

MEMORANDUM

Date:	September 15, 2016	TG:	16192.00
To:	Michael Jones, AICP		
From:	Dan McKinney, Jr.		
cc:	Wayne Schwandt and Pam Andrews		
Subject:	Semiahmoo Zone 3/Burnside Village – Response to County Email		

The following memorandum provides a response to the County email comments the City received on September 12th regarding the updated TIA. The comments were mainly centered around the mitigation improvements and associated costs identified for three County intersections. In the TIA, Transpo identified improvements that could be implemented to bring the intersections to acceptable levels of service and estimated proportionate share contributions. The improvements and cost estimates were consistent with the previously approved Semiahmoo Spit Master Plan traffic analysis. No detailed analysis was provided to justify or validate what the County is suggesting for improvements or costs. The three intersections are discussed in more detail below.

Drayton Harbor Road/Blaine Road

The TIA identified improvement for a southbound right-turn lane consistent with the Semiahmoo Spit Master Plan. The County comments are referencing an eastbound right turn lane, which isn't relevant given they are referencing a different movement.

Lincoln Road/Harborview Road

The TIA identified that an all-way stop control would improve the intersection to acceptable levels consistent with the Semiahmoo Spit Master Plan traffic analysis. The County mentioned that this is not feasible given turn lane channelization already exists and recommend a traffic signal or roundabout.

A stop-controlled operation with or even without channelization would operate at acceptable levels of service and is consistent with the Semiahmoo Spit Master Plan. There is no analysis to support the need for a roundabout or traffic signal. In addition, there is no nexus that this would be necessary as a result of the proposed project or to support future growth.

Birch Bay Lynden Road/Blaine Road

Both the TIA and the County have identified that a traffic signal or roundabout would be necessary to bring this intersection to acceptable levels. This is consistent with previous studies in the area. The cost identified in the TIA were consistent with the Semiahmoo Spit Master Plan. Depending on the specific improvement and right-of-way needs it is speculative on what actual costs will be. Further evaluation would likely be needed to estimate actual costs and the County hasn't provided any detailed assumptions related to the \$5,000,000 estimate.