



PUBLIC WORKS DEPARTMENT

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

December 19, 2023

Brian Kalab
Insight Engineering Co.
PO Box 1478
Everett WA 98206

Re: **MSR Tuscany Woods Townhomes – PA23-015– Concurrency Recommendation**

The project known as MSR Tuscany Woods Townhomes proposes creation of 35 townhome units and associated improvements, located at 4407 84th Street NE, also identified by Assessor Parcel Number 30052100105200. The Traffic Impact Analysis (TIA), prepared by Kimley Horn and Associates, Inc., dated June 2023, assumed construction of 37 new townhome units. The project was subsequently revised to include only 35 new townhome units. The proposed development would generate the following Average Daily Trips (ADT) and PM peak hour trips (PMPHT):

Land Use Code	New Units	Existing Units	ADT	PMPHT
Single-Family Attached 215	35	1	252	21

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 Mack Townhomes Development:

1. 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. The MSR Tuscany Woods Townhomes development will have 35 new attached single-family units. Traffic impact fees shall be vested at a rate of \$6,300, per single-family residence. The traffic impact fees for this proposal is estimated to be \$126,000 (20 PMPHT x \$6,300).
2. The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along 84th Street 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.
3. The applicant shall be required to construct frontage improvements along 84th Street NE. 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.

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, appearing to read 'JH', with a long horizontal flourish extending to the right.

Jesse Hannahs, PE

Traffic Engineering Manager

ecc: 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