigation of Other Impacts if Required for Developments Generating More than 50 Peak-Hour Trips Mitigation of Impacts on Level of Service <input checked="" type="checkbox"/> No impact or not applicable _____ Mitigation as described in attached traffic study. Mitigation of Impacts on Inadequate Road Conditions <input checked="" type="checkbox"/> No impact or not applicable _____ Mitigation as described in attached traffic study. Mitigation for Impacts on Access or Circulation <input checked="" type="checkbox"/> No impact or not applicable _____ Mitigation as described in attached traffic study.																													
<input checked="" type="checkbox"/> Written Offer The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of Snohomish County roads and provide mitigation of all other impacts as indicated above and described in attached documents. BY: <u>Tom McFarlane</u> Date <u>1/18/23</u> Signature by Authorized Official of Applicant or Authorized Representative Print Name and Title <u>TOM MCFARLANE Property Manager</u> <i>Instructions to Applicant.</i> Submit this offer, a completed county traffic worksheet, and any other attachments to the city with your initial application or send directly to Deb Werdal, Snohomish Co. DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201.																													

Part Two: To be completed by the City

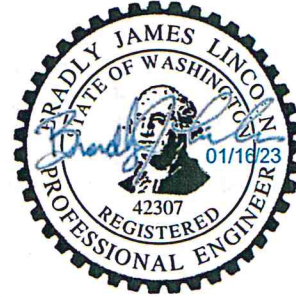
Receipt of Written Offer and Attachments by City and Routing to County	
Name of Proposed Development	Kendall Subaru Dealership
City Project File Number	PA22-035
Date Received	1.18.2023
City Staffer Assigned to Project	Emily Morgan
Address	501 Delta Ave, Marysville, WA 98270
Phone	360.363.8216
<i>Instructions to City.</i> Send this offer and all attachments to Deb Werdal, Snohomish Co. DPW Traffic Operations, 3000 Rockefeller M/S 607, Everett WA 98201. Send copy to staffer shown above.	
BY: <u>EM</u>	Date <u>1.18.2023</u>
Initialed by City Staffer	Emily Morgan, Senior Planner Print Name and Title

Part Three: To be completed by Snohomish County

Receipt of Offer and Attachments by Snohomish County and Routing Back to City	
Name of Proposed Development	Kendall Subaru Dealership
City Project File Number	PA22-035
Received by:	
<u>MS</u>	Date <u>1/26/23</u>
Initialed by County Staffer	Monica Summerset, Associate Land Development Analyst Print Name and Title
Snohomish County Mitigation Request to City	
Snohomish County has reviewed the traffic study worksheet and mitigation offer submitted by the applicant and has determined as follows:	
<input checked="" type="checkbox"/> Snohomish County requests that the City impose the mitigation offered above as a condition of approval for the Development. Snohomish County agrees to accept changes in the mitigation payment amount shown above resulting from TDM or lot-yield adjustments approved by the City.	<input type="checkbox"/> Snohomish County requests that the City require additional supplemental information to adequately evaluate the proposed development's impacts. <input type="checkbox"/> The information requested is shown in the notes below.
BY: <u>Monica Summerset</u>	Date <u>1/26/23</u>
Signature by Authorized County Staffer	Monica Summerset, Associate Land Development Analyst Print Name and Title
Routing Back to City	
<i>Instructions to County</i> Send this offer and all attachments to the City Staffer shown in Part Two above.	
Sent by:	
_____	_____
Initialed by City Staffer	Print Name and Title
Notes Payment Information: Total Mitigation Fees Due: \$45,816.37 Transaction Code (include this code with payment information): 5601 To pay via: • In-person by credit card, cash, or check please visit the PDS Cashier located on the 2nd floor of the Administration East Building located at 3000 Rockefeller, Everett WA, 98201 • Credit card* by phone please call the Public Works Customer Service Counter at 425-388-6453 • Check by post mail: PDS M/S 604 Attention: Cashier 3000 Rockefeller Avenue Everett, WA 98201 *American Express is not accepted as a form of payment	

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.