



Memorandum

DATE: December 15, 2008

TO: Sandy Mackie, Perkins Coie, LLP
Don Largen, WSP Environment & Energy

FROM: Michael J. Read, P.E.
Transportation Engineering Northwest, LLC

RE: Tuscan Village DEIS, SR 97A Improvements – Phasing Options

This memorandum provides a general description of potential phasing options related to SR 97A improvements identified to support overall buildout of Tuscan Village in Chelan County, WA. As noted in the *2007 Tuscan Village Traffic Impact Study*, extension of the existing center turning lane from SR 971 past the proposed Eastern Access Roadway (serving Lots 13 and 14) was recommended. Phasing of this roadway improvement that would widen SR 97A along approximately 4,000 lineal feet could be implemented as the site is developed.

Phasing of the roadway widening would be dependent upon which development parcels generate active trips. As there are three distinct main access roadways, each could trigger different phasing approaches:

- Evans Properties (Western Access Roadway) – This existing access roadway currently has a center turning lane to accommodate left-in, left-out movements. Construction of a separate eastbound right turn only lane would be required (to meet full buildout needs) at this driveway, however, development could be limited until secondary access is achieved given limited queue storage within the median between the Western Access Roadway and SR 971 (east of this access).
- Jakelson Properties (Central Access Roadway) – This access roadway would be new to the properties and would likely require widening from SR 971 east for several hundred feet past the existing Tsillan Cellars access roadway. As a stand alone phase, this widening would likely be the most extensive involving nearly 3,000 lineal feet of roadway. Extension of the widening further east would be required given the proximity of existing Tsillan Cellars access roadway and the lack of turning allowances of this existing access roadway. A separate eastbound right turn only lane at the Central Access Roadway would also be required.
- Stamps Orchard Properties (Eastern Access Roadway) – This access roadway would also be new to the properties and, as a stand alone project, would require widening along nearly the entire frontage to and through the Tsillan Cellars existing access roadway. The total widening improvement could involve up to approximately 1,750 lineal feet along SR 97A and would also include construction of a separate eastbound right turn only lane at the Eastern Access Roadway.

If you have any questions regarding the potential roadway widening phasing options, please do not hesitate to contact me at (206) 361-7333, ext. 101.