



PUBLIC WORKS DEPARTMENT

501 Delta Avenue ♦ Marysville, WA 98270
(360) 363-8100

February 16, 2023

Schemata Workshop, Inc
Attn: Miles Cook
1720 12th Ave
Seattle, WA 98122

Re: **Sunnyside Village Cohousing – PA 22-042 – Concurrency Recommendation**

Dear Miles,

The applicant is proposing the development of a 32-unit cottage housing community with a shared use common house on roughly 4.75 acres, located at 3121 66th Ave NE and further identified by APN(s): 29050300402100.

Based on the Traffic Impact Analysis (TIA) prepared by Transportation Engineering North West, dated August 17, 2022, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

	UNITS (new)	ADT	AMPHT	PMPHT
Land Use Code 210 - Single Family Detached Housing	31*	293	21	31

**The proposed development would total 32 new-single family detached units. There is an existing residence on site, so there will be 31 total new units.*

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 proposed development:

1. The applicant shall be required to construct frontage improvements along 66th Ave NE, prior to final plat approval. Roadway improvements, channelization, site access and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
 - 1.1. 66th Ave NE is classified as a local access street and is to be built compliant with SP 3-202-002 of the EDDS.
2. The applicant shall be required to dedicate public right-of-way for the extension of 66th Ave NE 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.
 - 2.1. The extension of 66th Ave. NE requires a 50 ft. dedication, which is currently shown on the supplied documents.
3. 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 \$6,300.00, per PMPHT, totaling \$195,300.**

4. Based on the TIA, 18% of the project trips are anticipated to impact the roundabout intersection of Soper Hill Road at 87th Ave NE. Therefore, the applicant shall be required to pay the proportionate share of the impact fee for the Soper Hill Road and 87th Ave NE roundabout, **totaling \$9,520 (\$1,700 x 5.6 PMPHT)**.
5. Per the approved EDDS variance, dated February 16, 2023, Ken McIntyre, Assistant City Engineer, accepted the justification for allowing a hammerhead style turnaround rather than a temporary cul-de-sac for the extension of 66th Ave NE. As a condition to allow the variance, automatic fire sprinkler systems will be required for building situated beyond the turnaround. Any lots requiring sprinklers shall be identified on the civil plans.

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

cc: 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
Grace Kim, Schemata Workshop