

From: [Noosha Tashakor](#)
To: [Emily Morgan](#); [Jesse Jarrell](#)
Cc: [Jesse Hannahs](#); [Ken McIntyre](#); [Chris Holland](#); [Jeff Laycock](#); [Max Phan](#); [Jesse Birchman](#); [Haylie Miller](#)
Subject: [External!] RE: REVISED Concurrency Recommendation - PA22-017 - Marysville 172
Date: Wednesday, November 16, 2022 9:34:23 AM
Attachments: [image001.png](#)
[image006.png](#)
[image007.png](#)
[Marysville 172nd-Signed Concurrency.pdf](#)



Emily

Please see signed and accepted concurrency letter attached. Please let us know once the two weeks appeal period has started.

Thank you and all other City staff for helping us to get here.

Thank you
Noosha

Noosha Tashakor | Development Project Manager
dir 206.957.0495 | cel 206.321.5834

INTRACORP NW, LLC | 411 1st Avenue South, Suite 650 | Seattle WA 98104 | www.intracorphomes.com



From: Emily Morgan <emorgan@marysvillewa.gov>
Sent: Tuesday, November 15, 2022 2:19 PM
To: Noosha Tashakor <ntashakor@intracorphomes.com>; Jesse Jarrell <jjarrell@ldccorp.com>
Cc: Jesse Hannahs <jhannahs@marysvillewa.gov>; Ken McIntyre <kmcintyre@marysvillewa.gov>; Chris Holland <CHolland@marysvillewa.gov>; Jeff Laycock <jlaycock@marysvillewa.gov>; Max Phan <mphan@marysvillewa.gov>; Jesse Birchman <jbirchman@marysvillewa.gov>; Haylie Miller <hmiller@marysvillewa.gov>
Subject: RE: [External!] RE: REVISED Concurrency Recommendation - PA22-017 - Marysville 172

Hi All,

Please find attached the revised concurrency recommendation. To clarify, we went back to the original CR for the 474 units, which does requires the RAB, but with wording that allows for some flexibility.

This should hopefully be the final edition!

Respectfully,

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PUBLIC WORKS DEPARTMENT
 501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

November 15, 2022

Jesse Jarrell
 20210 142nd Ave NE
 Woodinville, WA 98072

Re: Marysville 172 – PA22-017 – Concurrency Recommendation

The Marysville 172 development would consist of the construction of 474 multifamily residential units, within (15) apartment buildings, on 18.96 acres. The proposed development is comprised of (7) parcels south of 172nd St NE, between 19th Ave NE and 23rd Ave NE. The existing residences located on the project site are to be demolished with the proposed development.

Based on the Traffic Impact Analysis (TIA) prepared by Kimley Horn, dated April 2022 (Exhibit 6) and the supplemental memorandum, dated November 14, 2022 (Exhibit 33), the proposed development would generate the following weekday Average Daily Trips (ADT), AM peak hour trips (AMPHT), and PM peak hour trips (PMPHT):

| Trip Generation Summary* | | | | |
|--------------------------|-------------|----------|--------|--------|
| ITE LUC | UNITS (new) | ADT | AMPHT | PMPHT |
| Multifamily Housing | 474 | 3,157.04 | 186.80 | 237.74 |

*Generated trips incorporate credits for the removal of (4) single-family residences to be removed with development.

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 Marysville 172 development:

1. The applicant shall be required to construct a roundabout (RAB) at the intersection of 172nd Street NE and 19th Avenue NE. Roadway improvements, channelization, site access and lighting plans shall be required to comply with the design standards outlined in the Lakewood Neighborhood Master Plan.
 - 1.1. Based on the supplemental memorandum from Kimley Horn, dated November 14, 2022, if the proposed development does not construct more than 446 units, then the requirement to construct the RAB at the 172nd St NE and 19th Ave NE intersection shall not be required.
2. The applicant shall be required to construct frontage improvements along 172nd St NE, 19th Ave NE and 23rd Ave NE prior to granting 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.
 - 2.1. 172nd St NE shall be constructed in accordance with Engineering Design and Development Standards (EDDS) Standard Plan (SP) 3-201-002.
 - 2.2. 19th Ave. NE shall be constructed in accordance with EDDS SP 3-204-004 with three lanes and bike lanes including curb/gutter, landscape strip, 5 ft. west side sidewalk and 12 ft. east side multi-use path. Half street construction for this project will require a 20 ft. wide driving surface.

- 2.3. 23rd Ave NE shall be constructed as a half street improvement including 24 ft. wide driving surface, a 5 ft. planter and a 5 ft. sidewalk.
- 2.4. The applicant shall be required to construct the 4th leg (south) of the existing RAB located at 172nd St NE & 23rd Ave NE. Design and construction of the 4th leg of the existing RAB shall meet WSDOT and City standards.
3. The applicant shall be required to dedicate and/or deed public right-of-way in order to accommodate the required frontage improvements along 172nd St NE, 19th Ave NE and 23rd 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. Dedication and/or deeding of right-of-way shall be required prior to granting occupancy permits.
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 (TIF) shall be vested at a rate of \$6,300 per PMPHT.

Pursuant to MMC Chapter 22D.010, TIF credits are allowed for the construction of frontage improvements on 172nd St NE, 19th Ave NE and 23rd Ave NE. The following improvements are eligible for TIF credit:

- 3.1 172nd St NE (11th Ave NE to 27th Ave NE)
- 3.2 172nd St NE & 19th Ave NE Roundabout
- 3.3 172nd St NE & 23rd Ave NE Roundabout
- 3.4 19th Ave NE (172nd ST NE to 156th ST NE)
- 3.5 23rd Ave NE (172nd ST NE to 169th PL NE)

The amount of credit for these improvements shall be approved by the City Engineer.

5. Pursuant to the Interlocal Agreement with Snohomish County, the applicant is obligated to pay TIF based on 20% of the Average Daily Trips (ADT) generated from the proposed project multiplied by the County mitigation fee of \$185.00 per new ADT. Prior to issuing building permits, the applicant will be make payment to Snohomish County for traffic impacts, in the amount of \$116,810.48, as outlined in the approved Traffic Mitigation Offer to Snohomish County (Exhibit 32).

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 development's 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
Jesse Birchman, PE, Transportation & Parks Maintenance Manager
Haylie Miller, CD Director
Chris Holland, Planning Manager
Noosha Tashakor, Intracorp NW, LLC



LISABETH SOLDANO 11/15/22