



**STOP 47°
NORTH**

Citizens against 47° North

www.Stop47degreesnorth.com

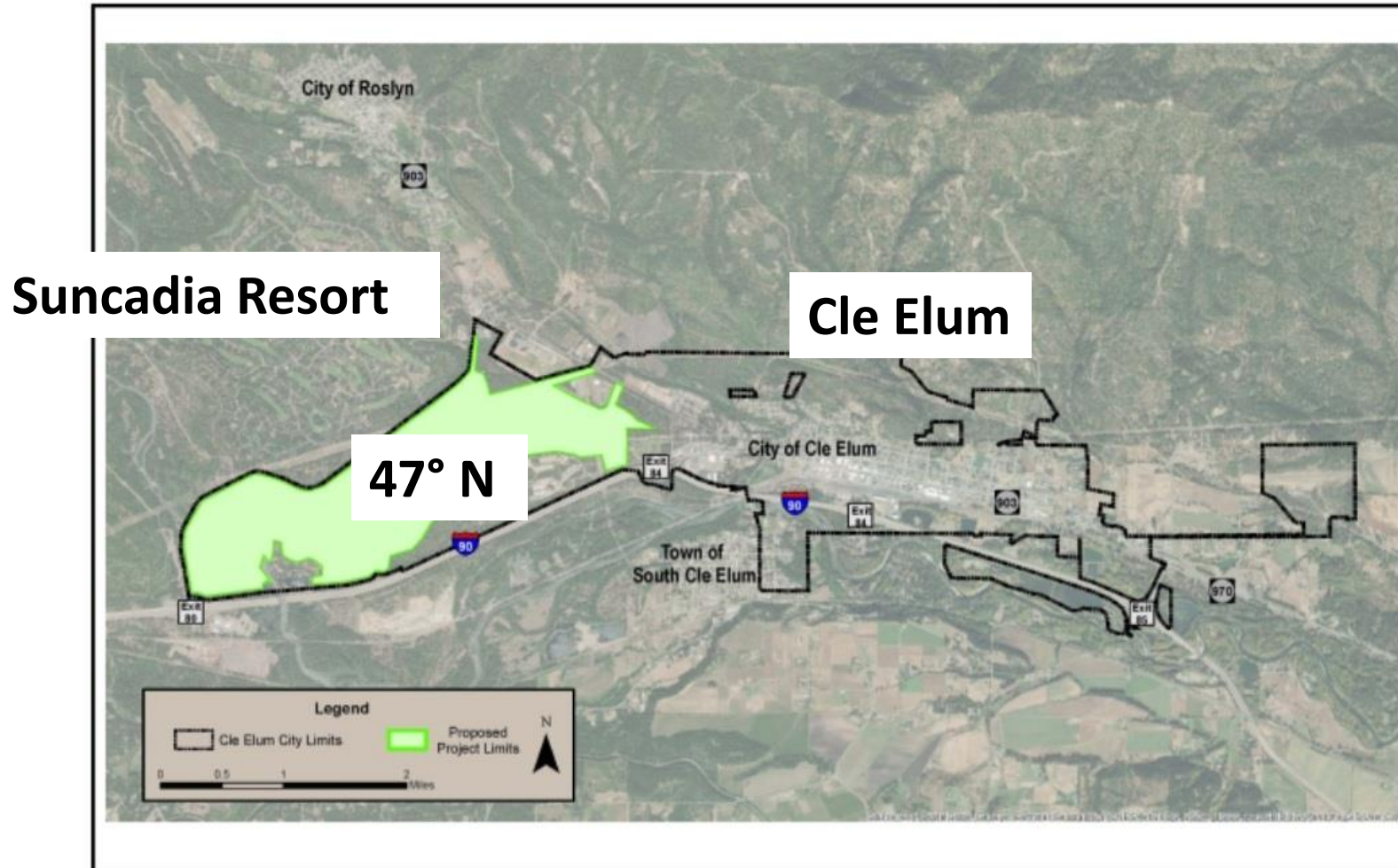
Visit Facebook Group Page: [Stop47degreesnorth](#)

What is 47 Degrees North?

- A Massive Destination RV Resort and Manufactured Home Community proposed in the City of Cle Elum along Bull Frog Road I-90 Exit 80
 - 627 RV spaces
 - Will be the largest RV resort in the state of Washington (by a factor of 3x)
 - Would be among the largest RV resorts in the nation and the largest RV resort in western US
 - 757 Unit Manufactured Home Community
 - Would be the largest Manufactured Home Community in the State of Washington (by a factor of almost 2x)
 - 25 Acre Retail Center
 - Larger than Cle Elum Downtown Core

47 Degree North Location Map

47° North Draft SEIS



Source: City of Cle Elum, 2019.

Figure 2-2

Vicinity Map

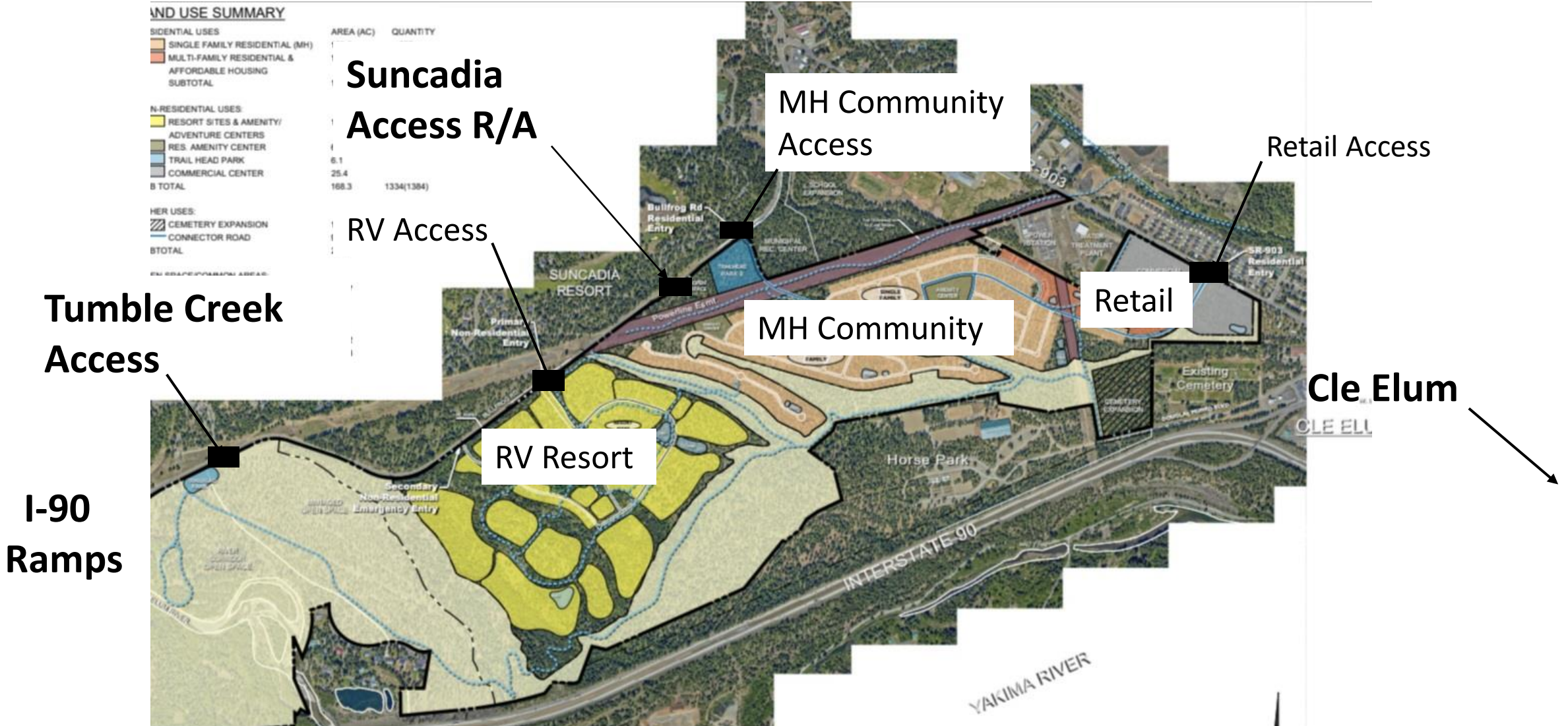
Perspective

- Almost as large as the current city of Cle Elum
- Largest RV Resort in Washington by far, largest RV site in western US
- Largest Manufactured Home Community in WA by far
- Would add 2,430 to 2,800 new population during peak summer periods, nearly doubling the population of upper valley
- Proposed to be built out in a 4 to 6 year period – instant city
- Would nearly double required upper county public services and require extensive infrastructure upgrades and expansions to maintain level of service – won't meet concurrency requirements

Who is the Developer?

- Sun Communities (SUI) – the largest corporate owner of Manufactured Home Communities/RV resorts in the US
- Publicly traded on the NYSE as a REIT (Real Estate Investment Trust)
- Operates in three countries – 670 MH communities/RV resorts, 180,000 sites
- \$3,000,000,000 in annual revenue

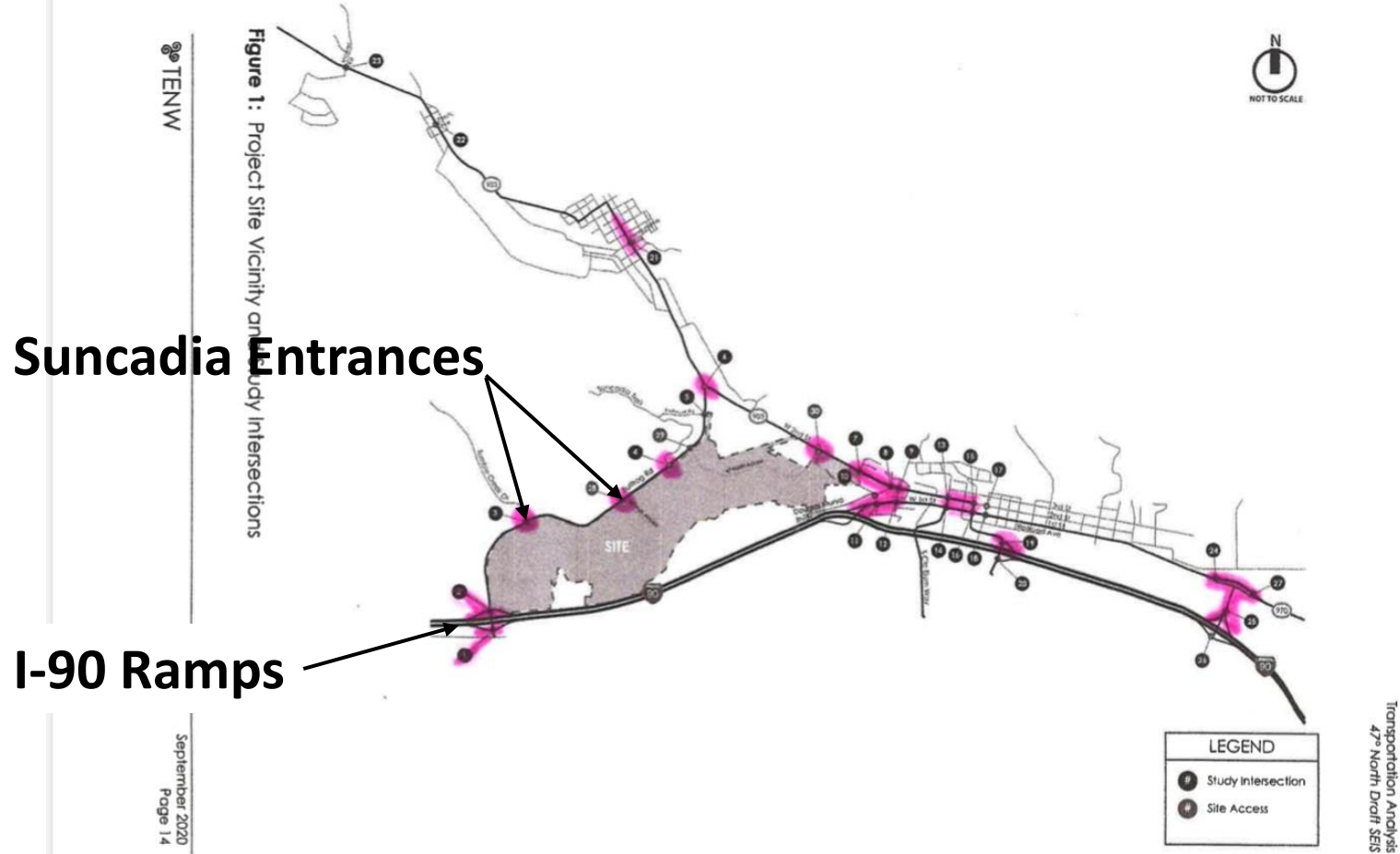
The 47° Proposal....Access



Major Traffic Congestion

- Will add thousands of new trips to upper county roads and local I-90 interchanges that are currently over capacity during peak summer periods (including Bullfrog Rd and SR 903)
- A large percentage of the new trips will be large RV's and Travel Trailers magnifying congestion impacts
- 17 upper county intersections/Roads will reach failing levels of service, or have existing failing LOS worsened during peak summer weekends, including
 - I-90 Ramps at Bullfrog Rd
 - Suncadia Trail Roundabout and Suncadia Tumble Creek entrances
 - Sportland Roundabout (to Roslyn)
 - SR 903

Congestion Map – Failing LOS



Suncadia Entrances

I-90 Ramps

TENW

September 2020
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But it's even worse than it seems

- Full buildout of Suncadia not included in studies
- Peak summer weekends (Friday and Sunday) won't be mitigated by 47° North
- Large RV's and Travel Trailers significantly magnify congestion but don't appear to be fully accounted for

47° North mitigation is wildly inadequate

- Proposes only to build improvements (new roundabouts) at its own new entrances
- Proposes to give \$1M to the city as traffic mitigation for all other road improvements (15 intersections and multiple roadways)
- Sun will “lend” the City an additional \$2.6M for traffic improvements but the city has to pay it back even if that requires raising taxes
- The City is totally unprepared, underfunded and understaffed to take on project and financial responsibility of this magnitude. Some of these projects will probably never be completed leaving us with massive congestion
- BUT.....47° North Can proceed with full development even if no traffic improvements are ever built by the city – avoiding all concurrency requirements

What is our goal?

- We believe this is the wrong project for upper county. It will have huge widespread regional impacts, our infrastructure simply can't support it and Sun Communities will not or cannot adequately mitigate impacts or wait until the City/WSDOT/Kittitas County can.
- This project should be denied.

What can you do?

- The public comment period ends May 31!
- Contact the city of Cle Elum, express your concern and request the project be denied
- Contact State, County and upper county service agencies and request that they make sure that all impacts are mitigated
- Visit Stop47degreesnorth.com and the Stop47degreesnorth Facebook page to join fellow minded citizens against this project and get more information and download sample public comment letters

THANK YOU!

Citizens against 47° North

Visit website: Stop47degreesnorth.com

Facebook Group Page: [Stop47degreesnorth](https://www.facebook.com/Stop47degreesnorth)