


MEMORANDUM

To: Jacqueline Evans, ORCA Land Surveying
From: Brad Lincoln, PE 
Project: Daisy Meadows
Intersection Analysis
GTC #18-270
Date: November 7, 2019

This memorandum addresses impacts to the intersection of US-2 at Main Street. The traffic impacts of the Daisy Meadows development were identified in the traffic impact analysis dated February 7, 2019 completed by Gibson Traffic Consultants, Inc. US-2 at Main Street is anticipated to operate at an LOS F under the 2029 future with development conditions. WSDOT has completed a US-2 Route Development Plan that identified future improvements for this intersection, including right-turn restrictions the intersections. This is anticipated to mean that the southbound (Main Street) and northbound (commercial driveway) approaches would be restricted to right-turns only. This restriction would allow the Main Street intersection to operate at acceptable LOS C. It is important to note that the southbound left-turns on Main Street have been reassigned to the Mann Road/5th Street signalized intersection.

If a condition regarding the US-2 at Main Street intersection is placed on the Daisy Meadows development; the condition should be subject to the approval of WSDOT and the City of Sultan since these jurisdictions determine the final need, timing and extent of improvements at the intersection. Additionally, neither the City of Sultan nor WSDOT has indicated their desire for or acceptance of a right-turn restriction at this time as an isolated measure ahead of their implementation of the Route Development Plan.

It is important to identify that the WSDOT *Development Services Manual* identifies that a significant adverse impact is 25 PM peak-hour trips when determining if developer funded, designed and constructed improvements are necessary. This threshold is higher than the 3 PM peak-hour trip threshold that has recently been identified by City of Sultan staff. Thirty new units of the Daisy Meadows development could be constructed before the intersection of US-2 at Main Street is impacted with 25 new PM peak-hour trips, meeting the WSDOT threshold for significant adverse impacts.