

# LAND TECHNOLOGIES, INC.

PLANNING • PERMITTING • ENGINEERING



July 20, 2023

Marysville Community Development  
80 Columbia Ave  
Marysville WA 98270

Att: Jesse Hannahs

RE: Written Mitigation Proposal for Dell's Nursery Rezone PA22-041

The proposal is for two Warehouse/Office Buildings on Parcel Numbers 30015600200100 & 30051600200300. Traffic Reports have been prepared by Gibson Traffic Consultants (now Kimberly-Horn). Per that report, the most pertinent number projected is the PM Peak Hour Trips (PMPHT) which have been calculated to be 10.55 PMPHTs.

Per the City's review of the existing conditions and submitted plans and reports, the City made certain recommendations on what the City has determined should be the obligations of the developer to mitigate for the impacts to traffic and the road system for the proposed development. Based on the City's recommendations, the applicant makes the below proposal for the development's traffic impacts.

1. The Applicant agrees to construct full street frontage improvements on the property frontage on 104<sup>th</sup> Street NE prior to occupancy permits being issued. Roadway improvements, channelization, site access, and lighting plans will be submitted for review and approval by the City Engineer, prior to construction plan approval.
2. The Applicant agrees to dedicate public right-of-way, as needed, so as to accommodate the required frontage improvements along 104<sup>th</sup> Street NE. ROW dedication to be determined by the City Engineer and they will be dedicated concurrently with the recording of the Binding Site Plan.
3. The applicant agrees to pay to the City a proportionate share of the cost of future capacity improvements. Fees vested to \$2,220 per PMPHT with estimated cost at \$23,421.

Thank you

*Merle Ash*