

Resort Semiahmoo Zone 3 Project Proposal Community Meeting

April 21, 2016 – 5:00 pm – 6:30 pm

90+ people attended the meeting held at Resort Semiahmoo

Meeting was started with introductions and project overview presentation. During and following this presentation, attendees offered comments / questions regarding the proposed project.

Noted below is a summary of the comments / questions, with responses noted below in italics.

- Concerns with storage units; will commercial uses be part of SRA
The issue of whether or not or some or all of Resort Semiahmoo Zone 3 will be included in the SRA has not been resolved. It appears appropriate that some level of SRA should be involved in the residential tracts but that the SRA's contribution to the commercial or storage tracts is uncertain.
- Gleneagle resident: have not heard anyone express interest in gas station, sandwich shop, etc be located in Resort Semiahmoo
A market survey of Semiahmoo residents (using a web-based survey tool such as "Survey Monkey" will be used to help determine what if any commercial/retail development should occur.
- Commercial storage area – hours of operation? Will this be open to those living outside of Semiahmoo
The commercial storage area will be gated with access available to owners or tenants 24/7. The primary market for the storage condominiums is the residents of Resort Semiahmoo. There are many options for off-site storage for those living some distance away from Semiahmoo, especially when this location is most likely its own destination and would not normally be combined with other trips.
- What is best way to share Semiahmoo community's ideas for project?
The best way currently is to email either the Rimland Pacific, Inc. representatives or the owners.
- Can we see some of Ted's "work" in other places?
The best representative examples of Ted's development work is in Cordata. Feel free to contact the homeowner's association for references.
- West Blaine demographics – could they support an upscale wine bar, specialty grocery?
Unknown at this time. However, market research relating to subsequent phases will help answer this question.
- When do we decide Plan A or B for location of commercial mixed use area? Could we use survey monkey to vote for A or B?
The City of Blaine will ultimately decide on which location, Plan A (along Semiahmoo Parkway) or Plan B (along Semiahmoo Drive) will be chosen as a result of the PUD and Preliminary Plat process. Public comment on the plan submitted to City will be available to the community at the Planning Commission and at the City Council.
- Storage units – concern with thefts at storage area
- Patio concept homes – fee lots not condos
Residential lots will be fee lots.

- Gleneagle – 4-unit buildings are condos; concern with fee ownership – can owners agree with fee simple for general repairs, etc
Zero lot-line homes have shared wall maintenance and yard agreements that protect the home owner in a manner similar to a condominium agreement.
- Phasing Plan – will all site clearing be done at beginning of Phase 1; concerned with de-forested property sitting vacant
Site clearing will be done on phased basis.
- Will there be a new traffic study for this project?
Yes.
- What is phasing time frame?
Generally, 5 years.
- Why can't this property be like the rest of Semiahmoo – larger lots, etc.
This is a site designated as multi-family in the Resort Semiahmoo Master Plan 2014. The Master Plan allows single family residences in a multi-family zone. That condition and response from the market for a need for smaller lots/residences are the reasons for the smaller lots.
- Will this be gated?
Yes.
- Concern with storage units facing Boundary Ridge; lighting that will shine out from property.
Area and security lighting will be down-oriented.
- What is the price point of these homes?
In the mid to high \$300k.
- Will there be a construction entrance? Will Semiahmoo Parkway be the construction route for truck traffic?
There is no construction entrance planned. Semiahmoo Parkway will be the construction route for truck traffic.
- Who will own / maintain the park area?
Undecided. Discussions are continuing with the City of Blaine. In the event the park area does not become a city park, a park area would be maintained either by the homeowner's association or the SRA.
- Concerned with higher density development removing most or all of existing trees
- Would like to see high end grocery store here
- Not sure park is necessary
- Will there be restrooms in the park area?
The plan is for restrooms to serve the park area will be located in the multi-purpose building on the adjacent tract.
- Will the commercial area be lit 24/7?
Yes. Appropriate security lighting will be installed.
- Is it possible to have website set up as means to comment on various options for project?
That option will be explored.
- How will stormwater conveyance work?
A preliminary stormwater plan will be prepared. There are two off-site conveyance systems that serve the site which could convey the stormwater to Semiahmoo Bay. They are located in Boundary Ridge and along the western side of Semiahmoo Parkway.

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Public Notices

PUBLIC NOTICE

**Resort Semiahmoo Zone 3
Community Meeting**

A Community Meeting to present a preliminary development plan for the 19.6 acres of property located at the southwest corner of Semiahmoo Parkway and Semiahmoo Drive in Blaine Washington will be held on April 21, 2016 from 5:00 PM to 6:30 PM in the Victoria Room of Resort Semiahmoo, 9565 Semiahmoo Parkway, Blaine, Washington.

The preliminary plan includes development of a park of approximately 3.4 acres; between 64 to 95 single and multi-family units in three residential phases of approximately 10.7 acres total; between 3 to 5 buildings between 5,000 sf to 40,000 sf in a commercial area of approximately 2.9 acres designed primarily for off-site, indoor storage; and a mixed use area of approximately 0.5 acres for a 1 to 3 story building of between 5,000 sf to 15,000 square feet for retail and office space and between 4 to 8 residential units.

Interested parties are invited to attend and provide input on the preliminary plan.