



PUBLIC WORKS DEPARTMENT
80 Columbia Avenue □ Marysville, WA 98270
(360) 363-8100

September 14, 2022

Heart Saved Adult Family Home, LLC

Re: Heart Saved Enhanced Services Facility – *Concurrency Recommendation*
PA22036

Dear Gibriel,

The project known as Heart Saved Enhanced Services Facility (ESF) proposes construction of a two story commercial building with a 16-bed ESF and commercial/retail uses, and construction of associated improvements, located at Assessor Parcel Number 00459600000202. According to the Traffic Impact Analysis (TIA), prepared by Jake Traffic Engineering, Inc., dated May 5, 2022, the proposed development would generate the following Average Daily Trips (ADT) and PM peak hour trips (PMPHT):

Land Use Code	Units/SF	ADT	PMPHT
Assisted Living 254	16 units/beds	41.6	3.8
Medical/Dental 720	4,909 SF	176.7	19.3
Total	-	218.3	23.1

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 Heart Saved Enhanced Services Facility Development:

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. The Heart Saved ESF development will generate 23 new PMPHT. Traffic impact fees shall be vested at a rate of \$2,220, per PMPHT. The traffic impact fees for this proposal is estimated to be \$50,600 (23 PMPHT x \$2,200).
2. The applicant shall be required to dedicate public right-of-way in order to accommodate the build-out of 36th Avenue improvements, in accordance with MMC 12.02A.110(1)(c), *Dedication of Road right-of-way – Required setbacks*. Right-of-way widths and required dedication shall be determined by the City Engineer.
3. The applicant shall be required to construct frontage improvements along 36th Avenue, consistent with Engineering Design and Development Standards (EDDS). Roadway improvements, channelization, site access and lighting plans will be required to be reviewed and approved by the City Engineer, prior to construction plan approval. Overhead utilities shall be undergrounded.

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, or designee, 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 Amy Hess, Senior Planner, at ahess@marysvillewa.gov or by phone at 360.363.8215.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JH', is positioned above the typed name.

Jesse Hannahs, PE
Traffic Engineer Manager

cc: Max Phan PW Director
Jesse Hannahs, PE, Traffic Engineer
Haylie Miller, CD Director
Chris Holland, Planning Manager