



September 21, 2023

Emily Morgan
City of Marysville
Community Development Department
501 Delta Avenue
Marysville, WA 98270

**Re: PA22-040 – 87th & 40th PRD – Technical Review 1
4218 / 4112 / 4018 / 3922 / NNA 87th Ave NE
CORE Project No. 21036**

Dear Emily:

The purpose of this letter is to provide a response to the review comments for PA22-040 – 87th & 40th PRD – Technical Review 1 - 4218 / 4112 / 4018 / 3922 / NNA 87th Ave NE dated October 21, 2022. We have addressed each comment and revised the plan/documentation accordingly. This letter contains the review comments immediately followed by our response to each in bold lettering.

BINDING SITE PLAN / PLANNED RESIDENTIAL DEVELOPMENT COMMENTS

1. Include File Number PA22-040 on all future correspondence, in addition to all site, civil and landscape plans.

Response: The file number has been added to site, civil, and landscape plans. The file number will be included in all future correspondence.

2. The provided plans (civil, landscaping, and site) appear to include multiple retaining walls throughout the proposed development. Provide call out details for said walls and/or include wall symbols in legend.

Response: Detail added to sheet C4.01, callouts for 4-ft max height & proposed top & toe of wall are included.

3. Amend Sheets C1.03 & C1.04 to depict all encumbrances outlined in the Title Report, prepared by Chicago Title Insurance Company, dated August 30, 2022. If the encumbrances cannot be depicted they will need to be referenced.

Response: All encumbrances are shown on sheets C1.03 and C1.04

- On Sheets C4.01 – C4.02 of the civil plans, not all of the open space tracts are labeled. For consistency, please ensure that all tracts are labeled.

Response: All open space tracts are now labeled.

- Per MMC 22C.090.030(4), the RDI benefit 3a has changed and now requires a contribution of \$25,000 per bonus unit. Please review and revise the proposed RDI benefits to reflect this updated code section.

Response: The RDI calculations have been updated to reflect \$25,000 per bonus unit.

- Per comments provided by Marysville Fire District, all buildings/units will require residential sprinklers.

Response: Acknowledged.

- Prior to recording the **FINAL BSP** the applicant shall be required to provide **FINAL** restrictive covenants as required by MMC 22G.080.120 and including provisions to address parking enforcement, together with a statement from a private attorney as to the adequacy of the same to fulfill the requirements of the PRD code.

Response: Acknowledged.

- Pursuant to the Engineering Administrative Decision, dated December 17, 2020 (attached) townhomes have a PMPHT generation rate of 0.78 PMPHT per unit. The TIA, prepared by Kimley Horn, dated September 2022, shall be amended accordingly.

Response: An updated TIA has been provided with this resubmittal. Please review to ensure the above comment has been appropriately addressed.

- The following are the impact fees that apply to this project:

Impact Fee Type	Impact Fee Rate
Traffic*	\$6,300 per PM peak hour trip
Parks**	\$1,684 per unit
Schools (Lake Stevens)**	\$7,672 per unit
Administration Charge**	\$100 per building

* Fees due prior to recording of final plat

** Impact fees vest at building permit submittal and shall be paid prior to building permit issuance

Response: Acknowledged.

OPEN SPACE CALCULATION COMMENTS

10. Demonstrate compliance with the following standard of MMC 22G.080.100(1): Fencing and/or landscaping shall separate, while maintaining visual observability of, recreation areas from public streets, parking areas and driveways.

Response: Acknowledged, a landscaping buffer will be used to separate the public ROW from open spaces.

LANDSCAPING COMMENTS

11. A final landscape plan shall be required to be approved, prior to civil construction plan approval, and designed to comply with the applicable provisions outlined in MMC Chapter 22C.120, Landscaping and Screening. Specifically, please revise the Landscaping Plan to include:

- 11.1. Typical side view of perimeter landscape areas, specifically the proposed 5 ft. perimeter L3 landscape buffers.

- 11.2. Location of precast vault lids need to be shown as well as proposed access to said lids.

- 11.3. Ensure compliance with the fencing/screening standards of East Sunnyside Whiskey Ridge Design Standards Section F.2.1.

Response: Acknowledged. These details will be provided during civil construction plan review.

CRITICAL AREA REVIEW COMMENTS

12. Staff has reviewed and concurs with the findings in the Wetland and Fish & Wildlife Habitat Assessment Report prepared by Soundview Consultants, dated September 15, 2022.

- 12.1. Prior to issuing any ground disturbing activity permits, proof of purchase for Snohomish Basin Mitigation Bank (SBMB) credits shall be provide to the City of Marysville to ensure adequate mitigation measures for direct and indirect wetland impacts have been addressed.

- 12.2. Prior to issuing any ground disturbing activity permits, the applicant is required to obtain all necessary permits and approvals from Federal, State and local agencies for the proposed critical areas impacts.

Response: Acknowledged.

Comments from review dated: 10/10/2022

Reviewer: Kacey Simon; Civil Plan Reviewer

1. Existing Utilities:

- a. Sanitary sewer: There is currently no sewer provided to this area.

Response: Acknowledged. The Applicant is proposing to extend sanitary sewer from the sanitary sewer manhole which has recently been constructed in the intersection of East Sunnyside School Road and 87th Avenue Northeast.

- b. Water: An 8” ductile iron water main is located along 87th Ave NE and can be found on record drawing WE-11.

Response: Acknowledged.

- c. Storm: There is currently only a roadside ditch located in this area.

Response: Acknowledged. The applicant is proposing to construct stormwater pipes and catch basins along the projects 87th Avenue Northeast frontage. The proposed detention vaults will ultimately discharge north into the existing ditch along 87th Avenue NE.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
 - a. Sewer, water and storm will need to be extended along 87th Ave NE and the proposed extension of 40th ST NE as well as the addition of 85th Ave NE. The water main on 40th ST NE shall be a 12”.

Response: Utilities are proposed to be extended along the project 87th Avenue Northeast frontage as requested. A 12” water main is shown along 40th Street NE as requested.

1. Frontage Improvements: Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.
 - a. 87th Ave NE, north of 40th St NE is to be built compliant with SP 3-201-005 of the EDDS with a 12’ multi-use trail. 87th Ave NE, south of 40th St NE is to be built compliant with SP 3-201-002 of the EDDS with a 12’ multi-use trail.

Response: The project’s frontage along 87th Avenue Northeast is proposed to be built in compliance with the noted EDDS standards above.

Full right-of-way dedication and improvements for 40th Street Northeast are being provided. Additional right-of-way dedication has been provided at the intersection of 87th Avenue Northeast and 40th Street Northeast to accommodate a future roundabout.

- a. The roadway will require a grind and overlay to the center of the right-of way. Many sections of 87th Ave NE do not have more than 3” of asphalt in total. Should this be the case along the projects frontage when constructing the frontage improvements, a full depth replacement will be required up to the centerline along the projects frontage.

Response: Acknowledged. During civil construction it shall be contractors responsibility to verify thickness of asphalt and a full depth replacement will be provided at that time if required. A note has been added to the plans stating this.

- b. 40th St NE from 83rd Ave NE to 87th Ave NE shall built compliant with SP 3-201-002 of the EDDS with a 12’ multi-use trail.

Response: Full right-of-way dedication and improvements for 40th Street Northeast are being provided in accordance with EDDS detail described in this comment. Additional right-of-way dedication has been provided at the intersection of 87th Avenue Northeast and 40th Street Northeast to accommodate a future roundabout.

- c. 85th Ave NE is proposed to be a local access street and shall be built to half street improvements per SP 3-206-001.
 - a. The half street shall be built with 2” of HMA and 4” of ATB.

Response: The revised plans now provide a 25’ wide right-of-way dedication (per comment 4.c. below) half street for 85th Avenue Northeast. The half street will be built with 2” HMA and 4” ATB.

- d. The internal access lanes of the project will need to meet the requirements of the Fire Marshall.

Response: Acknowledged. Please see responses to the Fire Marshall comments.

4. Dedication Requirements:

- a. 87th Ave NE, north of 40th St NE will need to result in a 40’ half width dedication.

Response: The plans provide 10’ of right-of-way dedication along 87th Avenue Northeast north of 40th Street Northeast. This results in the west side of 87th Avenue Northeast having 40’ of right-of-way measured from existing right-of-way centerline.

- b. 87th Ave NE, south of 40th St NE will need to result in a 50’ half width dedication.

Response: To accommodate the future roundabout the plans provide varying widths of right-of-way dedication along 87th Avenue Northeast south of 40th Street Northeast.

All of the proposed right-of-way dedication along the project frontage at this location results in 87th Avenue Northeast having right-of-way widths greater than 50' measured from right-of-way centerline to the western edge of its future right-of-way.

- c. 85th Ave NE will require a 25' half width dedication.

Response: The revised plans provide a 25' right-of-way dedication to accommodate 85th Avenue Northeast.

- d. 40th St NE will require a full 100' dedication.

Response: The plans show 100' of right-of-way dedication for 40th Street Northeast.

- e. All alleys will require a 20' dedication.

Response: Alleys are shown to have 20' of right-of-way.

5. Access:

- a. All new roads shall be constructed to SP 3-202-002 with a 50' ROW and 28' of roadway.

Response: All roads are now 50' wide. Per our email correspondence with Ken McIntyre on January 31, 2023, roads are proposed to be constructed per PRD Access Street with Street Parking SP-218-001. However, in lieu of vertical curb rolled curb is proposed. Please refer to Section B-B on Sheet C4.31 for the proposed cross section.

- b. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts shall be limited to a 20 foot maximum.

Response: Driveway widths comply with the requirements stated. Per conversations and email correspondence (1/31/2023) with Ken McIntyre rolled curb is proposed throughout the project. This proposed design will eliminate driveway curb cuts thereby eliminating excessively undulating sidewalks.

- c. Auto courts are permitted in a PRD. The auto court is to be built per the private road profile, SP3-202-004, with decorative concrete or stamped asphalt. They shall not exceed 150' in length or come off of a cul-de-sac and shall serve a maximum of 6 lots.

Response: Auto courts are no longer proposed.

- d. Alleys must be compliant with section 3-208 of the EDDS and built compliant with standard plan 3-208-001. Where alley connects to the road, it must be designed with a 20' radius.

Response: Alleys have been designed to have 20' of right-of-way and have inside radii of 20'.

- e. Please be in contact with Omega Engineering in regards to Stevens Ridge (the project to the west) that ties into this project. Make sure the roads are aligning in the correct places.

Response: The road alignment shown in the 87th and 40th PRD plans aligns with the roads in Stevens Ridge in the AutoCAD file Omega Engineering provided.

6. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
 - a. Stormwater drainage: The city has adopted the 2019 Ecology Manual. Projects above the 2,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington.

Response: Acknowledged, the project complies with the 2019 Ecology manual and references to the manual in the Storm Drainage Report have been updated.

- b. As mentioned in the report, please remember when you submit for civil review to include a conveyance analysis.

Response: Acknowledged.

- c. Please include a more complete basin map and demonstrate how your proposed bypass area is compliant at civil review.

Response: Basin map has been revised as requested. Stormwater compliance of the proposed bypass area is included in the flow control calculations in Section 4 of the storm drainage report.

- d. The maximum allowed impervious surface coverage for the Zoning designation is 70%.

Response: Acknowledged. The cover sheet of the plan set shows the site meets the maximum allowed impervious surface coverage and matches the numbers from the storm drainage report.

- e. Projects that are not submitted prior to 7/1/22 will be required to be compliant with the 2019 Ecology manual.

Response: Acknowledged.

Standard Comments:

7. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.

Response: NAV-88 and NAD-83 have been used for the survey control datums.

8. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.

Response: Acknowledged.

9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

Response: Acknowledged, all retaining walls proposed are 4-ft or less in height.

10. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$250.00. ROW permit fees must be paid before right of way permit issuance.

Response: Acknowledged.

11. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.

Response: Note has been added to plan for decommissioning of existing septic systems per Snohomish Health District standards.

12. Engineering construction plan review fees will be due prior to release of approved civil construction plans.

Engineering construction plan review per MMC 22G.030.020:

Residential = \$250.00 per lot or unit (for duplex or condominium projects),

\$2000.00 minimum for first two reviews, \$120.00/hour for each subsequent review.

Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.

Response: Acknowledged.

13. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.

Engineering construction inspection fees per MMC 22G.030.020:

Residential = \$250.00 per lot/unit (for duplex or condominium projects),

\$2000.00 minimum

Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.

Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00

Response: Acknowledged.

14. **All civil construction plan submittals are to be routed directly to Kacey Simon, Civil Plan Reviewer.** The first civil construction plan submittal is to consist of a plan set, a copy of the drainage report, and a copy of the geotechnical report. **Once the documents are ready to be submitted, we will provide you a link to where the materials can be uploaded to.**
- a. Review timing:
 - i. First review = 5 weeks
 - ii. Second review = 3 weeks
 - iii. Third review = 3 week
 - iv. Subsequent reviews will be 3 weeks.

Response: Acknowledged.

15. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

Response: Acknowledged.

Comments dated 10/12/2022

Reviewer: Brooke Ensor

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.

Response: Acknowledged, the project complies with the 2019 Ecology manual and the Storm Drainage Report has been updated.

2. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA when there are park amenities on the lot. The City will receive an easement to maintain the stormwater facilities. This policy may be modified depending on facility design.

Response: Acknowledged.

3. Drivable access is required to the inlet and outlets of the vault in Tract A. Access must come from Road B.

Response: Vault access driveways have been added to the plan as requested.

Emailed Comments dated 10/12/2022

Reviewer: Doug Gresham

1. The wetlands delineated on this property would be waters of the state subject to the applicable requirements of state law (see RCW 90.48 and WAC 173.201A) and Section 401 of the Clean Water Act (33 USC §1341) and 40 CFR Section 121.2. Because direct wetland impacts are proposed, the applicant shall obtain all necessary state and federal authorizations prior to beginning any ground-disturbing activities or vegetation removal. To obtain state and federal authorization, they should provide:
 - A jurisdictional determination from the U.S. Army Corps of Engineers stating which delineated wetlands on the property are under federal jurisdiction.
 - A JARPA form for impacts to jurisdictional wetlands submitted to Ecology at ecyrefedpermits@ecy.wa.gov.
 - For any non-federally regulated wetlands that the U.S. Army Corps of Engineers does not take jurisdiction for, submit a JARPA to Ecology at ecyrefedpermits@ecy.wa.gov so we can issue an Administrative Order.
 - A mitigation plan for unavoidable wetland impacts following the standards in Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance (Ecology Publication # 21-06-003).

Response: The Department of Ecology Pre-Filing Form and Confirmation, a Mitigation Bank Use Plan, and Wetland Mitigation Plan have all been provided in this resubmittal. The USACE are not reviewing AJD's at this time due to the change in WOTUS decision.

Comments from review dated 10/6/2022

Reviewer: Michael Snook

1. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments.

Response: Acknowledged.

2. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, and 2018 Washington State Energy Code work sheets.

Response: Acknowledged.

3. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.

Response: Acknowledged.

4. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.

Response: Acknowledged.

5. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.

Response: Acknowledged.

6. A grading permit will be required. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
 - Soil Classification
 - Required Drainage Systems
 - Soil Compaction Requirements
 - Type of Footings, Foundations, and Slabs Allowed
 - Erosion Control Requirements
 - Retaining Walls
 - Fill and Grade
 - Final Grade

Response: Acknowledged.

Please provide the below information in regards to this overall project the 2018 International Building requirements;

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.

Response: Acknowledged.

2. Please provide scaled floor plans with square footage.

Response These will be provided with the building permit application.

3. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.

Response: These will be provided with the building permit application.

4. Exterior walls are to comply with the 2018 International Building Code, Chapter 6. This includes allowable openings under the 2018 IBC, Chapter 7. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.

Response: These will be provided with the building permit application.

5. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.

Response: Fire sprinklers have been requested. Buildings will be designed with fire sprinklers.

6. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.

Response: Acknowledged.

7. Special Inspection may be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.

Response: Acknowledged.

8. Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.

Response: Acknowledged.

Marysville Fire District Comments:

Reviewer: Don McGhee

1. The project shall comply with the current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.

Response: Acknowledged.

2. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.

Response: Acknowledged.

3. It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information.

Response: A fire flow test has been conducted by the City of Marysville the results of this test have been provided in the Fire Flow Memo with this resubmittal. The results are Static: 75 psi; Residual: 71 psi; Pitot: 52 psi; GPM: 1,216; and GPM @ 20 psi: 5,007.

4. The minimum required fire flow for hydrants protecting MF buildings is 1,500 gpm.

Response: A fire flow test has been conducted by the City of Marysville the results of this test have been provided in the Fire Flow Memo with this resubmittal. The results are Static: 75 psi; Residual: 71 psi; Pitot: 52 psi; GPM: 1,216; and GPM @ 20 psi: 5,007.

5. Fire hydrant coverage shall be provided along all roads and at intersections. "Fire hydrants meeting city specifications shall be installed on all extensions of the city water system at the time such extensions are constructed. All hydrants shall be owned and maintained by the city. The location and frequency of fire hydrants shall be specified by the city utility department and fire department; provided, that fire hydrants in multiple-family and commercial zones shall be spaced not more than 300 feet apart" (MMC 14.03.050). The location of fire hydrants requires fire marshal approval on civil construction plans.

Response: Fire Protection Plan has been added to the plan set and includes hydrant locations and applicable radius as requested.

6. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.

Response: Acknowledged.

7. The buildings will require residential fire sprinkler system installations. Be clear when plans are submitted to show that these will be IRC townhomes, not IBC apartments (sprinklers and construction differ). The townhome buildings will require separate NFPA 13D fire sprinkler systems in each unit. (all purpose systems)

Response: Acknowledged.

8. Proposed buildings will require approved fire sprinkler systems appropriate for the proposed townhome occupancy. IRC townhomes typically use a separate NFPA 13D sprinkler system in each unit, with no building riser room and no FDC required. Separate fire protection system plans

for each unit must be submitted to the city for fire marshal approval. Submittal may be deferred from building plans- but allow 6 weeks for initial plan reviews.

Response: Acknowledged. This will be provided during the building plans review.

9. Where residential fire sprinklers are required the developer should install a water service per Standard Plan 2-090-001 Full ¾" x 1" Meter Service. Under this plan a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.

Response: Acknowledged.

10. Access planned appears inadequate for fire apparatus. A single access of 20' wide is shown on the plan into the site. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, and within 20 feet on both sides of fire hydrants. A minimum 20 feet wide fire apparatus access road is allowed in other locations, although city EDDS may require greater roadway widths.

Response: Buildings will not be more than 30 feet in height.

11. Fire apparatus access roads shall have a minimum unobstructed width of 26' in the immediate vicinity of any building more than 30 feet in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15' and a maximum of 30' from the building, and shall be positioned parallel to one entire side of the building (MMC 9.04.503.1.4).

Response: Acknowledged. Future buildings will not exceed 30 feet in height.

12. Recommend the roadways be posted "NO PARKING" where needed to maintain unobstructed emergency access. An adequate access route for fire apparatus must be in service prior to any building construction.

Response: Acknowledged.

13. Recommend the buildings to be constructed here include fire-resistant exterior construction (such as hardiplank type siding).

Response: Acknowledged.

14. Access for firefighting operations along all sides of all buildings is required. A minimum 10' wide access is required for MF dwellings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20' wide fire apparatus access (within 200' allowed for sprinklered buildings).

Response: All buildings are shown to maintain a minimum of 10' of separation from adjacent buildings and are within 150' of a 20' or greater wide fire apparatus access.

15. The city address committee will determine road names and address numbers for the lots. Address numbers minimum 6" tall shall be posted on the buildings.

Response: Acknowledged.

Public Works Comments:

Reviewer: Kim Bryant

1. Locate all hydrant assemblies behind sidewalk and not within planter strip.

Response: Hydrant assemblies have been located behind sidewalk. To meet the minimum allowed separation between hydrants, several will need to be located on lots. Easements for these hydrants will be provided during final design.

Traffic Engineering Comments:

Reviewer: Jesse Hannahs

1. Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
 - a. Per ILA with City of Lake Stevens, Impact fees may be required for construction of Soper Hill Road & 87th Ave NE Roundabout if Trip Generation/Distribution will include trips through intersection during PM Peak.

Response: Acknowledged.

2. A Traffic Impact Analysis (TIA) will be required.
 - a. This would include, for City approval, development of trip generation/distribution followed after City review/approval by identification of impacts and, where required, mitigation approaches.

Response: A revised TIA has been included in this resubmittal.

- b. TIA should follow City guidelines to be provided.

Response: A revised TIA has been included in this resubmittal.

c. Intersection Analysis:

- i. Based upon Trip Distribution the following intersections shall also be analyzed:
 - 1) SR 528 (64th ST NE) & 83rd Ave NE
 - 2) SR 9 & Soper Hill RD

Response: These intersections analysis have been provided in the revised TIA.

- ii. Based upon Horizon Year Trip Generation, the report shall provide traffic information including turning movements and future project description for the following intersections/roadways which are included in the TIF calculation and thus not required for analysis:
 - 1) 87th Ave NE & 35th ST NE (extension of SR 92)
 - 2) 35th ST NE & SR 92

Response: Information has been provided for the intersections of 87th Ave NE and 35th St NE and 35th Street NE and SR 92. Please review the report to ensure it meets your request.

3. Frontage improvements should be required upon 87th Ave NE and 85th Ave NE including additional asphalt pavement, curb, gutter, landscape strip, sidewalk and street lighting.
 - a. 40th ST NE:
 - i. Roadway shall be per EDDS Standard Plan 3-201-002 with five lanes including curb/gutter, landscape strip, 12' multi-use paths on both sides and city owned decorative street lighting.

Response: Frontage improvements meeting EDDS standards are being proposed along 87th Ave NE. 85th Ave NE right-of-way is now being provided as a 25' half with right-of-way. Full right-of-way dedication and improvements for 40th Street Northeast are being provided in accordance with EDDS detail described in this comment. Additional right-of-way dedication has been provided at the intersection of 87th Avenue Northeast and 40th Street Northeast to accommodate a future roundabout.

4. Frontage improvements shall be required upon 87th Ave NE and 85th Ave NE including additional asphalt pavement, curb, gutter, landscape strip, sidewalk and street lighting.
 - a. 85th Ave NE
 - i. Roadway shall be per EDDS Standard Plan for 50' ROW residential roadway including 28' of asphalt width, curb/gutter, landscape strip, sidewalk and PUD street lighting.

Response: Per comment 4.c from Kacey Simon 25' of right-of-way dedication has been provided for 85th Ave NE. Stevens Ridge will provide the additional 25' of right-of-way so that 85th Ave NE will have a total of 50' of right-of-way. 87th and 40th PRD has designed its half of the right-of-way to provide 14' of travel lane, rolled curb and gutter, 5' landscape strip and a 5' sidewalk.

- b. 87th Ave NE (north of 40th St NE):
 - i. Roadway shall be per EDDS Standard Plan 3-201-005 with three lanes including curb/gutter, landscape strip, 12' multi-use paths on both sides and city owned decorative street lighting.

Response: Acknowledged. The plans submitted have been designed in conformance with EDDS Standard Plan 3-201-005

- c. 87th Ave NE (south of 40th St NE):
 - i. Roadway shall be per EDDS Standard Plan 3-201-002 with five lanes including curb/gutter, landscape strip, 12' multi-use paths on both sides and city owned decorative street lighting.

Response: The project's entire frontage along 87th Ave NE (south of 40th St NE) is impacted by the proposed roundabout and therefore it is providing more right-of-way dedication than the EDDS Standard Plan 3-201-002 requires.

Along this portion of the frontage the sidewalk has been designed to be 12' wide and the landscape strip has been designed to be 5' wide so that in the future improvements provided by the 87th and 40th PRD project will tie into the standard road cross section required in EDDS Standard Plan 3-201-002.

- d. 40th ST NE & 87th Ave NE Roundabout:
 - i. Development shall be required to provide preliminary design of the multi-lane roundabout in order to determine footprint and thus necessary ROW for full construction in future.

Response: A preliminary design of the roundabout has been provided with this resubmittal.

- ii. Any improvements upon 87th Ave NE & 40th ST NE shall either include roundabout construction or be compatible with future roundabout construction.

Response: Right-of-way dedication shown in the project's plan set will accommodate all future improvements associated with the future development of a roundabout. The roadway improvements the project is proposing have been designed to be compatible with the future widening of 87th Ave NE (south of 40th Street).

- 5. Per EDDS 3-312, Intersection sight distance for both new roadways shall be evaluated.

Response: Sight distance triangles per EDDS 3-312 have been shown on the plans as requested.

- 6. Per EDDS 3-301, Arterial Access Management standards apply:
 - a. 87th Ave NE and 40th ST NE shall be assumed as having 35 mph speed limits.

Response: Acknowledged.

- b. 40th ST NE:
 - i. Full access may not be allowed from development directly onto 40th ST NE based upon feasibility of maintaining intersection sight distance given likely vertical alignment of roadway.
 - 1) Access point onto 40th ST NE between 83rd Ave NE and 87th Ave NE may be required as a right-in/right-out only access.

Response: The access was evaluated and the discussion regarding full access is included in Section 6 of the February 2023 TIA.

- 2) Sight distance analysis including roadway plan and profile shall be supplied to evaluate proposed access location.

Response: Sight distance triangles are shown on sheets C4.01-C4.03.

- c. 87th Ave NE:
 - i. Access onto 87th Ave NE is desirable to provide for good access to residential units, specifically to/from the east without driving through adjacent residential neighborhoods.
 - 1) Access onto 87th Ave NE shall meet access management standards of EDDS 3-301.

Response: Acknowledged.

- a) For purposes of access management, spacing for a roundabout is considered the same as spacing from a traffic signal.
 - I. Full access to 87th Ave NE must be a minimum of 250' from the 87th Ave NE & 40th ST NE roundabout.

Response: Road B's intersection with 87th Ave NE is greater than 250' away from the future roundabout.

- b) A right-in/right-out access shall be 150' from a roundabout approach or 200' from a roundabout departure.

Response: The access was evaluated and the discussion regarding full access is included in Section 6 of the February 2023 TIA.

- c) Access as proposed near northern boundary of development would be acceptable.

Response: Acknowledged.

- 7. Per EDDS 3-506, street lighting will be required upon all public street frontages as part of civil construction plans.

- a. Street lighting on 87th Ave NE and 40th ST NE shall be required as decorative style street light assemblies with LED fixtures to match existing fixtures on 87th Ave NE.
 - i. 87th Ave NE north of 40th ST NE shall be designed as Collector Arterial/Residential.

Response: Acknowledged. Locations of streetlights will be provided during civil review.

- ii. 40th ST NE and 87th Ave NE south of 40th ST NE shall be designed as Principal Arterial/Residential.

Response: Acknowledged.

- iii. Fixtures would be Lumec Renaissance Series per to be provided City Specification.
 - 1) Specification should be requested via emailed to jhannahs@marysvillewa.gov
 - 2) PUD street lighting shall not be installed in Lakewood area upon arterial or connector roadways.

Response: Acknowledged.

- iv. Photometric layouts shall be required for design with photometrics consisting of staggered lighting on both sides of each roadway and development to install only street lighting on frontage side of each roadway.

Response: Acknowledged. This will be provided during civil review.

- b. Street Lighting upon public residential streets shall be PUD installed fiberglass pole installation type street lighting.
 - i. Street shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.

Response: Acknowledged.

- ii. Spacing of fixtures should be approximately 180'-220'.

Response: Acknowledged. Locations will be provided during civil review.

- iii. As part of civil construction approval proposed PUD street lighting locations will be provided by the City to the developer for incorporation into the PUD site electrical plans.

Response: Acknowledged

- iv. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD street lighting.

Response: Acknowledged

8. Channelization and Signing Plan shall be required as part of civil construction plans for all public roadways.

Response: Acknowledged

Sincerely,
CORE DESIGN, INC.



Ben A. Madeo
Project Manager