



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess – Senior Planner

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

DATE: November 16, 2022

SUBJECT: City of Arlington – Grandview North and Cascade Mixed Use

I have reviewed the SEPA Request for Review for the proposed City of Arlington developments of Grandview North on Smokey Point Blvd. south of 166th PL NE and Cascade Mixed Use on 172nd ST NE east of Smokey Point Blvd. and have the following comments:

- 1) Traffic impact fees based upon Traffic Impact Analysis (TIA) comments may be required from the City of Marysville in addition to those required by City of Arlington accepted TIA.
- 2) A Traffic Impact Analysis (TIA):
 - a. Smokey Point Blvd. & 172nd ST NE (SR 531) Intersection Level Of Service (LOS) analysis
 - i. Existing LOS per Project Roxy TIA was identified as F in 2022 without proposed development project.
 - ii. To City of Marysville’s knowledge no identified mitigation projects have been established despite LOS failure.
 - b. TIA should be considered for revision to describe intersection improvements necessary and acceptable by the City of Arlington and WSDOT to achieve City of Arlington and WSDOT’s LOS Standard of D within 6-years of the development build-out and/or describe the developer’s related contribution to this identified intersection mitigation project.
 - i. If no improvements are planned and intersection is determined to be at “Ultimate Capacity”, diversion of traffic onto City of Marysville roadway network would be extremely likely and thus should be accounted for within project TIAs.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

From: [Amy Rusko](#)
To: [Amy Hess](#)
Cc: [Chris Holland](#)
Subject: RE: City of Marysville Comments
Date: Wednesday, November 30, 2022 8:09:00 AM
Attachments: [image002.png](#)
[image003.png](#)

Amy,

The utility and traffic comments have been forwarded to the applicant of the Cascade Mixed Use – PLN #888 project and the traffic comments only have been forwarded to the applicant of the Grandview North Smokey Point – PLN #1002 project.

The traffic comments regarding the City of Arlington intersection of 172nd Street and Smokey Point Boulevard being identified as LOS F, that is correct. The east/west travel on this roadway is still owned by the Washington State Department of Transportation. This is currently in discussion with the City of Arlington Public Works Department. WSDOT reviewed both projects and did not require traffic impact fees for the intersection. As for Arlington project TIAs including City of Marysville roadway network, I would hope that request would be reciprocal, and that Marysville would include the City of Arlington roadway network within project TIAs as well.

The City is working on establishing the improvements needed at the 172nd Street and Smokey Point Boulevard intersection and will be adding it to our Traffic Improvement Project List. Once this is complete all projects that impact this intersection will be required to pay City of Arlington traffic impact fees specific to this intersection. This will affect projects both inside and outside of the city limits.

Cascade Mixed Use Project – PLN#888

The traffic pattern for this subject project is right-in/right-out from 173rd Street to Smokey Point Boulevard and either right-out only on 172nd Street from the private road or from 173rd Street to 40th Avenue to a controlled lighted intersection at 40th Avenue and 172nd Street. The probability of traffic being forced into the City of Marysville is unlikely.

Grandview North Smokey Point Project – PLN#1002

The traffic report submitted for this project did identify under 5.3 on page 9 that the future 156th Street NE interchange could reduce traffic to the 172nd Street and Smokey Point Boulevard intersection. However, these are not current conditions or an improvement that will be constructed within the next 6 years. Most of the traffic will still travel north to the 172nd Street intersection for access to Interstate 5.

Thank you,
Amy Rusko



Amy Rusko | Planning Manager
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18204 59th Ave NE, Arlington, WA 98223

From: Amy Hess <ahess@marysvillewa.gov>
Sent: Friday, November 18, 2022 12:29 PM
To: Amy Rusko <arusko@arlingtonwa.gov>
Cc: Chris Holland <CHolland@marysvillewa.gov>
Subject: City of Marysville Comments

This message is from an External Sender

This message came from outside the City of Arlington

Amy,
Please find attached comments in response to Cascade Mixed Use CUP PLN#888 and Grandview North CUP PLN#1002. Please let me know if you have any questions.
Regards,



Amy Hess, Senior Planner
City of Marysville
Community Development Department
501 Delta Avenue, Marysville, WA 98270
360.363.8215 or ahess@marysvillewa.gov

Please note our new location at the Civic Center – 501 Delta Avenue, just west of Comerford Park