

PORT OF BELLINGHAM
Washington State

January 6, 2020

Blaine Planning Commission
City of Blaine
435 Martin Street, Suite 300
Blaine, WA 98230

RE: Wharf District Master Plan Amendment

Dear Planning Commission;

The following information and enclosed map is provided by Port staff in response to questions asked by City Planning Commissioners during the open public hearing for Sundance Yachts Shoreline Substantial Development Permit application, file #2019056 at the December 12, 2019 Planning Commission meeting:

Q What are the current easterly pedestrian access alternatives from the Boat Launch Restrooms now that the Port has extended the trail along the east side of the marina as a part of their Web locker project?

A Easterly pedestrian access alternatives from the boat launch restrooms remains unchanged. To avoid trespassing on BNSF railroad property, pedestrians wishing to go easterly from the boat launch restrooms will first need to return to Marine Drive either via the new trail segment installed with the Port's web locker project or walk along side of Millholin Drive.

Q Could a 10' wide trail segment fit on Port property east of the Sundance Yachts boat storage facility which could allow pedestrians to return to Marine Drive?

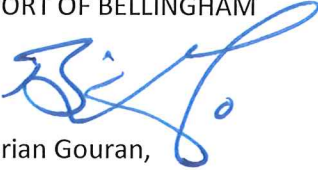
A Due to the layout of Sundance Yachts existing secured fenced area, a 10' wide trail could not currently be accommodated which would allow pedestrians direct access to Marine Drive on the east side of the Sundance Yacht leasehold without trespassing onto BNSF property. However, should "Parcel A" (closest to Marine Drive) of the Sundance Yacht Leasehold ever redevelop, a 10' wide trail could be accommodated on Port property over an existing 20' wide non-exclusive easement which serves the Border Patrol Camera near the Boat Launch Parking Area. (See enclosed map)

Q If such a trail segment could fit on Port property east of Sundance Yacht leasehold, would the Port support developing such a pedestrian access trail which would allow pedestrians to return to Marine Drive?

A Yes, The Port would support development of this proposed pedestrian access alternative in lieu of improving the easterly side of Millholin Drive with sidewalks. Trail access is preferred in this area due to safety concerns with trailered boats and forklift operations. Additionally, considering the limited demand/usage, the cost of constructing redundant public access segments in close in proximity of each other seem disproportionate to the benefits.

Thank you for allowing the Sundance Yachts Shoreline Substantial Development Permit for land disturbance of Parcel C to be issued without any conditions. Port Staff plans to attend the next meeting on the Wharf District Master Plan and will be available to answer any additional questions you may have at that time.

Sincerely,
PORT OF BELLINGHAM



Brian Gouran,
Environmental & Planning Services Director

cc: Shirley McFearin, Real Estate & Marine Terminals Director
Brady Scott, Senior Property Manager-Marine Trades
Andy Peterson, Blaine Harbormaster
Greg McHenry, Senior Planning Analyst

Enclosure: Easement Exhibit for US Border Patrol Camera; AF#2001202835

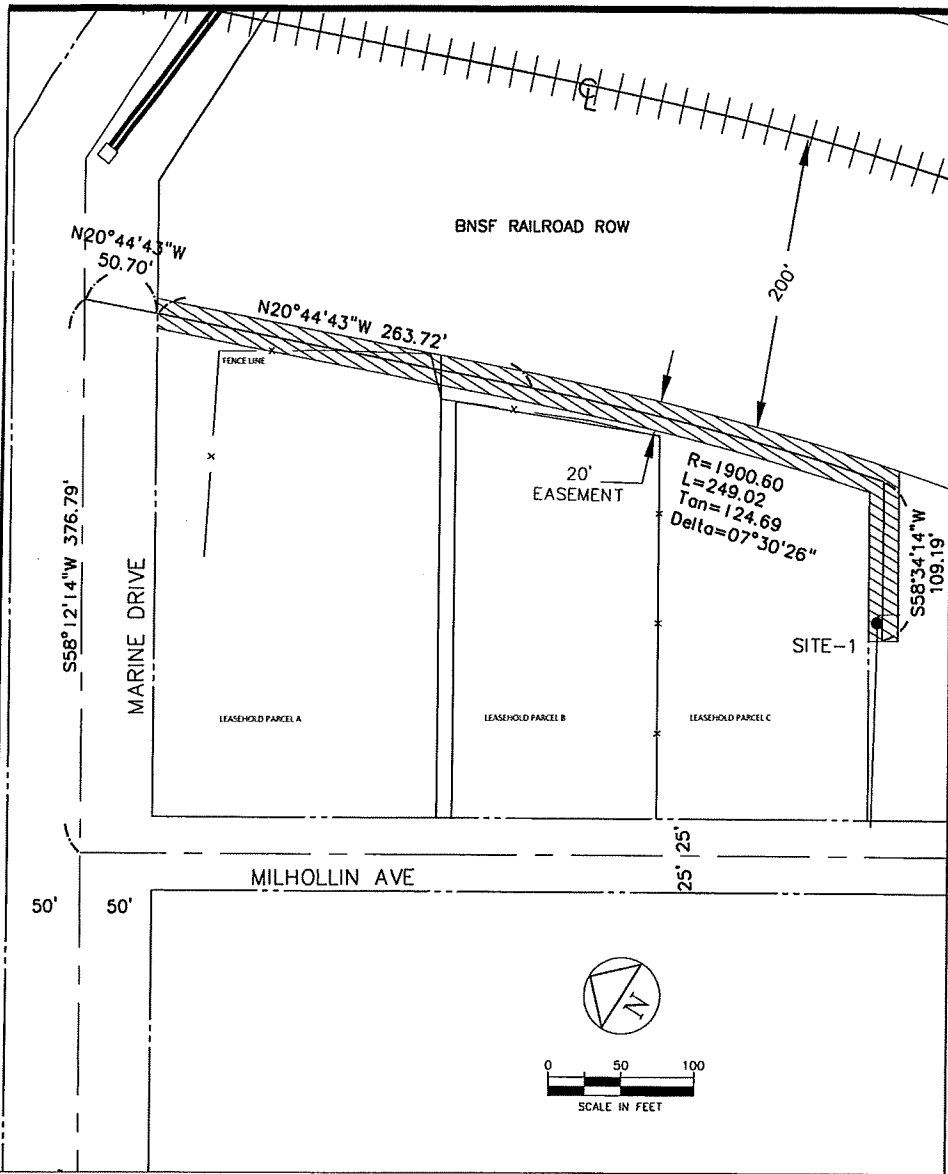


EXHIBIT 'C'

DATE: 6/30/00 DESIGN: G.J.A.
 FILE: IMCX0001 / IMC1EA01 DRAWN: G.J.A.

DAVID EVANS AND ASSOCIATES, INC.
 119 GRAND AVENUE, SUITE D
 BELLINGHAM, WA 98225-4100 360/647-7331



**U.S. BORDER PATROL
 BLAINE SECTOR
 PORT OF BELLINGHAM CAMERA SITE**

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 Whatcom County, WA

Request of: DEA

