



May 12, 2023

City of Marysville
Community Development
ATTN: Emily Morgan, Senior Planner
Jesse Birchman, PE – Traffic & Parks Manager
80 Columbia Avenue
Marysville, WA 98270

Project Name / File No.: Brodie Rezone PRD – PA22-023
Applicant: JM1 Holdings, LLC
Site Address: 8703 60th St NE, Marysville
Review: Applicant's Response to Concurrency Determination

Dear Emily and Jesse,

This letter serves as the Applicant's formal response to the Concurrency Recommendation from Jesse Birchman, Traffic & Parks Manager dated May 12, 2023. The Applicant has reviewed the seven (7) recommended conditions with Mr. Birchman's letter listed below and accepts the recommended conditions as outlined.

1. The applicant shall be required to construct frontage improvements along 60th St NE along with the expansion of 87th 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. 60th St NE is classified as a Collector Arterial. From the western boundary of the project through the intersection of future 87th Ave NE, 60th St NE shall be improved to SP 3-201-004, with a 12 ft. multi-use path being substituted for the 5 ft. sidewalk. East of the future intersection, 60th St NE shall be constructed to SP 3-201-007 with a full cul-de-sac at the eastern terminus. This project will only be responsible for the northern half of the cul-de-sac.
 - 1.2. 87th Ave NE shall be constructed in accordance with SP 3-201-008 of the EDDS, including 2 travel lanes with a 5 ft. planters, a 12 ft. multi-use path (east of the travel lanes) and a 5 ft. sidewalk (west of the travel lanes).
2. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along 60th St NE and the new internal roads, including Tract 993 (alley), 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 applicant's surveyor will need to establish what the half width is of 60th St NE and ensure there is 35 ft. of right of way.
3. The joint use autocourts and alleys (Tract 992, 993, 994, 996,& 997) shall be constructed with scored concrete, paving blocks, bricks, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles, as outlined in the City of Marysville Design Guidelines and

Engineering Design and Development Standard (EDDS) Section 3-219. A detail of the surfacing of the autocourt will be required to be provided on the civil construction plans and approved by the City Engineer.

4. 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 \$277,200.**

If you have any further questions, please contact me at (360) 631-1820.

Respectfully,

JM1 Holdings, LLC

By: Land Pro Group, Inc., Applicant's Representative

A handwritten signature in blue ink that reads "Ryan C." followed by a stylized flourish.

By: Ryan C. Larsen, VP Land Development