



PUBLIC WORKS DEPARTMENT

80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 363-8284 FAX

May 30, 2024

William Kang
837 NW 205th Street
Shoreline WA 98177

Re: Margaret Estate Apartments – *Concurrency Recommendation* PA 21030

Dear William,

Margaret Estate Apartments proposes construction of 58 new market rate apartment units, located at a site address of 9706 55th Avenue NE and is identified as Assessor’s Parcel Number 30051500301800. According to the Traffic Impact Analysis (TIA), dated November 22, 2023, and updated April 19, 2024, each prepared by Heath & Associates, the proposed development would generate the following Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

Land Use Code	Units	ADT	AMPHT	PMPHT
220 Apartment	58	391	23	30

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 Margaret Estate Apartments:

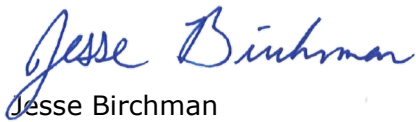
1. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along 55th Avenue NE, in accordance with MMC 12.02A.110(1)(c), *Dedication of Road right-of-way – Required setbacks*. Right-of-way widths and required dedication shall be determined by the City Engineer. Dedication shall be required prior to granting occupancy permits.
2. The applicant shall be required to construct frontage improvements along 55th Avenue NE, prior to issuing occupancy permits. 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.
3. Applicant shall be required to install speed table(s) and/or associated signage related to the Neighborhood Traffic Safety (NTS) project that is proposed on 55th Avenue NE. Final location and required installations shall be determined 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 per PMPHT. Traffic fees are estimated to be \$189,000 (30 PMPHT x \$6,300).

According to section 4.7 of the TIA and comments received from Snohomish County Public Works, the proposed development will generate 391 ADT. The applicant shall

submit payment to Snohomish County, on a proportionate share impact to the county adopted capacity improvements based on its average impact to County facilities as outlined in the Interlocal Agreement. Traffic fees are estimated to be \$21,700.50 (0.3 x 391 ADT x \$185).

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

Sincerely,

A handwritten signature in blue ink that reads "Jesse Birchman". The signature is written in a cursive, flowing style.

Jesse Birchman
Transportation & Parks Maintenance Manager

cc: Jesse Hannahs, PE, Traffic Engineering Manager
Jeff Laycock, PE, PW Director
Haylie Miller, CD Director
Chris Holland, Planning Manager
Benny Kim, Applicant Contact