



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess – Senior Planner

FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager

DATE: December 22, 2023

SUBJECT: PA 23-005 – Creekside PRD

I have reviewed the Traffic Impact Analysis for the proposed Creekside PRD at 8310 E Sunnyside School RD and 7808 44th ST NE and 7715 & 7811 40th ST NE and have the following comments:

- 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. 40th ST NE & 44th ST NE roadways are eligible for Traffic Impact Fee (TIF) credits.
- 2) A Traffic Impact Analysis (TIA) will be required.
 - a. TIA should follow City guidelines to be provided.
 - i. Single family homes Trip Generation shall be 1 PM peak Hour trip per unit consistent with development of Traffic Impact Fee (TIF) calculations.
 1. This change will not affect the results of the TIA, therefore no action is needed. Acceptance of concurrency recommendation may suffice.
 - b. TIA is acceptable.

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