PLANNING COMMISSION AGENDA

November 9, 2010, 7:00 p.m.
Multipurpose Room/Council Chamber
Burien City Hall, 400 SW 152nd Street
Burien, Washington 98166

This meeting can be watched live on Burien Cable Channel 21 or streaming live and archived video on www.burienmedia.org

I. ROLL CALL	
II. AGENDA CONFIRMATION	
III. PUBLIC COMMENT	Public comment will be accepted on topics not scheduled for a public hearing.
IV. APPROVAL OF MINUTES	a. October 12, 2010 b. October 26, 2010
V. PUBLIC HEARING	a. El Dorado West Retirement Community Rezone Request
b. OLD BUSINESS	a. El Dorado West Retirement Community Rezone Request, Discussion and Possible Recommendation to City Council b. 2010 Proposed Comprehensive Plan Amendments, Discussion and Recommendation to City Council
c. NEW BUSINESS	
d. PLANNING COMMISSION COMMUNICATIONS	
e. DIRECTOR'S REPORT	
f. ADJOURNMENT	
Future Agendas (Tentative)	To be determined

Planning Commissioners

Jim Clingan (Chair)
Nancy Tosta (Vice Chair) **Greg Duff** **Joe Fitzgibbon**
Ray Helms **Rachel Pizarro** **John Upthegrove**

City of Burien

BURIEN PLANNING COMMISSION
REGULAR MEETING
October 12, 2010
7:00 p.m.
Multipurpose Room/Council Chambers
MINUTES

To hear the Planning Commission's full discussion of a specific topic or the complete meeting, the following resources are available:

- Watch the video-stream available on the City website, www.burienwa.gov
- Check out a DVD of the Council Meeting from the Burien Library
- Order a DVD of the meeting from the City Clerk, (206) 241-4647

CALL TO ORDER

Chair Jim Clingan called the October 12, 2010, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Jim Clingan, chair; Greg Duff, Ray Helms, Rachel Pizzaro, Nancy Tosta, John Upthegrove

Absent: Joe Fitzgibbon

Administrative staff present: Chip Davis, planner, and David Johanson, senior planner

AGENDA CONFIRMATION

Direction/Action
Motion was made by Commissioner Tosta, seconded by Commissioner Pizarro, and passed unanimously to approve the agenda for the October 12, 2010, meeting.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

September 28, 2010
It was noted that the draft minutes incorrectly state the public hearing on proposed Comprehensive Plan amendments would be on October 26, 2010. The draft minutes were amended.

Direction/Action
Motion was made by Commissioner Tosta, seconded by Commissioner Helms and passed unanimously to approve the September 28, 2010, meeting minutes as amended.

PUBLIC HEARING

Chair Clingan opened the hearing at 7:14 p.m. Testimony was received first on proposed Comprehensive Plan amendment 2010-1, Northeast Redevelopment Area.

Chestine Edgar, 1811 SW 152nd Street, Burien
Ms. Edgar voiced her opposition to the proposed amendment, stating that it would give the Port of Seattle carte blanche to do whatever it wants to in Northeast Burien without any oversight by the City.

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Don Warren, 15702 13th Ave SW, Burien
Mr. Warren said he hasn't heard much about this proposed amendment and therefore has had little time to study it. He told the commissioners he hoped they would wait to make any decision on it until he has had time to determine if staff's assessment of the proposed amendment is accurate.

Chair Clingan then said testimony would be accepted on proposed Comprehensive Plan amendment 2010-2, Lake Burien Neighborhood Comprehensive Plan map amendment and rezone.

Chestine Edgar, 1811 SW 152nd Street, Burien
Ms. Edgar demonstrated her understanding of determining housing density per acre using two 9 x 13 cakes. She said staff is wrong in its calculation of the density of the land surrounding Lake Burien.

Robert Howell, 15240 20th Ave SW, Burien
Mr. Howell said the density of housing around the lake is less than 3 units per acre, using the net site density method found in the 2005 Burien Comprehensive Plan.

Bob Edgar, 12674 Shorewood Dr. SW, Burien
Mr. Edgar said there is a conflict between the Comprehensive Plan policies and the Comprehensive Plan map and the Growth Management Act requires that the map must match the Comprehensive Plan policies, with the policies taking precedence.

Sandy Gledhill-Young, 1936 SW 168th St., Burien
Ms. Gledhill-Young said the Lake Burien area always has been low density in character and has a significant amount of critical areas, therefore the neighborhood should be designated low density to protect the lake.

John Ball, 1602 SW 156th St., Burien
Mr. Ball said an error was made in 1999 when the Comprehensive Plan was amended and asked the Planning Commission to designate the Lake Burien area low-density residential.

Bob King, 1626 SW 152nd St., Burien
Mr. King said it appears there is an inconsistency between the Comprehensive Plan and the Comprehensive Plan map with regard to the Lake Burien area. He requested the area be designated low-density residential.

Kathi Skarbo, 1621 SW 152nd St., Burien
Ms. Skarbo handed out presented the Planning Commission with 132 signatures on petitions from Lake Burien residents requesting the City change the Lake Burien area land use designation to low-density residential. She outlined four options she said the commissioners have before them, three of which include changing the designation and the fourth to agree with the staff recommendation.

Don Warren, 15702 13th Ave SW, Burien
Mr. Warren said the Lake Burien area currently is built at low density and is a critical area and therefore should be designated low density in order to protect the water quality of the lake. He said the lake needs every legal protection that can be put upon it.

Burrita Perry, 15407 11th Ave SW
Mrs. Perry said she and her family consider the Lake Burien area to be low density. She said that although the Comprehensive Plan calls for neighborhoods to have a plan, the City of Burien has not allowed it because of the disorganized formal planning. She said the City has never tried to find out the character of the Lake Burien area, which became obvious to her during the Shoreline Master Program process. She asked that the Lake Burien area be designated low density.

Robbie Howell, 15240 20th Ave SW, Burien
Mrs. Howell said the City has not treated Lake Burien as a critical area in city planning and has not used "Best Available Science" to develop protections for the lake. She asked the commissioners to designate the Lake Burien area low-density residential.

Tanya Engeset, 1449 SW 152nd St., Burien
Ms. Engeset said the net benefit to the community that would result from approval of the proposed Comprehensive Plan amendment is protection of water quality, which is important to her because she regularly swims in the lake. She said the Lake Burien area should be designated low density. She gave the

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commissioners copies of articles from the B-Town Blog about the toxic algae bloom the lake currently is experiencing.

Suzanne Konecny, 15732 14th Pl. SW, Burien
Mrs. Konecny said she opposes the proposed Lake Burien Comprehensive Plan amendment because it would limit people's options during the current economic crisis.

Linda Plein, 1600 SW 156th St., Burien
Ms. Plein suggested that the properties touching the water could be designated 12,000 and the upper lands could stay at 7,200. She said designating the area touching the water as low density would give the wildlife a place to go.

Len Boscarine, 1600 SW 156th St., Burien
Mr. Boscarine said he doesn't understand staff's reluctance to fix the inconsistency between the Comprehensive Plan and the Comprehensive Plan map if it is out of compliance.

There being no other testimony, Chair Clingan closed the public hearing at 7:48 p.m.

OLD BUSINESS

2010 Proposed Comprehensive Plan Amendments, Discussion and Possible Recommendation

Chip Davis provided additional information about the proposed Lake Burien amendment as requested by commissioners at the September 28th meeting. First, he said he has found no Comprehensive Plan policy requirements that critical areas be designated low-density residential areas. He said critical areas are, in fact, found in both low-density and moderate-density neighborhoods and gave several examples throughout the city. Secondly, using a series of illustrations, Mr. Davis explained the process the City used to calculate the buildable lands around Lake Burien.

The commissioners discussed the proposed Lake Burien amendment and asked for additional information from staff and people who testified in the hearing.

Follow-up
The commission will continue its discussion, and possibly make its recommendation, at the October 26, 2010, meeting.

NEW BUSINESS

None.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

Mr. Johanson noted that there will be a groundbreaking ceremony for the Transit Center parking garage at 10 a.m. on Saturday, Oct. 23rd.

ADJOURNMENT

Direction/Action
MOTION to adjourn the meeting was made by Commissioner Pizarro; second by Commissioner Duff. Motion carried unanimously. Meeting adjourned at 8:47 p.m.

APPROVED:_____

_____
Jim Clingan, chair
Planning Commission

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City of Burien

BURIEN PLANNING COMMISSION
REGULAR MEETING
October 26, 2010
7:00 p.m.
Multipurpose Room/Council Chambers
MINUTES

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CALL TO ORDER

Chair Jim Clingan called the October 26, 2010, meeting of the Burien Planning Commission to order at 7 p.m.

ROLL CALL

Present: Jim Clingan, chair; Greg Duff, Joe Fitzgibbon, Ray Helms, Nancy Tosta, John Upthegrove

Absent: Rachel Pizzaro

Administrative staff present: Chip Davis, planner, and Scott Greenberg, Community Development Department director

AGENDA CONFIRMATION

Direction/Action
Motion was made by Commissioner Tosta, seconded by Commissioner Fitzgibbon, and passed unanimously to approve the agenda for the October 26, 2010, meeting.

PUBLIC COMMENT

Chestine Edgar, 1811 SW 152nd Street
Mrs. Edgar said she spoke with staff from the Puget Sound Regional Council, King County and other cities and said they told her that they would calculate current density in a different manner than that used by the City of Burien. She said the City of Burien has a large excess of projected housing units to meeting its Growth Management Act requirements. She asked the commissioners to change the designation of the Lake Burien area to low-density residential.

Rob Howell, 15240 20th Ave SW
Mr. Howell said staff from the Puget Sound Regional Council did not recognize the methodology used by the City of Burien to calculate the current density around Lake Burien. He said he hoped Council would ask City of Burien staff for the regulations authorizing the method it is using.

Bob Edgar, 12674 Shorewood Dr SW
Mr. Edgar said the City of Burien is able to meet its Growth Management Act (GMA) targets without allowing more development in the Lake Burien area. He said the Puget Sound Regional Council does not have a specific model for cities to use to predict future capacity. Mr. Edgar said the City must be confident about meeting GMA targets if it is planning to build a movie theater in Town Square instead of the 124 housing units that were planned there. He said bringing up the GMA targets in the discussion about changing the Lake Burien area designation is just a diversion.

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Sandy Gledhill-Young, 1936 SW 168th St.
Mrs. Gledhill-Young asked that city staff be required to show every step of its work in calculating Lake Burien area density. She also asked for the source of the maps and model the City is using. Mrs. Gledhill-Young requested the commissioners direct staff to provide any information requested related to the proposed Comprehensive Plan amendment in a timely manner and with a good attitude, stating that staff works for the citizens of the City. She also asked that a planning commissioner direct staff to show justification as to why a number of residential units planned for Town Square are being replaced by a movie theater complex. She asked that the designation of the Lake Burien area be changed to low-density residential and said she doesn't understand why City staff is refusing to acknowledge an error occurred when the lake area was designated as moderate density.

Nona Deyman, 1817 SW 152nd St.
Mrs. Deyman asked the commissioners to change the designation of the Lake Burien area to low-density residential and submitted 20 signatures on a petition requesting the same.

John Poitras, 1248 SW 149th St.
Mr. Poitras said City staff is not being cooperative. He said the commissioners should listen to the residents of Lake Burien, since they live there and know the lake is a critical area, and designate the area low-density residential.

Mary Oemcke, 1603 SW 152nd St.
Ms. Oemcke asked that the Lake Burien area be designated low-density residential because it meets the criteria stated in the Comprehensive Plan. She noted there currently is a toxic algae bloom in the lake and said designating the lake area low-density is necessary to reduce further such incidents.

Linda Boscarine, 1600 SW 156th St.
Mrs. Boscarine said the lake is a critical area and significantly increasing the number of houses around it would damage water quality. She asked that the area surrounding the lake be designated low-density residential, adding that she finds it alarming that the City is saying the lake does not need the protection of the low-density designation.

Kathi Skarbo, 1621 SW 152nd St.
Ms. Skarbo said 27 of the 72 lots abutting the water of the lake have structures within the nonbuildable buffer area, making them nonconforming, but during the Shoreline Master Program process the lakeshore owners were told nonconformance is not an issue. She said the City can't have it both ways. She asked the commissioners to direct staff to explain its definition of "significant amounts" of critical areas as referenced in the land use designation criteria in the Comprehensive Plan and why that criteria doesn't apply to Lake Burien. Ms. Skarbo then compared the two proposed Comprehensive Plan amendments on the docket, asking why the NERA amendment is a "housekeeping" item and the Lake Burien one isn't. She said she learned from her experience with the Shoreline Master Program that it is hard for the City to admit a mistake; the City only admits to a mistake only when it is brought to its attention by someone more powerful that a citizen. She urged the Planning Commission to direct staff to acknowledge the inconsistency between the Comprehensive Plan and the plan map and recommend to the city council that the map be changed.

Tanya Engeset, 1449 SW 152nd St.
Referring to the recent toxic algae bloom in the lake, Ms. Engeset said adding more houses around the lake only will make the situation worse. She asked that the designation be changed to low-density.

APPROVAL OF MINUTES

None.

OLD BUSINESS

2010 Proposed Comprehensive Plan Amendments, Discussion and Possible Recommendation

Chip Davis summarized the additional information being provided to the commissioners at the meeting.

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Commissioner Upthegrove moved, as read on his behalf by Commissioner Tosta, that the Planning Commission recommend to the City Council that the staff recommendation on item 2010-2 be modified to reflect that there is an inconsistency between the language in the Comprehensive Plan and the Zoning Map because the Zoning Map shows the property surrounding Lake Burien as moderate density; however, the language in the Comprehensive Plan item 3 page 2-9 states in order to be moderate density the "area does not have significant amounts of critical areas." For this reason the Planning Commission recommends that the property surrounding Lake Burien be designated low-density on the Zoning Map. Any decision regarding a zoning change should be postponed until the City Council has the opportunity to determine if there is an inconsistency. Commissioner Tosta seconded the motion. **Motion** failed 2-4. Opposed: Commissioners Clingan, Duff, Fitzgibbon and Helms.

Commissioner Fitzgibbon moved that the Planning Commission recommend to the City Council approval of Comprehensive Plan Reference No. 2010-1 as set forth in Attachment A of the staff recommendation report. Commissioner Helms seconded. **Motion** carried 5-1. Opposed: Commissioner Upthegrove.

Follow-up
For Comprehensive Plan Reference No. 2010-2, staff was directed to prepare a map and recommendation including only those properties abutting Lake Burien. The commission will continue its discussion, and possibly make its recommendation, at the November 9, 2010, meeting.

NEW BUSINESS

Planner Stephanie Jewett introduced a request by the El Dorado West Retirement Community for a rezone from Residential Multifamily 12 units per acre (RM-12) to Residential Multifamily 24 units per acre (RM-24).

Follow-up
A public hearing on the rezone request is scheduled for the November 9, 2010, Planning Commission meeting.

PLANNING COMMISSION COMMUNICATIONS

Commissioner Tosta said she will not be at the November 9, 2010, meeting of the Planning Commission.

DIRECTOR'S REPORT

None.

ADJOURNMENT

Direction/Action
MOTION was made by Commissioner Fitzgibbon, seconded by Commissioner Helms, and passed unanimously to adjourn the meeting at 9:10 p.m.

APPROVED:_____

_____
Jim Clingan, chair
Planning Commission

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CITY OF BURIEN, WASHINGTON
MEMORANDUM

DATE: November 9, 2010

TO: Planning Commission

FROM: Stephanie Jewett, AICP
Planner

SUBJECT: Public Hearing – El Dorado West Retirement Community Rezone Request

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PURPOSE:

The purpose of this agenda item is to conduct a public hearing for the El Dorado West Retirement Community Rezone Request.

BACKGROUND:

The request is to rezone two parcels of land from Residential Multi-family-18 to Residential Multi-family-24 in order to redevelop the existing 68-unit El Dorado West Retirement Community at a higher density. Staff introduced the request and reviewed staff's recommendation to approve the request at the October 26, 2010, Planning Commission meeting.

PLANNING COMMISSION ACTION:

No action is required; however, following your public hearing an agenda item has been scheduled to allow the Planning Commission to make a recommendation to the City Council if so inclined.

The Commission may:

1) Move to recommend the City Council approve the request and adopt the staff recommendation as presented; or
2) Move to recommend the City Council approve the request with modifications to the staff recommendation and outline the findings and conclusions in support of the modifications; or
3) Move to recommend that the City Council deny the request and outline the findings and conclusions in support of the denial.

Suggested Motion: *I move the Planning Commission recommend to the City Council approval of the El Dorado West rezone request reference number PLA 10-0780 and adopt the findings and conclusions of the staff recommendation as presented.*

If you have any questions before the meeting, feel free to contact me at (206) 439-3152 or by e-mail at stephaniej@burienwa.gov.

Attachment:

PLA 10-0780, El Dorado West Retirement Community Rezone Request Staff Recommendation

CITY OF BURIEN, WASHINGTON
Department of Community Development
400 SW 152nd Street, Suite 300, Burien, Washington 98166
Phone: (206) 241-4647 Fax: (206) 248-5539

Rezone Request
PLA 10-0780

APPLICANT: Dave Baus with Village Concepts for El Dorado West Retirement Community

LOCATION: 1010 SW 134th Street (see Attachment 1-Vicinity Map)

CURRENT LAND USE: El Dorado West Retirement Community

TAX PARCEL #s: 1823049011 & 1823049037

REQUEST: Rezone two parcels of the existing El Dorado West Retirement Community site from Residential Multifamily-18 to Residential Multifamily-24.

STAFF RECOMMENDATION: Approve Rezone Request

FINDINGS & CONCLUSIONS

DISCUSSION: The Applicant is requesting to rezone two parcels of land from Residential Multifamily-18 to Residential Multifamily-24 in order to redevelop the existing 68-unit El Dorado West Retirement Community at a higher density. The Applicant's intent is to provide 102 assisted living units. Phase 1 is planned to replace the existing building's east wing with 61 units, a kitchen and a dining room. Phase 2 is planned to replace the existing building's west wing with 41 units, a social room, and offices. Preliminary project plans are included in the Applicant's submitted materials (see Attachment 5).

The zoning for the site consists of two designations, Residential Multifamily-24 on the western portion of the site and Residential Multifamily-18 on the eastern portion (see Attachment 2). In order for the site to be redeveloped at the desired higher density, the Applicant is requesting that the eastern portion of the site be rezoned from Residential Multifamily-18 to Residential Multifamily-24.

REZONE REVIEW CRITERIA: The City of Burien Zoning Code (Burien Municipal Code 19.65.090) contains the criteria for review of a proposed rezone. To be approved, the proposed rezone must meet ***all*** of the following criteria.

A. The rezone is consistent with the Comprehensive Plan.

1. Facts: The Comprehensive Plan designates the entire El Dorado West site as *High Density Multi-family Neighborhood* (see Attachment 3). As noted in ***Policy RE 1.7*** of the Comprehensive Plan, the *High Density Multi-family Neighborhood* land use designation is intended to provide for the location of stable and attractive multi-family development near transit, employment, shopping and recreation facilities at densities of up to 24 units per acre. Consistent with this policy direction, the proposed rezone to Residential Multifamily-24 allows for maximum densities of 24 units per acre.

   This same policy also specifically calls out "assisted living units for seniors or disabled persons" as a use that should be allowed in areas designated for High Density Multifamily Use and makes allowances for these types of uses to be developed at densities greater than 24 units per acre when the proposed development is appropriate for the site. Consistent with this policy direction, the City's zoning code allows for "Senior Citizen Assisted Dwelling Units" in the RM-24 zone with densities greater than 24 dwelling units per acre allowed as long as the development is consistent with the City's Development Standards. Development standards include requirements such as parking, impervious surface and building coverage maximums, height maximums and landscaping.

   The Comprehensive Plan also includes the following goal and policy encouraging the development of housing for seniors:

   > ***Goal HS.3*** Develop and preserve a variety of housing options for Burien citizens with special needs due to age, disability, or personal circumstance.
   >
   > ***Policy HS 3.3*** The City should encourage the dispersal of special needs and senior housing throughout the City. However, special needs and senior housing must still meet the development requirements of the underlying zone. Some clustering of special needs and senior housing may be appropriate if proximity to public transportation, medical facilities or other essential services is necessary.

2. Conclusion: Criteria met.

B. The rezone bears a substantial relation to the public health, safety or welfare.

1. Facts: As indicated by the Applicant's submitted materials (Attachment 5), the rezone is being requested in order to develop an increased supply of clean, safe, housing that provides health care services for the needs of the next generation of seniors.

   The redevelopment of the site will also address several public health, safety and welfare issues at the site, including –

   - Aging heating and plumbing systems in need of constant repair.
   - Doorways not wide enough to accommodate wheelchairs and walkers.

- Bathrooms which are not designed to provide for bathing without assistance.

2. Conclusion: Criteria met.

C. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the property.

1. Facts: The following Table summarizes the comprehensive plan land use designations, zoning designations and existing land uses adjacent to the site.

Table - 1

Direction	Comp. Plan Designation	Zone	Current Uses
North	Moderate Density Residential Neighborhood	RS 7,200 (Single-Family Residential)	Single Family Residential
Northwest	High Density Multi-Family Neighborhood	RM-24 (Multi-Family Residential)	Multi Family Residential
South	High Density Multi-Family Neighborhood	RM-18 (Multi-Family Residential)	Multi Family Residential
East	Moderate Density Residential Neighborhood	RS 7,200 (Single- Family Residential)	Single Family Residential
West	High Density Multi-Family Neighborhood	RM-24 (Multi-Family Residential)	El Dorado West Retirement Community

The proposed rezone will be compatible with the properties located directly to the west, northwest and south of the site, which are all zoned for multi-family use. The property located to the west of the site is currently designated for High Density Residential use in the Comprehensive Plan, is zoned RM-24 Residential Multi-Family, and is currently developed as part of the existing El Dorado West Retirement Community. The property to the northwest of the site is currently designated for High Density Residential use in the Comprehensive Plan, is zoned RM-24 Residential Multi-family, and is currently developed as the "Squire of Ambaum" apartment complex. The property to the south of the site across SW 134th Street is designated for High-Density Residential use in the Comprehensive Plan, is zoned RM-18 Multi-family Residential and is developed as the "Quiet Maple Townhomes".

The properties to the east and directly north of the site are designated Moderate Density

Residential Neighborhood, are zoned RS-7,200 Residential Single-Family, and are developed with single family homes. These properties may experience some visual impacts given the planned redevelopment of the site. However, any future redevelopment on the site will be required to comply with the City's Transition Area requirements, which are designed to provide standards for creation of a buffer between multi-family and single-family zones, including the following provisions –

- **Installation of a 20 ft. wide "full screen" landscape buffer** along the property line between the site and the adjacent single-family zoned properties to the east and the north of the site. The "full screen" is achieved through specific requirements including the requirement that the buffer consist of primarily evergreen trees and shrubs, with the trees spaced no more than 25 feet on center and the shrubs spaced no more than four feet apart. See Attachment 4 for the location and extent of the required 20 ft. landscape buffer. The purpose of the landscaping buffer is to screen the buildings and activities in order to decrease any impacts to adjoining single-family uses. Landscaping helps mitigate visual impacts and to some degree noise impacts between land uses. It's also important to note that the existing single-family residences adjacent to the eastern and northern boundary of the site currently have existing landscaping screens (see Attachment 1).

- **Building Façade and roofline modulation** will be required on any facades and rooflines that exceed 60 feet in length and face the adjacent single-family zoned properties to the east and the north of the site. The purpose of building façade and roofline modulation is to reduce the visual bulk and mass of buildings to adjacent single-family uses.

- **Truck loading spaces, refuse collection areas and mechanical equipment** will be required to be located as far away as possible from the adjacent single-family zoned properties to the east and the north of the site. The purpose of this requirement is to limit noise and odor impacts, commonly created by these building components, to adjacent single-family uses.

Given these requirements, possible visual and noise impacts to the single-family zoned properties to the north and east of the site from future redevelopment of the site will be mitigated.

In addition, changes to traffic generated from the proposed redevelopment of the El Dorado West site is estimated to be minimal. As stated in the Applicant's submitted Traffic Impact Analysis (Attachment 5) only 4 new AM peak-hour trips and 7 new PM peak hour trips are estimated.

2. Conclusion: Criteria met.

D. The rezone has merit and value for the community as a whole.

1. Facts: The rezone has merit and value for the community as a whole given 34 more housing units to serve the needs of senior citizens will be able to be developed compared to what the existing zoning allows.

2. Conclusion: Criteria met.

ATTACHMENTS

1- Vicinity Map

2- Current Zoning Designations

3- Comprehensive Plan Land Use Designations

4- Twenty Foot Landscape Buffer

5- Submitted Application Materials

PLA 10-0780
El Dorado West Rezone Request
Vicinity Map

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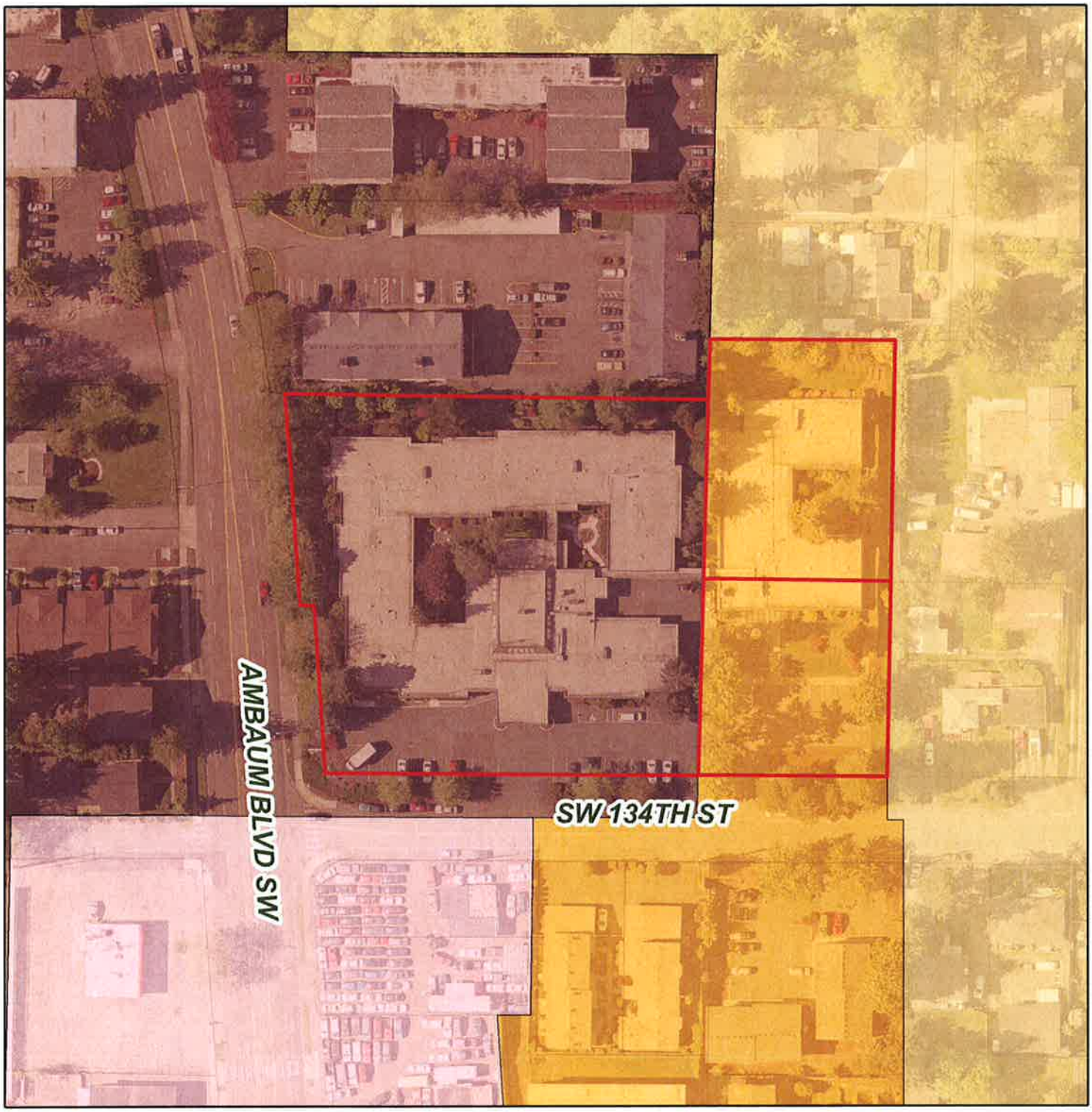
ATTACHMENT 1

PLA 10-0780
El Dorado West Rezone Request
Current Zoning



Legend

- RM-18 Residential Multi-Family
- RS-7,200 Residential Single-Family
- RM-24 Residential Multi-Family
- CI

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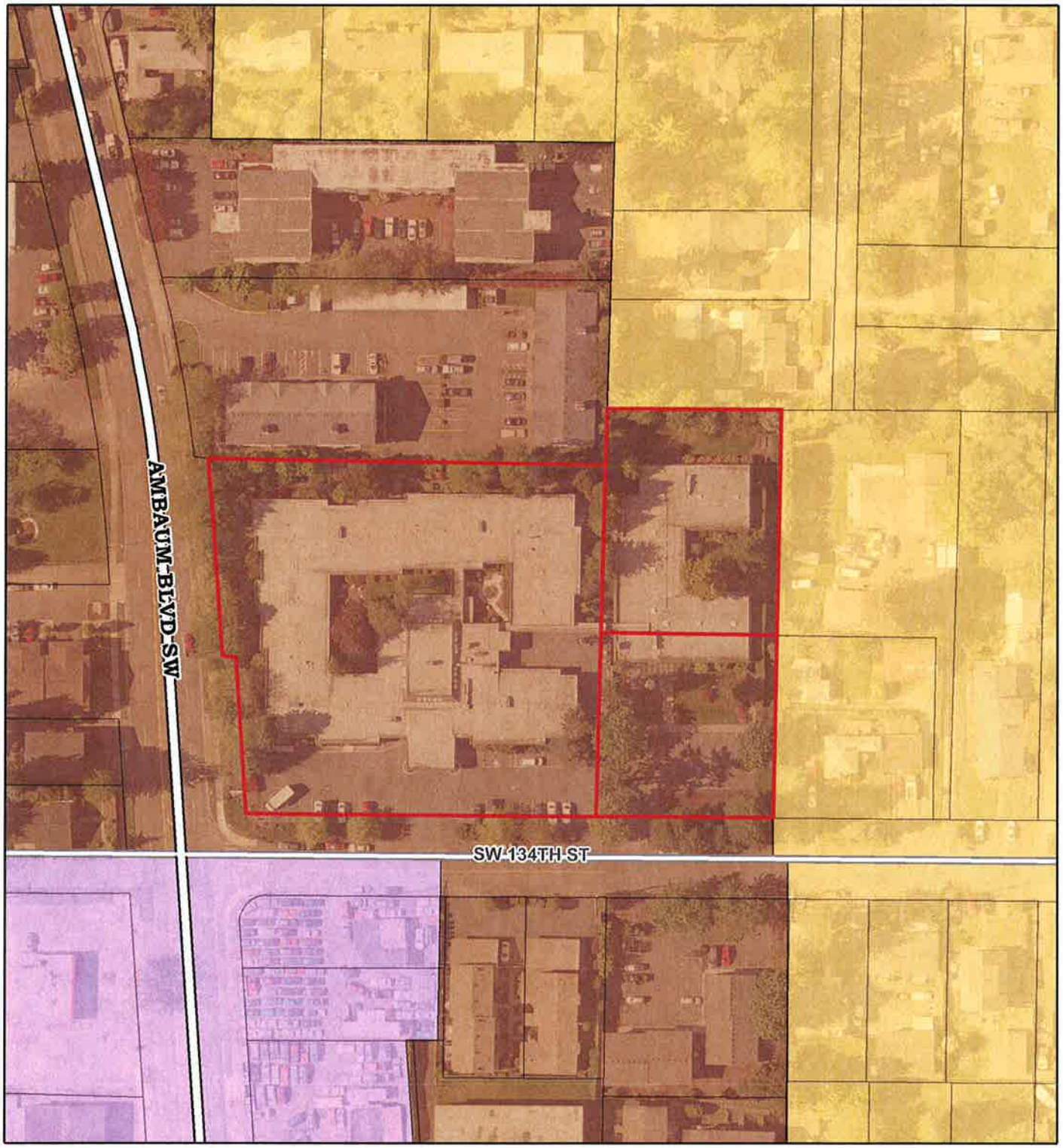
ATTACHMENT 2

PLA 10-0780
El Dorado West Rezone Request
Comprehensive Plan Land Use Designations



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Legend

- Moderate Density Residential Neighborhood
- Intersection Commercial
- High Density Multi-Family Neighborhood

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ATTACHMENT 3

PLA 10-0780
El Dorado West Rezone Request
20 FT Landscape Buffer

Legend

Landscape Buffer

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ATTACHMENT 4

Re-zone Criteria
BMC 19.95.100.4. Criteria. The City may approve or approve with modifications a proposal to amend the text of this Code if:

A. The amendment is consistent with the Comprehensive Plan;

The amendment to the re-zone would allow the subject property zone to be consistent with comprehensive plan.

B. The amendment bears a substantial relation to the public health, safety or welfare;

El Dorado West, built in 1975 is Village Concepts' original boarding home. The age of the structure, overall esthetics, and the current financial markets concludes that a complete tear down and renovation of El Dorado West is our best option to revitalize this project.

With any building of this age, there are several maintenance issues that need to be addressed. Equipment like the boiler is under constant repairs and maintenance as well as parts are becoming scarce and limited, thus requiring replacement to the equipment as the only option. The plumbing throughout the building, as years of corrosion and sediment buildup continue to wear on the water lines causing breakage and leaks is in need of replacement. The roof will require replacement in the coming years.

The majority of the apartments at El Dorado do not adequately meet the needs of today's seniors. Doorways are not wide enough to accommodate wheelchairs and walkers. Bathrooms are furnished with tub enclosures, which impact the seniors as they are not able to climb in and out of and require additional assistance to complete the simple task as bathing. The call system while operational is not as sophisticated and flexible as systems offered today.

El Dorado West looks a lot like any nursing home built in the late sixties and early 70's. Over the last 35 years senior housing design has substantially changed and this building continues to struggle to be marketable. In order for El Dorado to be marketable in the next 35 years a complete renovation of the exterior, interior common areas and apartments is required.

Two factors do not make a remodel to address these issues a viable option for El Dorado West. First, the number of units in this building does not make a significant investment in a remodel a financial viable option. With only 68 units available the economy of scale for staffing and building cost are very low. Adding additional units makes the project perform better leading to overall stronger project. Secondly, a project that does not add units (creating a stronger project) is nearly impossible to finance due to the condition of the financial markets. Banks are much more stringent than in years past and to make a project viable to underwriting we must present a project that is much stronger than in years past.

C. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the property

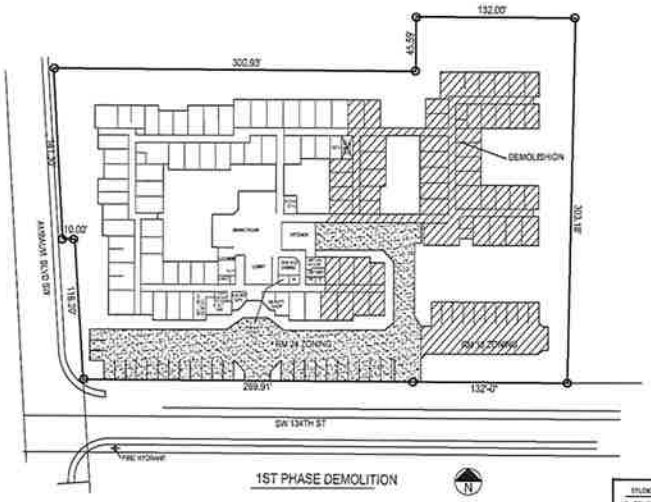
ATTACHMENT 5

In the redevelopment of El Dorado West we have made several changes to our current site plan to minimize the overall impact to our adjacent property owners. On the north side of our development we designed a secured private drive; this parking lot is designed for the residents parking and fire truck access. Having this drive along the north side of our development helps minimizes the traffic on SW 134th and sets the location of the main building in the center of the subject's property. On the east side of our development we will include a 20 ft. landscaped buffer and also move the northeast section of the building an additional 5 ft. from our east property line. On the south side; El Dorado West will improve the frontage alone SW 134th Street and with the additional access drive on the north side of our development, the overall impact vehicles impact on SW 134th Street will be reduced. On the west side; our evaluation plans for El Dorado is to keep the elevation of the building to 2 stories along Ambaum Blvd.

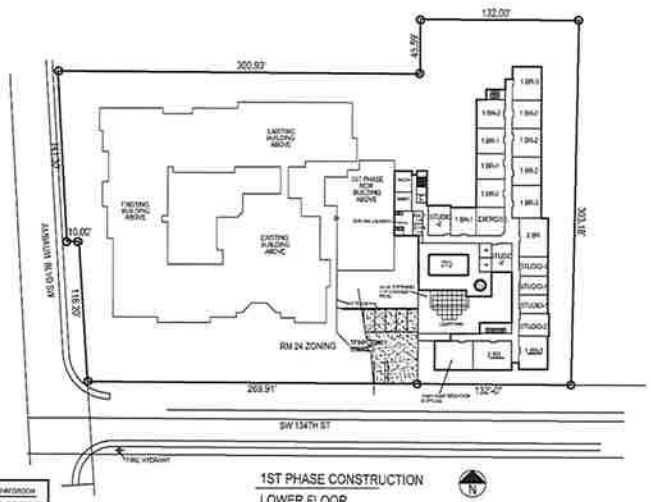
Additional Traffic: The addition 32 units (70 units existing-102 planned) will generate an additional 85 trips a day and having access to Ambaum Blvd. SW and SW 134th Street, both accesses will operate at acceptable LOS C with the new development plan. Please see attached the Gibson Traffic Consultants Report dated March 2010.

D. The amendment is in the best interest of the community as a whole.

El Dorado West requires the proposed action to create a strong viable product for the community and seniors in the future. Over the next 20 years the baby boomer generation will need housing and health care services that El Dorado West provides. Due to the limited of vacant ground and zoning which allow for this type of housing with care, this development is critical for providing clean, safe, housing that provides health care services for the next generation of seniors to come.



1ST PHASE DEMOLITION

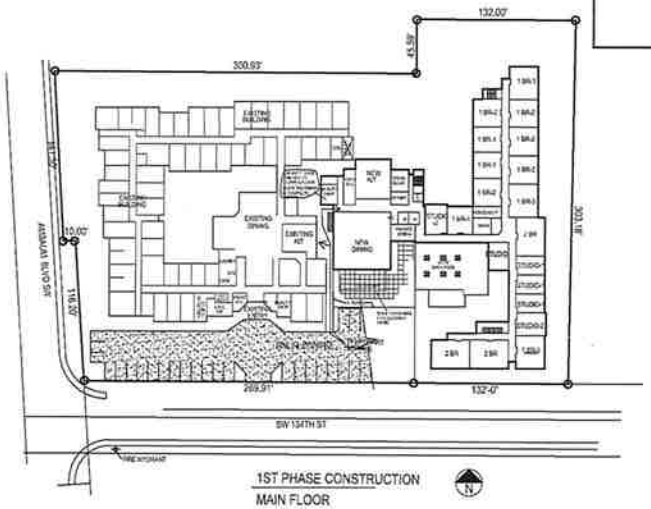


1ST PHASE CONSTRUCTION
LOWER FLOOR
18,272 SQ/FT

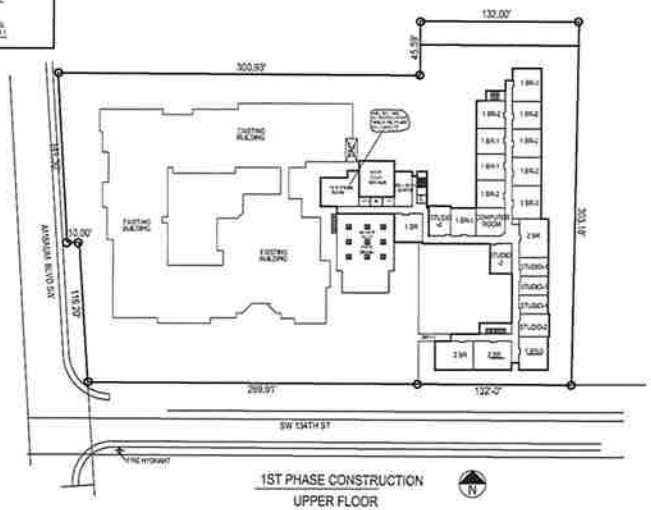
STUDIOS	1BR/ROOM	2BR/ROOM
9 - STUDIO-1 2 - STUDIO-2 11	12 - 1 BR-1 12 - 1 BR-2 2 - 1 BR-3 26	9 - 2 BR/ROOM

TOTAL UNITS (1ST PHASE)
62

TOTAL SQUARE FOOTAGE:
PHASE #1 - - 55,751 SQM.)



1ST PHASE CONSTRUCTION
MAIN FLOOR
20,305 SQ/FT



1ST PHASE CONSTRUCTION
UPPER FLOOR
18,152 SQ/FT

1ST PHASE

REVISIONS	JOB. NO.	PROJECT	REDEVELOPMENT OF EL DORADO WEST
	DATE 16 OCT 09	LOCATION	S.W. 134TH ST. & ANBAUM BLVD. S.W. BURIEN, WA
	DRAWN BY	OWNER	
	CHECKED	CONTRACTOR	

REGISTERED ARCHITECT
CHARLES T. MORGAN
STATE OF WASHINGTON

STATES LICENSED:
WASHINGTON, IDAHO, MONTANA, CALIFORNIA, NEVADA, UTAH, ILLINOIS, ARIZONA, NEW MEXICO, WYOMING, COLORADO, NEBRASKA, MISSOURI, INDIANA

CHARLES MORGAN & ASSOCIATES
RCHITECTS
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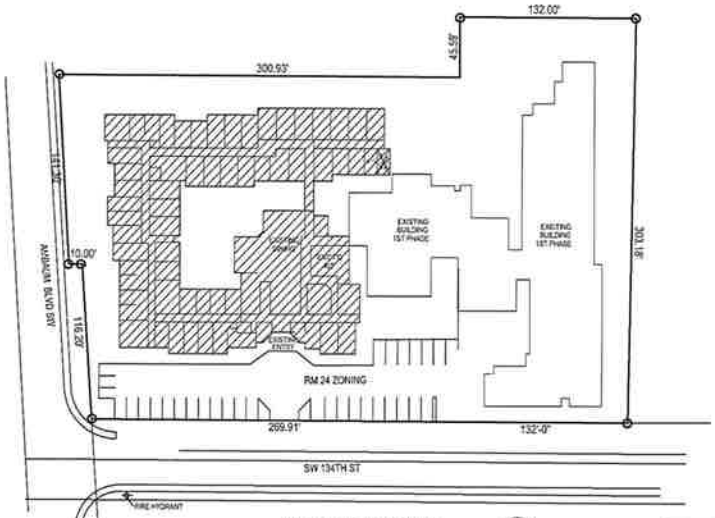
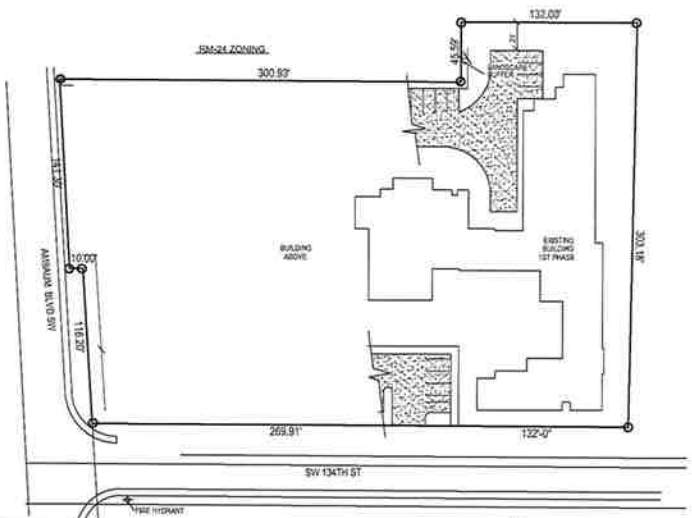
EVERETT, WA 98203
EMAIL info@cmdarch.com
PHONE 425-353-2888
FAX 425-348-8234

SHEET
P-1



2ND PHASE DEMOLITION



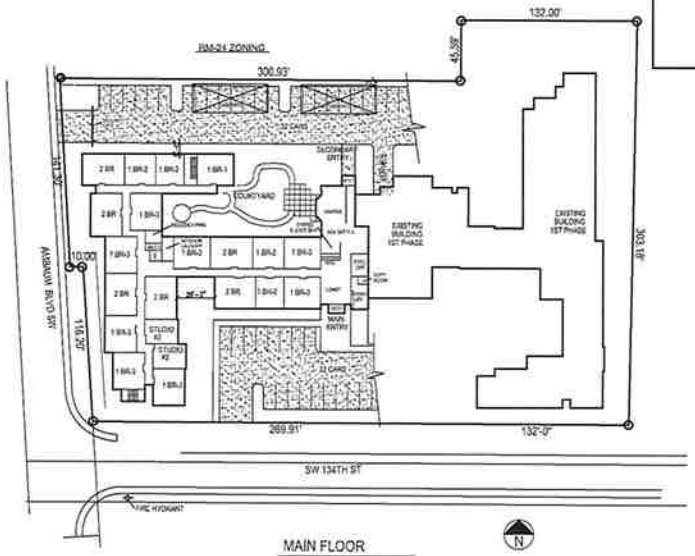
LOWER FLOOR

17,438 SQFT THIS FLOOR

STUDIO	1 BEDROOM	2 BEDROOM
4 - STUDIO 2	4 - 1 BEDROOM 1 4 - 1 BEDROOM-2 18 - 1 BEDROOM-3 26	12 - 2 BEDROOM

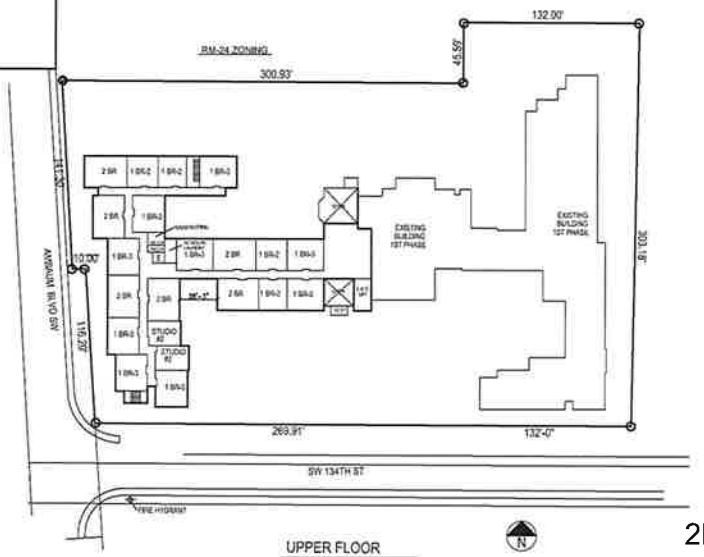
TOTAL UNITS THIS PHASE
42

TOTAL SQUARE FOOTAGE
PHASE #2 --- 35,431 SQFT



MAIN FLOOR

18,784 SQFT THIS FLOOR



UPPER FLOOR

18,647 SQFT THIS FLOOR

2ND PHASE

REVISIONS	JOB. NO.	PROJECT	REDEVELOPMENT OF EL DORADO WEST
	DATE 16 OCT 09	LOCATION	S.W. 134TH ST. & AMBAUM BLVD. S.W. BURIEN, WA
	DRAWN BY	OWNER	
	CHECKED	CONTRACTOR	

REGISTERED ARCHITECT
CHARLES E. MORGAN
STATE OF WASHINGTON

STATES LICENSED:
WASHINGTON, IDAHO, MONTANA, CALIFORNIA, NEVADA, UTAH, ILLINOIS, ARIZONA, NEW MEXICO, WYOMING, COLORADO, NEBRASKA, MISSOURI, INDIANA

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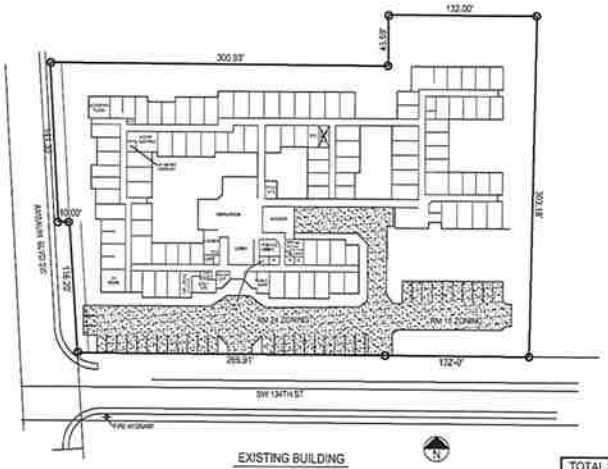
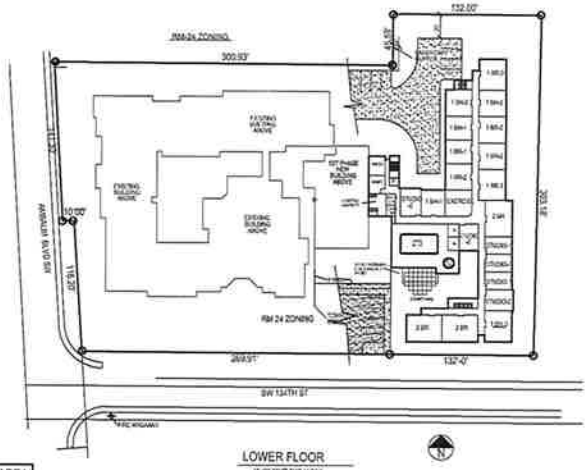
SHEET
P-2

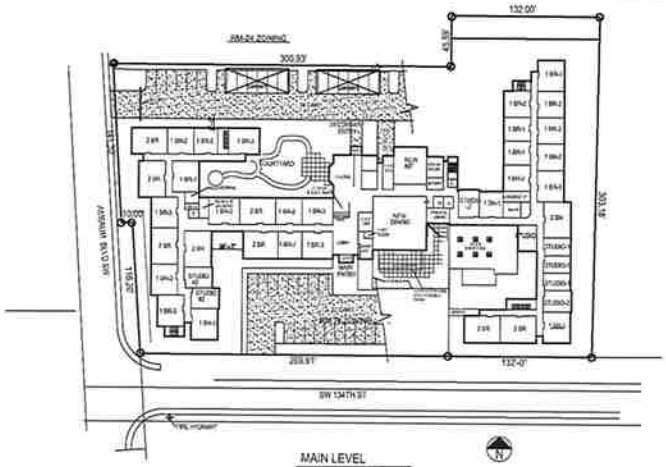


EXISTING BUILDING

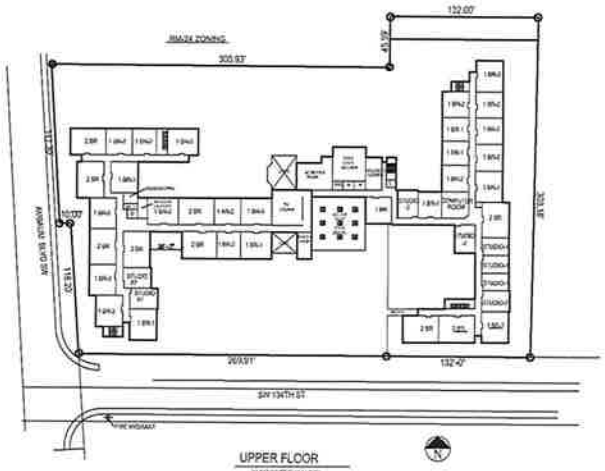


LOWER FLOOR

TOTAL BUILDING AREA
97,265 SQ/FT



MAIN LEVEL



UPPER FLOOR

COMPLETED PROJECT

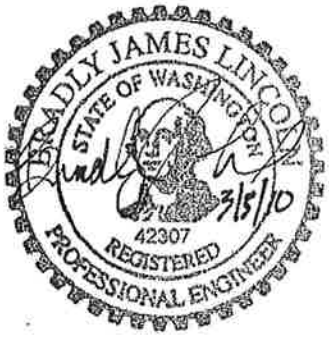
REVISIONS	JOB, NO.	PROJECT	REDEVELOPMENT OF EL DORADO WEST		STATES LICENSED:	CHARLES MORGAN & ASSOCIATES	SHEET
	DATE 16 OCT 09	LOCATION	S.W. 134TH ST. & AMBAUM BLVD. S.W. BURIEN, WA	REGISTERED ARCHITECT CHARLES E. MORGAN STATE OF WASHINGTON	WASHINGTON ARIZONA IDAHO NEW MEX/CO MONTANA WYOMING CALIFORNIA COLORADO NEVADA NEBRASKA UTAH MISSOURI ILLINOIS INDIANA	RCHITECTS	P-3
	DRAWN BY	OWNER				7301 BEVERLY LANE EVERETT, WA 98203	EMAIL info@cmarch.com PHONE 425-353-2868 FAX 425-348-8234
	CHECKED	CONTRACTOR					

GTC

Gibson Traffic Consultants
2802 Wetmore Avenue
Suite 220
Everett, WA 98201
425.339.8266

El Dorado West
Traffic Impact Analysis

Prepared for: Brown Building, LLC
Submitted to: City of Burien
March 2010



GTC #09-140

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Peak-Hour Counts ..... B
Turning Movement Volumes C
SR-509 Historical Traffic Count Data ..... D
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City of Burien Transportation Impact Fee Table ..... G

1. DEVELOPMENT IDENTIFICATION

Gibson Traffic Consultants (GTC) has been retained to analyze the traffic impacts of the proposed El Dorado West development. GTC is a traffic engineering consulting firm registered and licensed in the State of Washington.

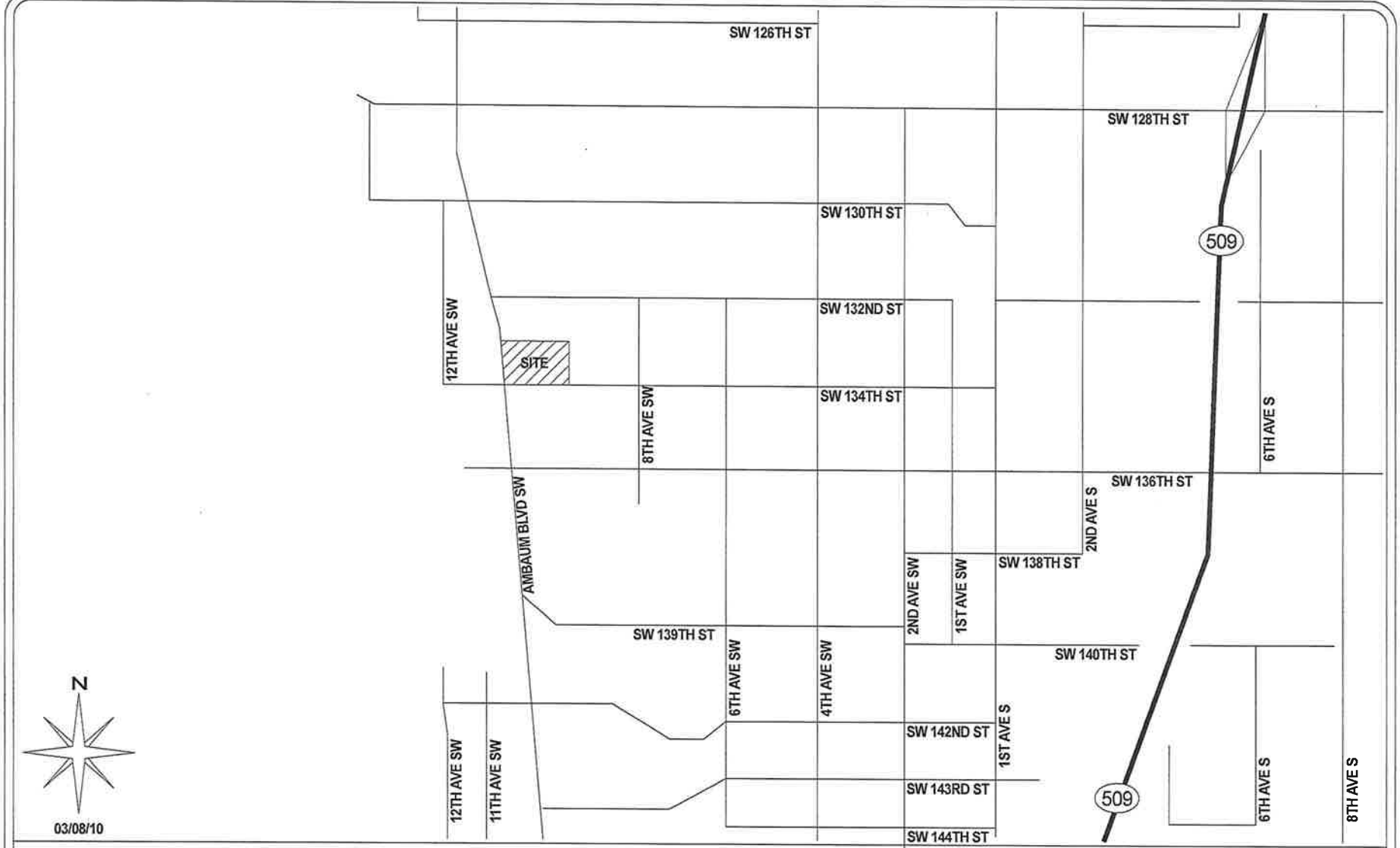
GTC is located at:

2802 Wetmore Avenue
Suite 220
Everett, WA 98201
Phone: 425-339-8266
Fax: 425-258-2922
Email: info@gibsontraffic.com

Brad Lincoln, responsible for this report and traffic analysis, is a licensed professional engineer (Civil) in the State of Washington and member of the Washington State section of ITE.

The El Dorado West development will consist of a total of 102 assisted living units. The development will replace the existing 70 assisted living units on site, which have been credited to the development. Phase 1 is planned to replace the existing building's east wing with 61 units, a kitchen and a dining room. Phase 2 is planned to replace the existing building's west wing with 41 units, a social room, and offices. It is anticipated that the new units will be completely occupied by the year 2012.

The site is located in the City of Burien at the northeast corner of the Ambaum Boulevard SW at SW 134th Street intersection. Site access is proposed to Ambaum Boulevard SW about 250 feet (centerline to centerline) north of SW 134th Street and to SW 134th Street about 175 and 300 feet (centerline to centerline) east of Ambaum Boulevard SW. A site vicinity map is included in Figure 1.



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC 09-140

EL DORADO WEST
102 ASSISTED LIVING UNITS

CITY OF BURIEN

LEGEND

SITE — DEVELOPMENT SITE

FIGURE 1

SITE VICINITY MAP

2. METHODOLOGY

This report has been prepared based on the requirements of the City of Burien's *Traffic Review Checklist*. The El Dorado West development is anticipated to generate less than 10 peak-hour trips, with the credit for the existing units, and is categorized as Project Traffic Level I. This level requires only a description of the project, trip generation calculations and transportation impact fee calculations. Additional analysis has been provided regarding the proposed site access driveways, per the request of City of Burien staff, to determine if additional channelization will be required and if the proposed accesses will be impacted by the vehicle queue from the intersection of Ambaum Boulevard SW at SW 134th Street.

3. TRIP GENERATION

Trip generation calculations for the El Dorado West development are based on national statistics for assisted living developments contained in the ITE *Trip Generation, 8th Edition (2008)*. The trip generation calculations include credit for the 70 assisted living units currently on site.

The average trip generation rates for ITE Land Use Code 254, assisted living, were used for the trip generation calculations. This methodology is consistent with City of Burien requirements.

The El Dorado West development is anticipated to generate 85 new average daily trips (ADT) with 4 new AM peak-hour trips and 7 new PM peak-hour trips. A summary of the trip generation is included in Table 1.

Table 1: Trip Generation Summary

Land Use	Units	Average Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
			Inbound	Outbound	Total	Inbound	Outbound	Total
Assisted Living (To be Removed)	-70 Units	-186	-7	-3	-10	-7	-8	-15
Assisted Living (To be Constructed)	102 Units	271	9	5.00	14	10	12	22
TOTALS		**85**	**2**	**2**	**4**	**3**	**4**	**7**

The trip generation calculations are included in the attachments.

4. ACCESS ANALYSIS

Site access turning movement volumes have been estimated based on a distribution developed from a PM peak-hour turning movement count conducted by GTC staff in March 2009 at the Ambaum Boulevard SW at SW 134th Street intersection and by considering the street connections and surrounding land uses in the site's vicinity. Figure 2 shows the PM peak-hour site access turning movement volumes, which account for the total 102 units. The traffic count data is included in the attachments.

4.1 Sight Distance

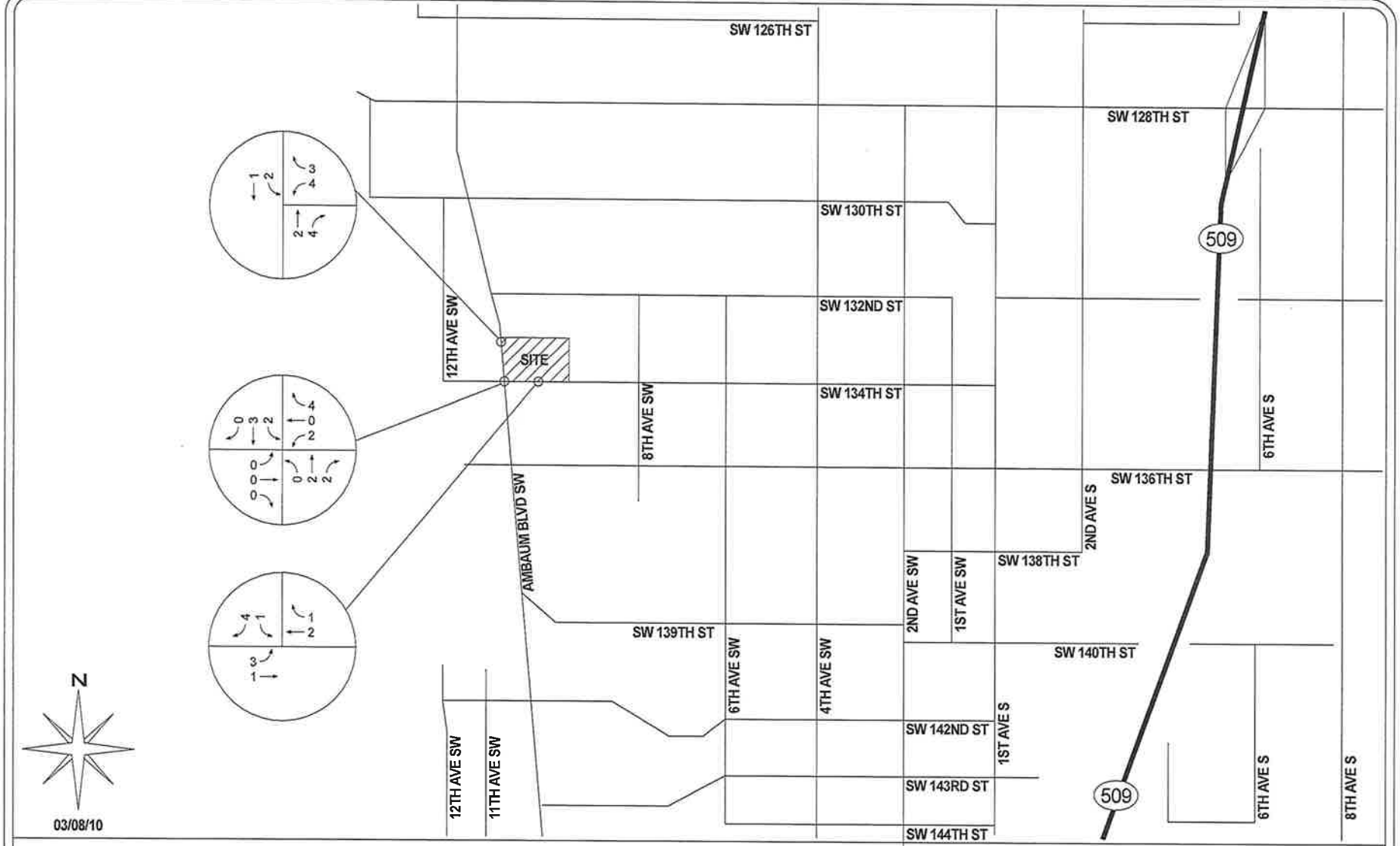
The proposed site access driveways on Ambaum Boulevard SW and SW 134th Street have been analyzed to ensure there is adequate sight distance, based on standards contained in *A Policy on Geometric Design of Highways and Streets, 2004* by the American Association of State Highway Officials (AASHTO).

The design speed on Ambaum Boulevard SW is 45 mph, which includes a 10 mph modifier to the posted speed limit of 35 mph. The required stopping sight distance is 360 feet and the required entering sight distance is 500 feet for the 45 mph design speed. At the proposed access, there is over 500 feet of stopping and entering sight distance in each direction.

The design speed on SW 134th Street SW is 25 mph, which is the same as the posted speed limit. The required stopping sight distance is 155 feet and the required entering sight distance is 280 feet for the 25 mph design speed. At the proposed west access, Ambaum Boulevard SW is visible to the west and there is over 200 feet of stopping sight distance and over 300 feet of entering sight distance to the east. At the proposed east access, there is over 200 feet of stopping sight distance and 300 feet of entering sight distance in each direction.

4.2 Level of Service Analysis

Congestion is generally measured in terms of level of service (LOS). In accordance with the 2000 Highway Capacity Manual (HCM), road facilities and intersections are rated between LOS A and LOS F, with LOS A being free flow and LOS F being forced flow or over-capacity conditions. The level of service at signalized and all-way stop-controlled intersections is based on the average delay of all approaches. The level of service for two-way stop-controlled intersections is based on average delays for the critical stopped approach. Geometric characteristics and conflicting traffic movements are taken into consideration when determining level of service values. A summary of the level of service criteria is included in Table 2.



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC 09-140

EL DORADO WEST
102 ASSISTED LIVING UNITS

CITY OF BURIEN

LEGEND

XXX → PM PEAK-HOUR SITE ACCESS TURNING MOVEMENT VOLUMES

Note: The turning movements at the site access to SW 134th Street have been combined for both accesses.

FIGURE 2

SITE ACCESS
TURNING MOVEMENTS
PM PEAK-HOUR

Table 2: Level of Service Criteria for Intersections

Level of Service[1]	Expected Delay	Intersection Control Delay (Seconds per Vehicle)	
		Unsignalized Intersections	Signalized Intersections
A	Little/No Delay	≤10	≤10
B	Short Delays	>10 and ≤15	>10 and ≤20
C	Average Delays	>15 and ≤25	>20 and ≤35
D	Long Delays	>25 and ≤35	>35 and ≤55
E	Very Long Delays	>35 and ≤50	>55 and ≤80
F	Extreme Delays[2]	>50	>80

The City of Burien uses LOS C as the acceptable threshold for operation of intersections outside of the urban center boundary.

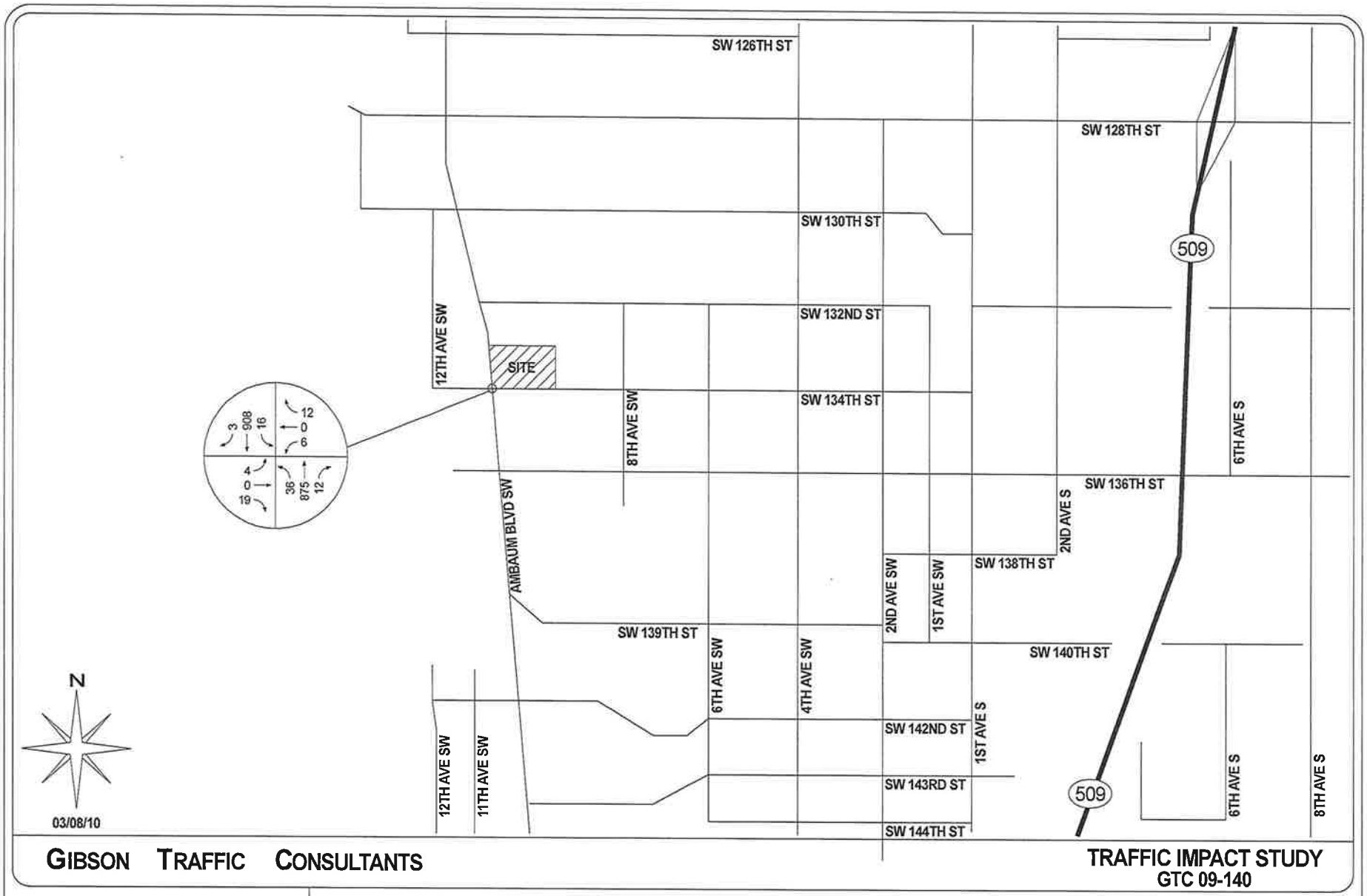
The intersection of Ambaum Boulevard SW at SW 134th Street has been analyzed based on the projected 2012 future with development conditions during the PM peak-hour, which are shown in Figure 3. The year 2012 traffic volumes were estimated by applying an annually compounding growth factor of 2% to the existing count data and adding in the development trips. The growth factor was developed based on historical WSDOT traffic count data on SR-509 near 128th Street SW. The traffic count data is included in the attachments. The two-way stop-controlled intersection of Ambaum Boulevard SW at SW 134th Street is projected to operate at LOS C or better for all approaches based on the 2012 future with development conditions. The level of service analysis assumes that westbound left-turn vehicles from SW 134th Street can use the two-way left-turn lane on Ambaum Boulevard SW for a two-stage left-turn.. The level of service calculations are included in the attachments.

---

[1] **Source:** *Highway Capacity Manual* 2000.

LOS A: Free-flow traffic conditions, with minimal delay to stopped vehicles (no vehicle is delayed longer than one cycle at signalized intersection).
LOS B: Generally stable traffic flow conditions.
LOS C: Occasional back-ups may develop, but delay to vehicles is short term and still tolerable.
LOS D: During short periods of the peak hour, delays to approaching vehicles may be substantial but are tolerable during times of less demand (i.e. vehicles delayed one cycle or less at signal).
LOS E: Intersections operate at or near capacity, with long queues developing on all approaches and long delays.
LOS F: Jammed conditions on all approaches with excessively long delays and vehicles unable to move at times.

[2] When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection.



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC 09-140

EL DORADO WEST
102 ASSISTED LIVING UNITS

CITY OF BURIEN

LEGEND

xxx → PM PEAK-HOUR TURNING MOVEMENT VOLUMES

FIGURE 3

2012 FUTURE
PM PEAK-HOUR
TURNING MOVEMENTS

4.3 Channelization Warrants

The potential need for channelization at the proposed site access on Ambaum Boulevard SW has been evaluated based on criteria from the *Design Manual June 2009* by WSDOT. The turning movements at the access to Ambaum Boulevard SW are based on the 2012 future with development conditions shown in Figure 3. The proposed site access on Ambaum Boulevard SW is projected to have an opposing northbound through volume of 891 vehicles per hour (vph) against a southbound left-turning volume of 2 vph. Left-turn channelization is not required based on Exhibit 1310-12b Left-Turn Storage Guidelines: Four-Lane, Unsignalized. The access is projected to have a northbound through traffic volume of 895 vph (including right-turning vehicles) with a peak hour right-turn volume of 4 vph. Right-turn channelization is not required based on Exhibit 1310-15 Right-Turn Lane Guidelines. The WSDOT channelization warrant exhibits are included in the attachments.

4.4 Vehicle Storage/Queuing Analysis

GTC staff observed the vehicle queues of the southbound left-turn and westbound approach at the intersection of Ambaum Boulevard SW at SW 134th Street during the PM peak-hour from 4:00 to 6:00 p.m. The maximum vehicle queue observed for both the southbound left-turn and westbound approach was one vehicle. The level of service analysis shows that the southbound queue length will remain at 1 vehicle (shown as 2 feet in the analysis) under the 2012 future with development conditions. The southbound left-turn lane is therefore not required to be lengthened as a result of the development.

The access to Ambaum Boulevard SW is planned to be located 250 feet (centerline to centerline) north of SW 134th Street and will be a gated access. The separation from SW 134th Street will ensure there southbound queue at SW 134th Street will not block the access to Ambaum Boulevard SW. The security gate is planned to be located about 100 feet east of Ambaum Boulevard SW, which should provide for adequate storage on-site for vehicles accessing Ambaum Boulevard SW.

5. TRANSPORTATION IMPACT FEE

The Washington Growth Management Act and Revised Code of Washington 82.02.050(2) authorize local jurisdictions to establish proportionate share traffic mitigation fees in order to fund capital facilities, such as roads and intersections. The City of Burien is required to plan under the Growth Management Act and has adopted a Comprehensive Plan which includes a Capital Facilities Program which complies with RCW 36.70A.070(3), RCW 82.02.050(4), and all other applicable requirements. The City's Comprehensive Plan identifies the objective to pursue a transportation impact fee as part of the overall transportation financing mechanism. Consequently, the City of Burien is authorized to impose, collect, and use impact fees.

The El Dorado West development is a residential assisted living development. According to the City of Burien's Table 19.35-2 Schedule of Transportation Impact Fees, included in the attachments, transportation impact fees for assisted living developments are assessed on a per unit basis. The fee is $209 per bed. It was assumed that each new unit would contain one bed. The El Dorado West development will result in 32 net new units/beds. The required transportation impact fee is $6,688. The traffic mitigation fee is equivalent to $65.57 for each of the 102 units that will be constructed.

6. CONCLUSIONS

The El Dorado West development is proposed to consist of 102 assisted living residential units and will receive a credit for the existing 70 assisted living units. The development will generate 85 new average daily trips with 7 new PM peak-hour trips. The development will have access to Ambaum Boulevard SW and SW 134th Street. The accesses will have adequate sight distance and will not require channelization with the development. The adjacent intersection of Ambaum Boulevard SW at SW 134th Street will operate at acceptable LOS C with the development. The traffic mitigation fees will total $6,688, which is equivalent to $65.57 for each of the 102 new units.

Trip Generation Calculations

El Dorado West Rebuild
GTC #09-140

Trip Generation for: **Weekday**
(a.k.a.): **Average Weekday Daily Trips (AWDT)**

									NET EXTERNAL TRIPS BY TYPE											
									IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS					
			Gross Trips				Internal Crossover		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW	
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out
Assisted Living	-70 units	254	2.66	50%	50%	-186.20	0%	0	-186.20	0%	0	0%	0	-186.20	0	0	0	0	-93.10	-93.10
Assisted Living	102 units	254	2.66	50%	50%	271.32	0%	0	271.32	0%	0	0%	0	271.32	0	0	0	0	135.66	135.66
Totals						85.12		0	85.12		0		0	85.12	0	0	0	0	42.56	42.56

El Dorado West Rebuild
GTC #09-140

Trip Generation for: **Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 7 and 9 AM**
(a.k.a.): **Weekday AM Peak Hour**

									NET EXTERNAL TRIPS BY TYPE											
									IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS					
			Gross Trips				Internal Crossover		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW	
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out
Assisted Living	-70 units	254	0.14	65%	35%	-9.80	0%	0	-9.80	0%	0	0%	0	-9.80	0	0	0	0	-6.37	-3.43
Assisted Living	102 units	254	0.14	65%	35%	14.28	0%	0	14.28	0%	0	0%	0	14.28	0	0	0	0	9.28	5.00
Totals						4.48		0	4.48		0		0	4.48	0	0	0	0	2.91	1.57

El Dorado West Rebuild
GTC #09-140

Trip Generation for: **Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 PM**
(a.k.a.): **Weekday PM Peak Hour**

									NET EXTERNAL TRIPS BY TYPE											
									IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS					
			Gross Trips				Internal Crossover		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW	
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out
Assisted Living	-70 units	254	0.22	44%	56%	-15.40	0%	0	-15.40	0%	0	0%	0	-15.40	0	0	0	0	-6.78	-8.62
Assisted Living	102 units	254	0.22	44%	56%	22.44	0%	0	22.44	0%	0	0%	0	22.44	0	0	0	0	9.87	12.57
Totals						7.04		0	7.04		0		0	7.04	0	0	0	0	3.09	3.95

Peak-Hour Counts

Project No.: 09-140
Project Name: El Dorado West Rebuild
Prepared by: DCJ
Checked by:
Location: Ambaum Boulevard SW @ SW 134th Street

Day & Date: Tuesday, 03/02/2010
Time Start: 4:00 PM
Time End: 6:00 PM
Weather: overcast, 52 F, sprinkles

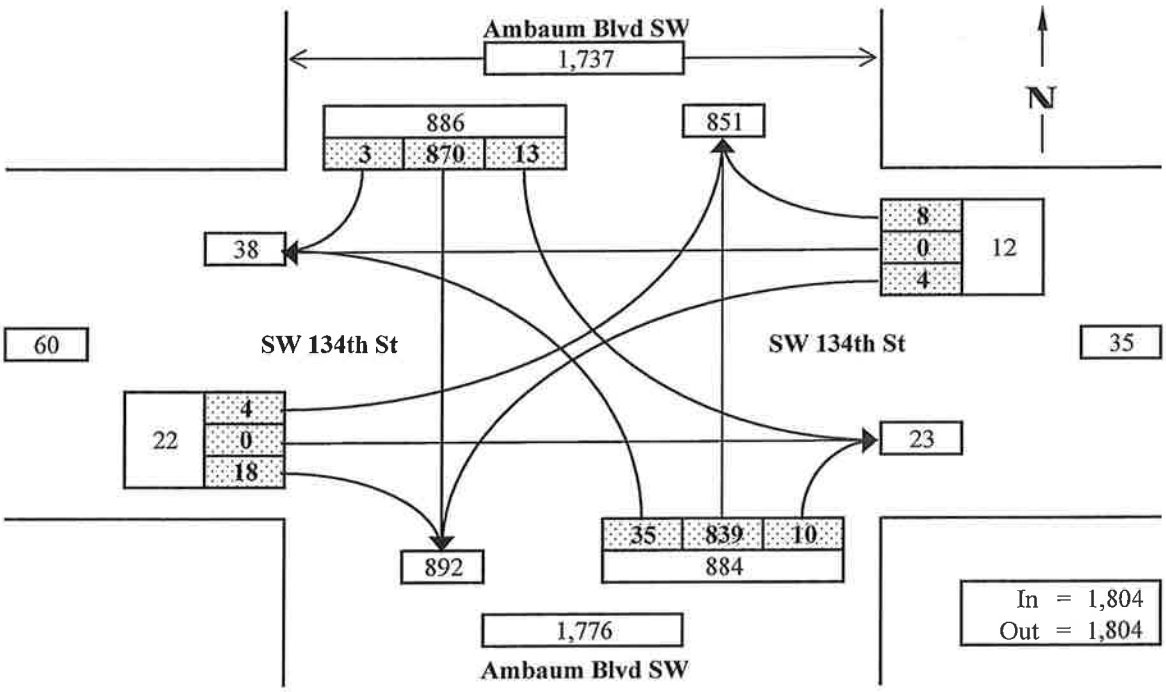
Time Interval Ending At	SW 134th St Eastbound				SW 134th St Westbound				Ambaum Blvd SW Northbound				Ambaum Blvd SW Southbound				Total ALL APP
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
15 Minute Cumulative Volumes																	
4:15 PM	0	1	0	7	0	3	0	1	3	9	203	2	5	2	236	1	465
4:30 PM	0	1	0	7	0	3	0	1	9	20	369	5	10	2	432	1	841
4:45 PM	0	2	0	14	1	5	0	5	12	24	574	8	14	7	629	1	1,269
5:00 PM	0	5	0	17	1	5	0	6	14	36	784	10	20	10	851	3	1,727
5:15 PM	1	5	0	23	1	5	0	7	17	40	965	14	23	12	1,065	3	2,139
5:30 PM	1	5	0	25	2	7	0	9	19	55	1,208	15	27	15	1,302	4	2,645
5:45 PM	1	5	0	32	2	9	0	11	21	60	1,398	18	29	18	1,447	4	3,002
6:00 PM	2	5	0	39	2	9	1	14	24	67	1,585	22	34	18	1,641	4	3,405
15 Minute Interval Volumes																	
4:15 PM	0	1	0	7	0	3	0	1	3	9	203	2	5	2	236	1	465
4:30 PM	0	0	0	0	0	0	0	0	6	11	166	3	5	0	196	0	376
4:45 PM	0	1	0	7	1	2	0	4	3	4	205	3	4	5	197	0	428
5:00 PM	0	3	0	3	0	0	0	1	2	12	210	2	6	3	222	2	458
5:15 PM	1	0	0	6	0	0	0	1	3	4	181	4	3	2	214	0	412
5:30 PM	0	0	0	2	1	2	0	2	2	15	243	1	4	3	237	1	506
5:45 PM	0	0	0	7	0	2	0	2	2	5	190	3	2	3	145	0	357
6:00 PM	1	0	0	7	0	0	1	3	3	7	187	4	5	0	194	0	403
Hourly Volumes																	
5:00 PM	0	5	0	17	1	5	0	6	14	36	784	10	20	10	851	3	1,727
5:15 PM	1	4	0	16	1	2	0	6	14	31	762	12	18	10	829	2	1,674
5:30 PM	1	4	0	18	2	4	0	8	10	35	839	10	17	13	870	3	1,804
5:45 PM	1	3	0	18	1	4	0	6	9	36	824	10	15	11	818	3	1,733
6:00 PM	2	0	0	22	1	4	1	8	10	31	801	12	14	8	790	1	1,678

EXISTING PEAK HOUR: 4:30 PM — 5:30 PM, Tuesday, 03/02/2010

Peak Hour	Eastbound				Westbound				Northbound				Southbound				Total
4:30 PM	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
- 5:30 PM	1	4	0	18	2	4	0	8	10	35	839	10	17	13	870	3	1,804
Approach	1	22			2	12			10	884			17	886			1,804
PHF	0.69				0.50				0.85				0.92				0.89
% HV	4.5%				16.7%				1.1%				1.9%				

GIBSON TRAFFIC CONSULTANTS

EXISTING PEAK HOUR: 4:30 PM to 5:30 PM, Tuesday, 03/02/2010					
Intersection	**Eastbound**	**Westbound**	**Northbound**	**Southbound**	**Total**
Approach Name	SW 134th St	SW 134th St	Ambaum Blvd SW	Ambaum Blvd SW	
Peak Hour Factor (PHF)	0.69	0.50	0.85	0.92	**0.89**
% of Heavy Vehicles	4.5%	16.7%	1.1%	1.9%	



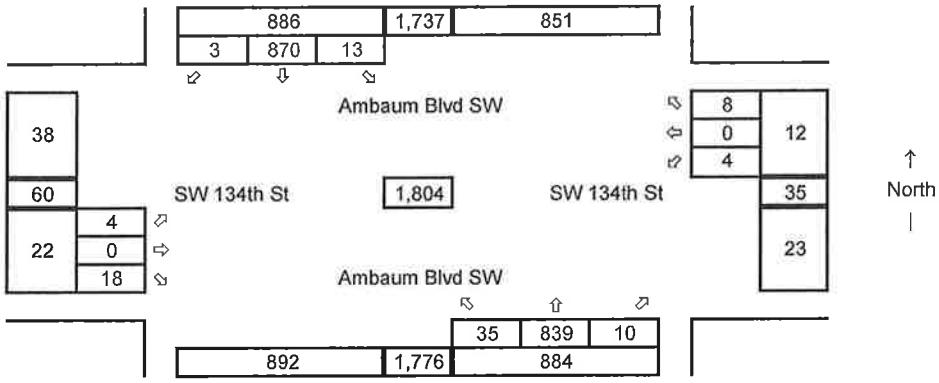
Turning Movement Volumes

Synchro ID: 1

Existing Conditions
Average Weekday
PM Peak Hour

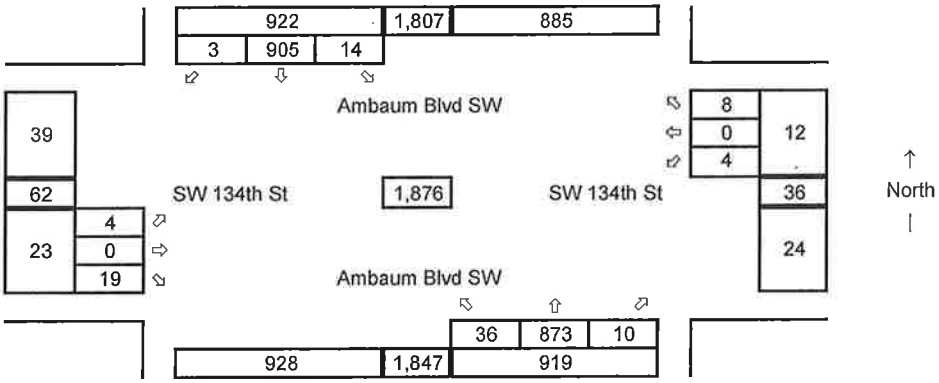
Year: **3/2/2010**

Data Source: **GTC**

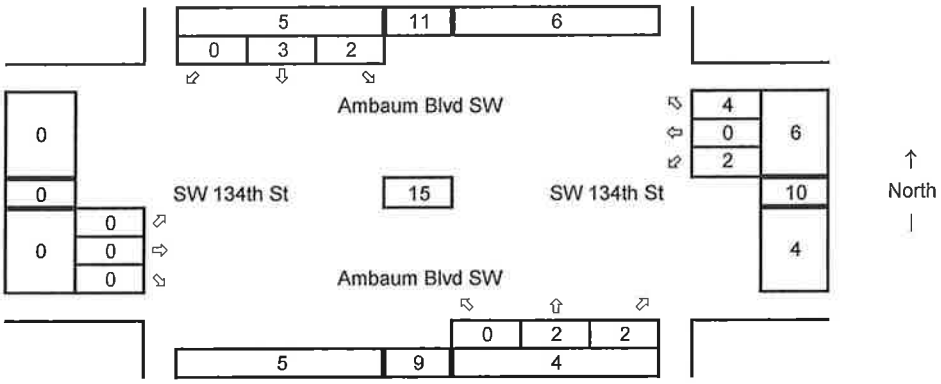


Baseline Conditions
Average Weekday
PM Peak Hour

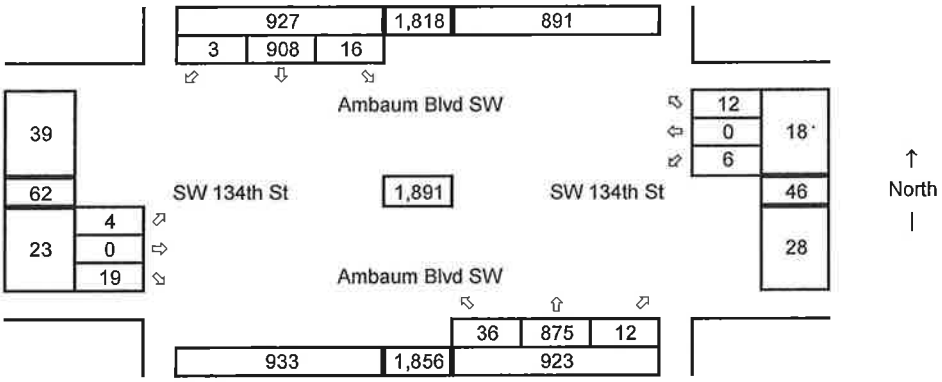
Year: 2012
Growth Rate = 2.0%
Years of Growth = 2
Total Growth = 1.0404



Development Trips
Average Weekday
PM Peak Hour



Future with Development
Average Weekday
PM Peak Hour



SR-509 Historical Traffic Count Data

STATE OF WASHINGTON - DEPARTMENT OF TRANSPORTATION
T R I P S S Y S T E M
ANNUAL TRAFFIC REPORT

STATE ROUTE	STATE ROUTE MILEPOST	LOCATION	COUPLET	FUNCT CLASS	TRUCK PERCENTAGES SNGL	DBL	TRIPLE	TOTAL	AVERAGE DAILY TRAFFIC VOLUME 2005 UNITS	2006 UNITS	2007 UNITS	2008 UNITS
509	020.75	AFTER JCT S 216TH ST		1					10000*	10000	11000	9100*
509	021.79	BEFORE JCT SW 200TH ST		1					11000*	11000	12000	9900*
509	023.07	AFTER JCT NORMANDY RD		1					16000*	16000	17000	14000*
509	023.47	BEFORE JCT 1ST AVE S		1					16000*	16000	16000	14000*
509	023.48	AFTER JCT SR 509*1ST AVE S WYE CONN		1					3000*	3000	3100	2900*
509	023.88B	AFTER JCT S NORMANDY RD WYE CONN		1					11000*	11000	11000	10000*
509	024.24B	AFTER JCT 8TH AVE S WYE CONN		1					16000*	16000	17000	15000*
509	024.34B	LEAVING CITY OF SEATAC		1						13000*	13000	13000
509	024.35B	AT SR 509 BRIDGE		1					15000*	15000	15000	15000*
509	023.67	AFTER RAMP DES MOINES WAY S		1					29000*	29000	30000	29000*
509	024.83	AT S 160TH ST		1								23000*
509	025.27	BEFORE RAMP SR 518		1					33000	34000	34000	34000*
509	025.73	AT S 146TH ST		1								26000*
509	026.37	AT PTR LOCATION D14		1	03			04	57000*	58000*	59000*	57000+
509	026.90	AT S 128TH ST BRIDGE		1					41000	42000	43000	42000*
509	027.27	AFTER RAMP S 128TH ST		1					48000	48000	49000	48000*
509	028.31	AFTER RAMP S 112TH ST		1					53000	54000	55000	54000*
509	029.59B	AT CLOVERDALE ST		1								44000*
509	029.48	BEFORE RAMP NBCD LANE		1								61000*
	STATE ROUTE NO 510 MAINLINE SR 5 TO SR 507/YELM											
510	000.01	AT SR 5 BRIDGE*BEG ROUTE		1					23000	24000*	24000	24000
510	000.48	BEFORE JCT MARTIN WAY SE WYE CONN		1					22000*	25000*	25000	24000
510	002.64	AFTER JCT MARTIN WAY SE WYE CONN		1					22000*	25000*	25000	24000
510	003.77	BEFORE JCT 9TH AVE SE		1					16000*	17000	17000	16000
510	003.80	BEFORE JCT PACIFIC AVE ROUNDABOUT		1					16000	17000*	17000	16000
510	004.32	AFTER JCT PACIFIC AVE ROUNDABOUT		2					11000	12000*	12000	12000
510	006.30	BEFORE JCT OLD PACIFIC HWY WYE CONN		2					10000*	11000	11000	11000

* BASED ON ACTUAL COUNT
\+ SOURCE OF TRUCK PERCENTAGES

2012 Future with Development PM Peak-Hour Level of Service Analysis

HCM Unsignalized Intersection Capacity Analysis
1: SW 134th St. & Ambaum Blvd SW

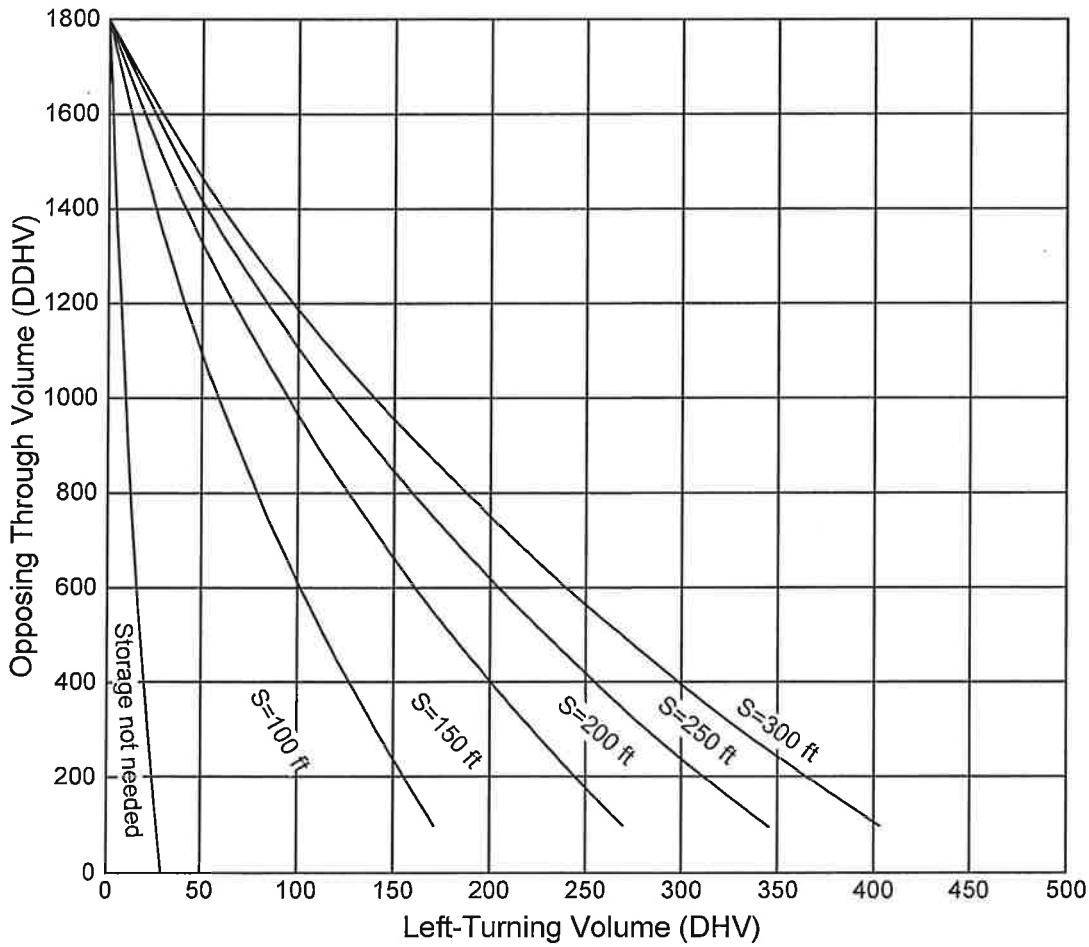
El Dorado West Rebuild

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	4	0	19	6	0	12	36	875	12	16	908	3
Peak Hour Factor	0.69	0.69	0.69	0.50	0.50	0.50	0.85	0.85	0.85	0.92	0.92	0.92
Hourly flow rate (vph)	6	0	28	12	0	24	42	1029	14	17	987	3
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			TWLTL							
Median storage veh)					1							
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1647	2152	495	1677	2146	522	990			1044		
vC1, stage 1 conf vol				1121	1121							
vC2, stage 2 conf vol				556	1025							
vCu, unblocked vol	1647	2152	495	1677	2146	522	990			1044		
tC, single (s)	7.6	6.6	7.0	7.8	6.8	7.2	4.1			4.1		
tC, 2 stage (s)				6.8	5.8							
tF (s)	3.5	4.0	3.3	3.7	4.2	3.5	2.2			2.2		
p0 queue free %	90	100	95	91	100	95	94			97		
cM capacity (veh/h)	57	42	515	131	123	462	700			662		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	33	36	42	686	357	17	658	332
Volume Left	6	12	42	0	0	17	0	0
Volume Right	28	24	0	0	14	0	0	3
cSH	214	250	700	1700	1700	662	1700	1700
Volume to Capacity	0.16	0.14	0.06	0.40	0.21	0.03	0.39	0.20
Queue Length 95th (ft)	13	12	5	0	0	2	0	0
Control Delay (s)	24.9	21.8	10.5	0.0	0.0	10.6	0.0	0.0
Lane LOS	C	C	B			B		
Approach Delay (s)	24.9	21.8	0.4			0.2		
Approach LOS	C	C						

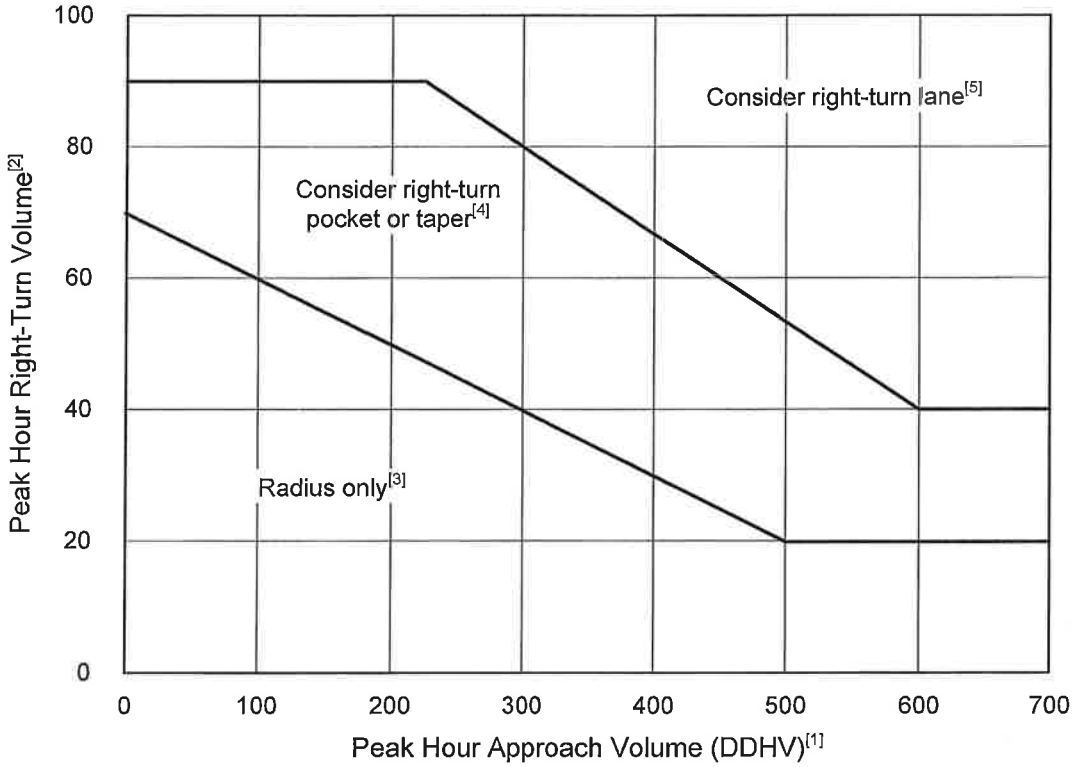
Intersection Summary			
Average Delay	1.0		
Intersection Capacity Utilization	39.9%	ICU Level of Service	A
Analysis Period (min)	15		

WSDOT Channelization Warrants



S = Left-turn storage length

Left-Turn Storage Guidelines: Four-Lane, Unsignalized
Exhibit 1310-12b



Notes:

[1] For two-lane highways, use the peak hour DDHV (through + right-turn).
For multilane, high-speed highways (posted speed 45 mph or above), use the right-lane peak hour approach volume (through + right-turn).

[2] When all three of the following conditions are met, reduce the right-turn DDHV by 20.
- The posted speed is 45 mph or below
- The right-turn volume is greater than 40 VPH
- The peak hour approach volume (DDHV) is less than 300 VPH

[3] For right-turn corner design, see Exhibit 1310-11.

[4] For right-turn pocket or taper design, see Exhibit 1310-16.

[5] For right-turn lane design, see Exhibit 1310-17.

General:

For additional guidance, see 1310.07(3).

Right-Turn Lane Guidelines[6]
Exhibit 1310-15

City of Burien
Transportation Impact Fee Table

Schedule of Transportation Impact Fees - Table 19.35-2

Land Use Category - Trip Generation, 7th Edition *	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit**	Pass-By Trip Reduction Factor *** (2)	Net New Trip Rate (3)	Impact Fee Per Unit (4)
RESIDENTIAL							
Single-Family Detached Housing	3	210	1.01	Dwelling Unit	1.00	1.01	957
Apartment	3	220	0.62	Dwelling Unit	1.00	0.62	588
Low-Rise Apartment (1-2 Floors)	3	221	0.58	Occupied Dwelling Unit	1.00	0.58	550
High -Rise Apartment (>10 floors)	3	222	0.35	Dwelling Unit	1.00	0.35	332
Mid-Rise Apartment (3-10 floors)	3	223	0.39	Dwelling Unit	1.00	0.39	370
Residential Condominium/Townhouse	3	230	0.52	Dwelling Unit	1.00	0.52	493
Mobile Home Park	3	240	0.59	Occupied Dwelling Unit	1.00	0.59	559
Senior Adult Housing-Detached	3	251	0.26	Dwelling Unit	1.00	0.26	246
Senior Adult Housing-Attached		252	0.11	Occupied Dwelling Unit	1.00	0.11	104
Congregate Care Facility	1	253	0.17	Occupied Dwelling Unit	1.00	0.17	161
Assisted Living		254	0.22	Bed	1.00	0.22	209
Recreational Homes	1	260	0.26	Dwelling Unit	1.00	0.26	246
Residential Planned Unit Development (PUD)	3	270	0.62	Dwelling Unit	1.00	0.62	588
INSTITUTIONAL							
County Park	1	412	0.06	Acre	1.00	0.06	57
Beach Park	1	415	1.30	Acre	1.00	1.30	1,232
Regional Park	1	417	0.20	Acre	1.00	0.20	190
Golf Course	1	430	0.30	Acre	1.00	0.30	284
Multipurpose Recreational Facility	1	435	3.35	1,000 sf GFA	1.00	3.35	3,176
Bowling Alley	1	437	3.54	1,000 sf GFA	1.00	3.54	3,356
Movie Theater with Matinee	1	444	0.07	Seat	1.00	0.07	66
Casino/Video Lottery Establishment		473	13.43	1,000 sf GFA	1.00	13.43	12,732
Tennis Courts	1	490	3.88	Tennis Court	1.00	3.88	3,678
Recreational Community Center	1	495	1.64	1,000 sf GFA	1.00	1.64	1,555
Health/Fitness Club	1	492	4.05	1,000 sf GFA	1.00	4.05	3,839
Elementary School	4	520	n/a (see note)	1,000 sf GFA	1.00	n/a	n/a
Middle School/Junior High School		522	1.19	1,000 sf GFA	1.00	1.19	1,128
High School		530	0.97	1,000 sf GFA	1.00	0.97	920
Church		560	0.66	1,000 sf GFA	1.00	0.66	626
Day Care Center		565	13.18	1,000 sf GFA	1.00	13.18	12,495
Library		590	7.09	1,000 sf GFA	1.00	7.09	6,721
Hospital		610	1.18	1,000 sf GFA	1.00	1.18	1,119
Nursing Home	1	620	0.42	1,000 sf GFA	1.00	0.42	398
Clinic	1	630	1.23	Employee	1.00	1.23	1,166
BUSINESS & COMMERCIAL							
Hotel		310	0.59	Room	1.00	0.59	559
All Suites Hotel	1	311	0.40	Room	1.00	0.40	379
Motel		320	0.47	Room	1.00	0.47	446
Resort Hotel	3	330	0.42	Room	1.00	0.42	398
Building Materials and Lumber Store	2(a), 3	812	4.49	1,000 sf GFA	0.75	3.37	3,192
Free-Standing Discount Superstore		813	3.87	1,000 sf GFA	0.72	2.79	2,642
Specialty Retail Center	1, 2(b), 3	814	2.71	1,000 sf GLA	0.66	1.79	1,696
Free-Standing Discount Store		815	5.06	1,000 sf GFA	0.83	4.20	3,981
Hardware/Paint Store	3	816	4.84	1,000 sf GFA	0.74	3.58	3,395
Nursery (Garden Center)	2(a)	817	3.80	1,000 sf GFA	0.72	2.74	2,594
Nursery (Wholesale)	2(a)	818	5.17	1,000 sf GFA	0.72	3.72	3,529
Shopping Center	5	820	n/a (see note)	1,000 sf GLA	0.66	n/a	n/a

Land Use Category - Trip Generation, 7th Edition *	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit**	Pass-By Trip Reduction Factor *** (2)	Net New Trip Rate (3)	Impact Fee Per Unit (4)
BUSINESS & COMMERCIAL (con't)							
Factory Outlet Center	2(b)	823	2.29	1,000 sf GFA	0.66	1.51	1,433
New Car Sales	2(a)	841	2.64	1,000 sf GFA	0.75	1.98	1,877
Automobile Parts Sales	1,3	843	5.98	1,000 sf GFA	0.57	3.41	3,231
Tire Store		848	4.15	1,000 sf GFA	0.72	2.99	2,833
Tire Superstore	2(e)	849	2.11	1,000 sf GFA	0.72	1.52	1,440
Supermarket	3	850	10.45	1,000 sf GFA	0.64	6.69	6,340
Convenience Market (Open 24 Hours)		851	52.41	1,000 sf GFA	0.39	20.44	19,377
Convenience Market (Open 15-16 Hours)	*1, 2(i)*	*852*	*34.57*	*1,000 sf GFA*	*0.39*	*13.48*	*12,781*
Convenience Market with Gasoline Pumps		853	19.22	Vehicle Fueling Position	0.34	6.53	6,195
Discount Supermarket	3	854	8.90	1,000 sf GFA	0.77	6.85	6,497
Discount Club	2(f)	861	4.24	1,000 sf GFA	0.77	3.26	3,095
Home Improvement Superstore		862	2.45	1,000 sf GFA	0.52	1.27	1,208
Electronic Superstore	1	863	4.50	1,000 sf GFA	0.60	2.70	2,560
Toy/Children's Superstore	1, 2(b)	864	4.99	1,000 sf GFA	0.66	3.29	3,122
Pet Supply Superstore	1, 2(b)	866	4.96	1,000 sf GFA	0.66	3.27	3,103
Office Supply	1, 2(f)	867	3.40	1,000 sf GFA	0.77	2.62	2,482
Book Superstore	1, 2(b)	868	19.53	1,000 sf GFA	0.66	12.89	12,220
Discount Home Furnishing Superstore	1, 2(b)	869	4.01	1,000 sf GFA	0.66	2.65	2,509
Apparel Store	2(b)	870	3.83	1,000 sf GFA	0.66	2.53	2,396
Art and Craft Store	1, 2(f)	879	6.21	1,000 sf GFA	0.77	4.78	4,533
Pharmacy/Drug Store without Drive-Through		880	8.42	1,000 sf GFA	0.47	3.96	3,752
Pharmacy/Drug Store with Drive-Through		881	8.62	1,000 sf GFA	0.51	4.40	4,168
Furniture Store		890	0.46	1,000 sf GFA	0.47	0.22	205
Video Rental Store	2(b), 3	896	13.60	1,000 sf GFA	0.66	8.98	8,509
Walk-In Bank	1, 2(d)	911	33.15	1,000 sf GFA	0.53	17.57	16,656
Drive-in Bank		912	45.74	1,000 sf GFA	0.53	24.24	22,982
Quality Restaurant		931	7.49	1,000 sf GFA	0.56	4.19	3,976
High Turnover (Sit-Down) Restaurant		932	10.92	1,000 sf GFA	0.57	6.22	5,901
Fast Food Restaurant without Drive-Through	1, 2(g)	933	26.15	1,000 sf GFA	0.50	13.08	12,395
Fast Food Restaurant with Drive-Through		934	34.64	1,000 sf GFA	0.50	17.32	16,419
Quick Lubrication Vehicle Shop	2(c)	941	5.19	Servicing Position	0.57	2.96	2,804
Automobile Care Center	1, 2(c)	942	3.38	1,000 sf GLA	0.57	1.93	1,826
Automobile Parts and Service Center	1, 2(c)	943	4.46	1,000 sf GLA	0.57	2.54	2,410
Gasoline/Service Station		944	13.86	Vehicle Fueling Position	0.58	8.04	7,621
Gasoline/Service Station w/ Convenience Market		945	13.38	Vehicle Fueling Position	0.44	5.89	5,581
Gasoline/Service Station w/ Convenience Market & Car Wash	2(h)	946	13.33	Vehicle Fueling Position	0.44	5.87	5,560
Self-Service Car Wash	2(h)	947	5.54	Wash Stall	0.44	2.44	2,311
OFFICE							
General Office Building	3	710	1.49	1,000 sf GFA	1.00	1.49	1,413
Corporate Headquarters Building	3	714	1.40	1,000 sf GFA	1.00	1.40	1,327
Single Tenant Office Building	3	715	1.73	1,000 sf GFA	1.00	1.73	1,640
Medical-Dental Office Building	3	720	3.72	1,000 sf GFA	1.00	3.72	3,527
Government Office Building	1	730	1.20	1,000 sf GFA	1.00	1.20	1,138
United States Post Office		732	10.89	1,000 sf GFA	1.00	10.89	10,324
Office Park	3	750	1.50	1,000 sf GFA	1.00	1.50	1,422
Research and Development Center	3	760	1.08	1,000 sf GFA	1.00	1.08	1,024
Business Park	3	770	1.29	1,000 sf GFA	1.00	1.29	1,223

Land Use Category - Trip Generation, 7th Edition *	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit**	Pass-By Trip Reduction Factor *** (2)	Net New Trip Rate (3)	Impact Fee Per Unit (4)
INDUSTRIAL							
General Light Industrial	3	110	0.98	1,000 sf GFA	1.00	0.98	929
General Heavy Industrial	1	120	0.88	Employee	1.00	0.88	834
Industrial Park		130	0.86	1,000 sf GFA	1.00	0.86	815
Manufacturing	3	140	0.74	1,000 sf GFA	1.00	0.74	702
Warehousing	3	150	0.47	1,000 sf GFA	1.00	0.47	446
Mini-Warehouse		151	0.26	1,000 sf GFA	1.00	0.26	246
Utilities	1	170	0.76	1,000 sf GFA	1.00	0.76	720
PORT and TERMINAL							
Truck Terminal	1	30	0.55	Employee	1.00	0.55	521
Park-and-Ride Lot with Bus Service	3	90	0.62	Parking Space	1.00	0.62	588

* *Trip Generation*, Institute of Transportation Engineers, 7th Edition, 2003
** Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.
*** The Pass-By Trip Reduction Factor reduces the Average Trip Rate based on average Pass-By trip percentages published in the *ITE Trip Generation Handbook* (2nd Edition, 2004).

NET NEW TRIP RATE CALCULATION:

ITE Trip Rate (1)	X	Pass-By Reduction Factor (2)	=	Net New Trip Rate (3)

IMPACT FEE CALCULATION:

Net New Trip Rate (3)	X	Per New PM Peak Hour Trip $948	=	Impact Fee per Unit of Development (4)

NOTES:

(1) *Trip Generation* (7th Edition, 2003) has less than 6 studies supporting this average rate. Applicants are strongly encouraged to conduct, at their own expense, independent trip generation studies in support of their application.

(2) No pass-by rates are available. Pass-by rates were estimated from other similar uses.

Code	Land Use	Pass-By Trip Reduction Factor
2 (a)	No Data Available 25% Estimated Pass-by	**0.75**
2 (b)	Shopping Center (850)	**0.66**
2 (c)	Auto Parts Sales (843)	**0.57**
2 (d)	Bank/Drive-In (912)	**0.53**
2 (e)	Tire Store (848)	**0.72**
2 (f)	Discount Supermarket (854)	**0.77**
2 (g)	Fast Food Restaurant with Drive-Through (934)	**0.50**
2 (h)	Gasoline/Service Station w/ Convenience Market (945)	**0.44**
2 (i)	Convenience Market (24 Hr) (851)	**0.39**

(3) Alternatively, the PM peak hour trip regression equation in *Trip Generation* can be used instead of the average trip rate identified in the table. However the equation must be used according to the instructions in *Trip Generation.*

(4) No Average PM peak hour trip rate available. Need to perform own PM peak hour traffic count for the identified land use to calculate impact fee.

(5) ITE *Trip Generation* (7th Edition, 2003) equation used instead of trip rate.

CITY OF BURIEN, WASHINGTON
MEMORANDUM

DATE: November 2, 2010

TO: Planning Commission

FROM: Charles W. "Chip" Davis, AICP, Planner
Scott Greenberg, AICP, Community Development Director

SUBJECT: Discussion and Recommendation on 2010 Comprehensive Plan Amendment 2010-2

PURPOSE/REQUIRED ACTION:

The purpose of this agenda item is for the Planning Commission to discuss and make a final recommendation to the City Council regarding proposed 2010 Comprehensive Plan amendment 2010-2.

BACKGROUND:

The Planning Commission recommended the 2010 docket to the City Council on June 8, 2010. The City Council adopted the 2010 Comprehensive Plan Docket on July 19, 2010.

On September 28th the Planning Commission received a presentation from staff which included a brief summary of the proposal accompanied by a staff recommendation (Attachment A). The commission also received information from the applicant and public comments regarding the proposed Comprehensive Plan Map amendment and rezone request.

A Public Hearing was conducted on October 12. Additional discussion occurred at your October 26 meeting, and staff was requested to prepare an alternate plan amendment map for Commission review.

Please bring your previous packets if you need additional information, or access the information online.

DISCUSSION

Attachment C shows the applicant's proposed redesignation. Attachment D shows Alternative 1, as requested by the Commission—redesignation of just those parcels touching Lake Burien. Alt. 1 excludes 71 lots from redesignation, including 4 lots that could be divided if not redesignated. Alt. 1 results in an irregular, illogical land use designation and zoning boundary. Generally, boundaries should follow streets, natural features or other logical lines.

The Commission must find that the decision criteria for both the Comprehensive Plan amendment and rezone are met. These are discussed in the staff report. Part of that analysis is whether the proposed land use designation meets the criteria for Low Density Residential Neighborhood, or whether the current Moderate Density Residential Neighborhood is appropriate. Attachment B analyzes the designation criteria for both Low Density Residential Neighborhood and Moderate Density Residential Neighborhood. Using the designation criteria, which designation is the best fit for the neighborhood? Neither designation is a perfect fit, which gives the Commission some discretion in recommending a land use designation.

The land use designation criteria discuss existing neighborhood density. The chart shows that existing neighborhood density is between 3.0-4.3 dwelling units per acre, depending on which density calculation method is used. We believe that the "buildable lands" methodology is the correct methodology, as explained on Attachment B. The data and maps supporting the "buildable lands" calculation as well gross and net density methods are provided on Attachments E, F and G.

NEXT STEPS

On November 9, staff recommends that the Commission discuss the criteria for amending the Comprehensive Plan, and the land use designation criteria, and provide specific direction to staff on what findings you would like prepared for your recommendation to City Council. We will then prepare your draft findings for review and recommendation at your Nov. 23 (or Nov. 16?) meeting. If the Commission agrees with the staff recommendation, you can choose to act on November 9.

If you have any questions before the meeting, please contact Chip Davis at (206) 248-5501 or by e-mail at chipd@ci.burien.wa.us.

Attachments:

- **A. Staff Recommendation 2010-2, Lake Burien Neighborhood Plan Map Amendment and Rezone Request**
- **B. Low Density and Moderate Density Comparison**
- **C. Applicant-proposed Redesignation and Rezone**
- **D. Alternative 1—Redesignation and Rezone**
- **E. Density Calculations—Base Configuration**
- **F. Density Calculations—Buildable Lands Method**
  - **1. Submerged Lands**
  - **2. Wetlands**
  - **3. Easements and Encumbrances**
  - **4. Wetland Buffers and Final Calculations**
- **G. Density Calculations—Gross Density Method**
  - **1. Submerged Lands and Final Calculations**
- **H. Density Calculations—Net Density Method**
  - **1. Submerged Lands**
  - **2. Easements and Encumbrances & Final Calculations**

CITY OF BURIEN
Department of Community Development
400 SW 152nd Street, Suite 300
Burien, WA 98166
(206) 248-5510

2010 Comprehensive Plan Amendment and Rezone Request

AMENDMENT REFERENCE NUMBER

2010-2

APPLICANT

Chestine and Robert Edgar for Lake Burien Neighborhood

TAX PARCEL NUMBER

Various (See Vicinity Map)

REQUESTS

1. Change Comprehensive Plan designation of Lake Burien Neighborhood, as defined by applicant, from Moderate Density Single-Family Residential to Low Density Single-Family Residential.
2. Rezone Lake Burien Neighborhood, as defined by applicant, from RS-7,200 (Residential Single-Family) to RS-12,000 (Residential Single-Family).

STAFF RECOMMENDATIONS

1. Deny Comprehensive Plan designation change of Lake Burien Neighborhood, as defined by applicant, from Moderate Density Single-Family Residential to Low Density Single-Family Residential.
2. Deny rezone of Lake Burien Neighborhood, as defined by applicant, from RS-7,200 (Residential Single-Family) to RS-12,000 (Residential Single-Family).

FINDINGS

HISTORY

Comprehensive Plan Land Use Designations:

1993: The City of Burien Interim Land Use Plan and Map (Ordinance 27) designated the subject properties as Single Family (RS-7,200).

1997: The City of Burien Comprehensive Plan Map designated the subject properties as Single-Family (3 units per acre).

1999: The Burien Comprehensive Plan map designated the subject properties as Moderate Density Single-Family (5 – 6 units per acre).

ATTACHMENT A

Zoning Designations:

1981: The King County Zoning Map designated the subject parcels RS-7,200 Single-Family Residential.

1994 - Ordinance 87 map attachment shows the subject parcels zoned R-6 Single-Family Residential (Six units per acre).

1997 - Ordinance 252 map attachment shows the subject parcels zoned RS-7,200 Single-Family Residential.

1999 - Ordinance 264 map attachment shows the subject parcels zoned RS-7,200 Residential Single-Family.

CURRENT LAND USE: Single-family residences are the predominant land use.

ADJACENT COMPREHENSIVE PLAN/ZONING DESIGNATIONS

Direction	Comp. Plan Designation	Zone	Current Uses
North	Moderate Density Residential Neighborhood	RS-7,200 (Single-Family Residential)	Single-Family Residences
Northwest	Neighborhood Commercial and Low Density Multi-Family Residential Neighborhood	CN (Neighborhood Center) and RM-12 (Multi-Family Residential)	Neighborhood Commercial and Multi-Family Residences
South	Moderate Density Residential Neighborhood	RS-7,200 (Single-Family Residential)	Single-Family Residences
West	Low Density Residential Neighborhood	RS-12,000 (Single-Family Residential)	Single-Family Residences and Private Elementary School
East	Special Planning Area 2 (Ruth Dykeman Children's Center) and High Density Multi-Family Neighborhood	Special Planning Area 2 (Ruth Dykeman Children's Center) and RM-18 Residential Multi-Family	Juvenile Treatment Facility and Multi-Family Residences

DISCUSSION

The current Comprehensive Plan and Zoning designations for the Lake Burien Neighborhood, as defined by the applicant (see Attachment 3), allow for single-family uses with minimum lot sizes of

7,200 square feet. Of the approximately 135 lots, the majority of the lots are developed with single-family residences (see Attachments 1 and 2). The applicant indicates that Lake Burien is a critical area and warrants extra protection a more environmentally compatible comprehensive plan map designation. The applicant also contends that there is a conflict between the comprehensive plan text and map for the area surrounding Lake Burien. The requested Comprehensive Plan amendment and rezone request from Moderate Density Residential to Low Density Residential and from RS-7,200 Single-Family Residential to RS-12,000 Single-Family Residential is proposed to address both of these concerns.

The area surrounding Lake Burien has been delineated as a moderate density residential area since the incorporation of the City of Burien. With the exception of a brief period in 1997, the zoning designation for the area has been 6-units per acre since 1981 when King County controlled the zoning. The overall density of development in the area is more reflective of the Moderate Density Residential Neighborhood platted lot pattern of five to six units per acre and exceeds the Low Density Residential Neighborhood pattern of four units per acre or less. There is no apparent conflict between the text and the plan map in this regard.

In regard to the protection of critical areas, the requested change would have far less effect on generation of surface water runoff and other aspects for protection of water quality. Regulations are already in place, as part of the Critical Areas portion of the zoning code or targeted low impact development measures could be pursued through the permitting process to better achieve environmental protection. The requested change would impact only the relatively small number of lots that could be developed in the future and the difference in maximum impervious surface coverage and other development standards in the RS-7,200 and RS-12,000 could create non-conforming properties with regard to impervious surface coverage. There are provisions in the zoning code to address lots which exceed this development standard.

REVIEW OF CRITERIA FOR COMPREHENSIVE PLAN AMENDMENT

Zoning Code section 19.65.095.4 contains the criteria for review of a proposed Comprehensive Plan amendment. To be approved, the proposed amendment **must meet all of the following criteria** (shown in bold italics, followed by staff response):

A. The request has been filed in a timely manner.

The request was made by a resident of the area under consideration. The request was received by the City of Burien on June 1, 2010 consistent with the June 1, 2010 deadline date, as required in BMC 19.65.095.

B. There is a public need for the proposed amendment.

It has not been adequately demonstrated that the current map designation of the area for Moderate Density Residential Development is in conflict with the Comprehensive Plan text. Additionally, it has not been demonstrated that the requested change would more effectively address the public need than could be addressed using existing Critical Area protective regulations based on existing policies in the Comprehensive Plan which are related to environmental protection.

C. The proposed amendment is the best means for meeting the identified public need.

The proposed amendment is not the best means for addressing the environmental issues for the subject area properties surrounding Lake Burien. There are better means such as Critical Area regulations, storm water regulations and targeted low impact development measures implemented during the permitting process would be more effective.

D. The proposed amendment is consistent with the overall intent of the goals and policies of the Burien Comprehensive Plan, Growth Management Act and Countywide Planning Policies.

As stated in the Burien Comprehensive Plan (Policy RE 1.5), the intent of the Low Density Residential Neighborhood Designation is to provide for low density residential development. Development in this designation includes existing neighborhoods that are zoned for four units per acre or less.

Properties designated Low Density Residential neighborhood should reflect the following criteria (shown in italics, followed by staff response):

1. The area is already generally characterized by single family residential development at four units per acre or less; and

The neighborhood is generally characterized by residential development of greater than four units per acre.

2. Relative to other residential areas within the City, the area is characterized by lower intensity development as shown on Map LU-2 (page 2-3).

The neighborhood is designated for suburban intensity development as shown on Map LU-2.

3. The land is designated as a potential landslide hazard area, steep slope area, or wetland on the City of Burien's Critical Area Map,

A portion of the neighborhood immediately adjacent to the lake is designated wetland on the Critical Areas Map.

4. The existing and planned public facilities for the area cannot adequately support a higher density.

There are sufficient existing and planned public facilities to support the current density.

5. The area is subject to existing impacts from high levels of airport-related noise.

The area is subject to airport-related noise but is not subject to high levels of airport-related noise.

The area subject to the requested amendment is <u>more</u> reflective of its current designation when one reviews the criteria in Policy RE 1.6, Moderate Density Residential Neighborhood. This designation is characterized by single family residential uses at greater than four units per acre,

existing public facilities adequate to support residential development at current density, does not have significant amounts of critical areas and if located outside the area designated as Urban, is limited to five units per acre.

E. The proposed amendment will result in a net benefit to the community.

The applicant has not demonstrated that the proposed amendment will result in a net benefit to the community from increased protection of water quality and critical areas as more targeted and efficient measures are already in place as a result of other Comprehensive Plan policies, Critical Area and storm water regulations.

F. The revised Comprehensive Plan will be internally consistent.

The applicant has not demonstrated any existing inconsistency in the Comprehensive plan that would warrant the proposed amendment and approval of the proposed amendment would be inconsistent with existing policies.

G. The capability of the land can support the projected land use.

The proposed amendment, contrary to the applicant's claim, will not have an impact on existing density and since the benefits of changing the designation from moderate to low density will be minimal the capability of the land to support the projected land use classification will not be appreciably affected.

H. Adequate public facility capacity to support the projected land use exists, or, can be provided by the property owner(s) requesting the amendment, or, can be cost-effectively provided by the City or other public agency.

Adequate public facility capacity exists to support the requested amendment.

I. The proposed amendment will be compatible with nearby uses.

The proposed amendment will be compatible with the properties located on a small portion of the north boundary and a small portion of the west boundary of the subject area. The proposed amendment will not necessarily be compatible with properties located on a portion of the west boundary that are designated Multi-Family and Neighborhood Commercial and on a portion on the east boundary that are designated Special Planning Area 2 and Multi-Family.

J. The proposed amendment would not result in the loss of capacity to meet other needed land uses, such as housing.

The proposed amendment would result in the loss of capacity to meet other needed land uses such as housing, as the applicant acknowledges in the application. Measures cited by the applicant, such as transfer of development rights, are not currently included in the Comprehensive Plan and could not be used to mitigate this impact. The shifting of responsibility for meeting housing capacity requirements cannot be accomplished through the proposed amendment.

K. For a Comprehensive Plan map change, the applicable designation criteria are met and either of the following is met:

i. Conditions have so markedly changed since the property was given its present Comprehensive Plan designation that the current designation is no longer appropriate; or,

ii. The map change will correct a Comprehensive Plan designation that was inappropriate when established.

The applicant has not demonstrated that conditions have so markedly changed since the previous designation that the current designation is no longer appropriate or that the map change is required to correct a designation that was inappropriate when established. The existing designation as Moderate Density Residential Neighborhood was established as a result of a public planning process and has been in place since Burien's incorporation in 1993.

REVIEW OF CRITERIA FOR REZONE

Zoning Code section 19.65.090.3 contains the criteria for review of a proposed rezone. To be approved, the proposed amendment **must meet all of the following criteria** (shown in bold italics, followed by staff response):

A. The rezone is consistent with the Comprehensive Plan.

The proposed rezone to RS-12,000 Single-Family Residential would be consistent with the proposed Comprehensive Plan if the Comprehensive Plan designation is changed. Staff is recommending that the Comprehensive Plan change be denied (see discussion above).

B. The rezone bears a substantial relation to the public health, safety or welfare.

The rezone would not provide significant protection for critical areas in regard to water quality, given the relatively minor difference in impervious surface coverage requirements as a result of the requested rezone. More effective avenues already exist for addressing critical area protection and surface water impacts on Lake Burien (see discussion above). Consequently, the rezone will not significantly contribute to the public's health, safety and welfare.

C. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the property.

There is no evidence to support that a rezone would be materially detrimental to uses in the immediate vicinity of the subject area.

D. The rezone has merit and value for the community as a whole.

The rezone does not have merit and value for the community as a whole (see discussion above).

ATTACHMENTS

1- Vicinity Zoning and Land Use Map
2- Aerial Photo, dated 2009
3- Comprehensive Plan Amendment Request, June 1, 2010

COMPARISON OF POLICY AND CRITERIA FOR
LOW DENSITY AND MODERATE DENSITY RESIDENTIAL NEIGHBORHOOD DESIGNATIONS

LOW DENSITY	Low Density Criteria Met	MODERATE DENSITY	Mod Density Criteria Met
Pol. RE 1.5: "Development within this designation includes existing neighborhoods **that are zoned for four units per acre or less**." (emphasis added) Analysis: The area is currently zoned RS-7,200 (7,200 square foot minimum lot area). This calculates to 6.05 units per acre: 1 acre=43,560 square feet 43,560/7,200=6.05	No	Pol. RE 1.6: "Development within this designation includes existing neighborhoods **that have been platted at an average of five to six units per acre**." (emphasis added) Analysis: The area contains 2,129,506 square feet of land (the area of Lake Burien is excluded from this figure) and has 134 lots. Therefore, average platted lot area is 15,892 square feet, or, 2.74 units per acre (43,560 square feet divided by 15,892).	No
Designation Criteria			
Properties designated Low Density Residential Neighborhood should reflect the following criteria:		Properties designated for Moderate Density Residential Neighborhood uses should generally reflect all of the following criteria:	
1. The area is already generally characterized by single family residential development at four units per acre or less. Analysis: There are several methods we can use to calculate existing developed density (see attached for detailed explanation)		1. The area is already characterized by primarily single family residential development at greater than four units per acre. Analysis: There are several methods we can use to calculate existing developed density (see attached for detailed explanation)	
"Buildable lands" method: 4.3 units/acre	No	"Buildable lands" method: 4.3 units/acre	**Yes**
"Net Density" method: 3.1 units/acre	**Yes**	"Net Density" method: 3.1 units/acre	No
"Gross Density" method: 3.0 units/acre	**Yes**	"Gross Density" method: 3.0 units/acre	No

LOW DENSITY	Low Density Criteria Met	MODERATE DENSITY	Mod Density Criteria Met
2. Relative to other residential areas within the City, the area is characterized by lower intensity development as shown on Map LU-2 (page 2-3). Analysis: The neighborhood is designated for suburban intensity development as shown on Map LU-2.	No	4. The area is designated Urban on Figure 2 LU-2 (Application of this designation outside of the area designated as Urban, shall be limited to five units per acre). Analysis: The neighborhood is designated for suburban intensity development as shown on Map LU-2.	No
3. The land is designated as a potential landslide hazard area, steep slope area, or wetland on the City of Burien's Critical Area Map. Analysis: Approximately 36,438 square feet of land adjacent to the lake is designated wetland on the Critical Areas Map. This is less than 2% of the area proposed for redesignation. While Lake Burien itself is shown as a wetland, it is open water and cannot be a wetland.	No	3. The area does not have significant amounts of critical areas. Analysis: Approximately 36,438 square feet of land adjacent to the lake is designated wetland on the Critical Areas Map. This is less than 2% of the area proposed for redesignation. This is not a significant amount of critical area. While Lake Burien itself is shown as a wetland, it is open water and cannot be a wetland.	**Yes**
4. The existing and planned public facilities for the area cannot adequately support a higher density. Analysis: There are sufficient existing and planned public facilities to support the current density.	No	2. The existing or committed public facilities are adequate to support residential development at this density. Analysis: There are sufficient existing and planned public facilities to support the current density.	**Yes**
5. The area is subject to existing impacts from high levels of airport-related noise. Analysis: The area is subject to airport-related noise but is not subject to high levels of airport-related noise.	No	Not applicable	

1. "Buildable lands" method: In 1997, the Washington State legislature adopted the Buildable Lands amendment to the Growth Management Act, (RCW 36.70A.215). The amendment requires six Washington counties (including King) and their cities to determine the amount of land suitable for urban development, and evaluate its capacity for growth, based upon measurement of five years of actual development activity. The report is due every five years (2002, 2007, 2012, etc.). **The buildable lands report and its methodology was accepted and added as an appendix to the King County Countywide Planning Policies via King County Ordinance 16056 on April 20, 2008.**

This method has been used by all 40 jurisdictions in King County for about 10 years (prior to the 2002 report) to comply with the GMA buildable lands requirement. The full 2007 report is available online at http://your.kingcounty.gov/budget/buildland/bldlnd07.htm. Chapter III—Technical Framework and Methodology, and Appendix B—Deductions are both attached to help explain the detail behind the methodology.

The buildable lands method is used for calculating existing development densities as well as future development capacity. The capacity figure is also used in the King County Countywide Planning Policies to determine whether we have enough developable capacity to accommodate our 20-year projected growth in population and jobs. **Calculations of existing neighborhood density should follow the buildable lands methodology—the same methodology we must use in showing compliance with the GMA.**

2. Net or Gross Density method: Our Comprehensive Plan contains several related definitions (Section 1.4):

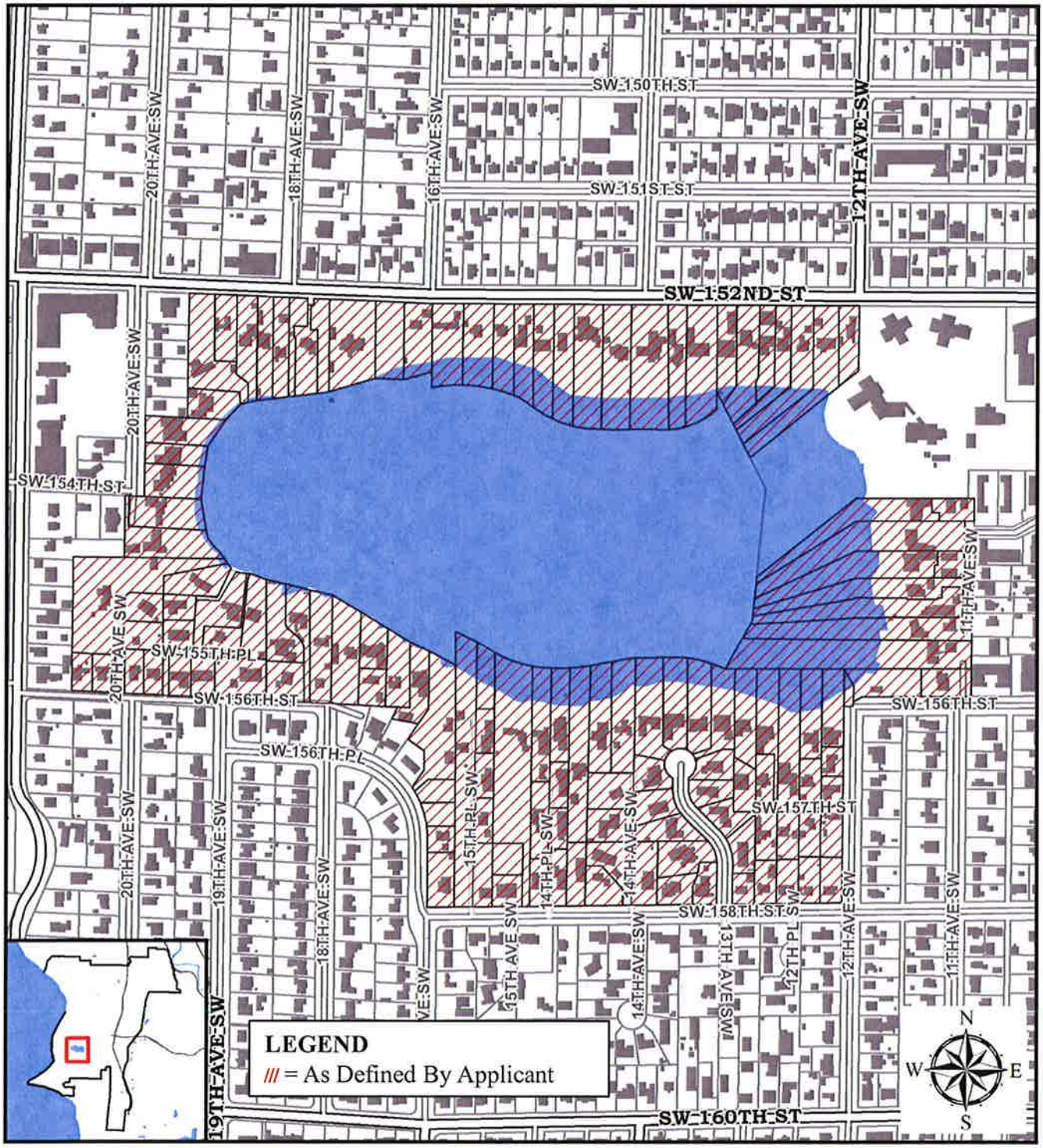
Density: The number of families, persons, or housing units per unit of land usually expressed as "per acre". There are several different ways of measuring density, including:

a. Net site density: Units per site area after allowing for or excluding streets, parks, open space or a public facility.
b. Gross density: Units per gross site area before dedication, covenants or designation of a portion of the site as unbuildable or open space.

Net Acre: A measure of horizontal area for calculating development potential. At the area-wide planning level, net acre refers to the gross acre less the estimated area to be transferred (e.g., sale, dedication or donation) to public ownership from individual parcels. Net acreage is typically 67-75 percent of gross acreage, and depends largely on the amount of road right-of-way. At the site development level, this is the total acreage of a parcel less the area transferred to public ownership. The remaining net acreage is the basis for determining development density and potential. Net acre typically includes easement areas.

Policy RE 1.5 (Low Density) does not specify which calculation is to be used—net or gross density. However, Policy RE 1.6 (Moderate Density) states under "Allowed Use and Description"—"The maximum residential density shall not exceed six units per **net acre**." (emphasis added)

Reference No. 2010-2
Comprehensive Plan Map Amendment and Rezone
Edgar/Lake Burien Neighborhood - Applicant Defined



\\FILE01\RECORDS\GIS\MasterProjects\Planning Vicinity Map.mxd
Last updated 9/23/2010
By Chip Davis

0 300 600 1,200
Feet

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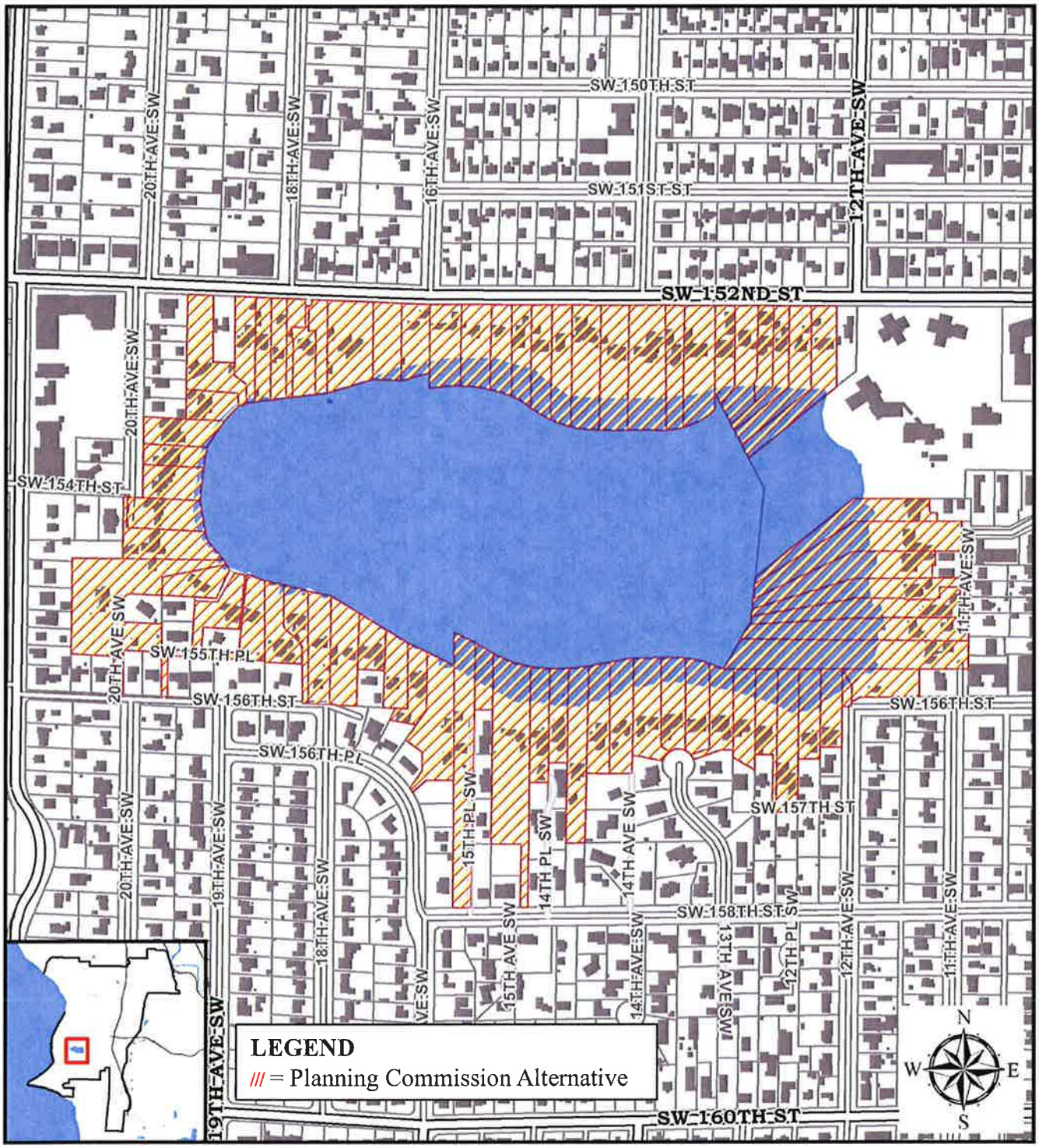
ATTACHMENT C

Reference No. 2010-2
Comprehensive Plan Map Amendment and Rezone
Edgar/Lake Burien Neighborhood - Alternative 1



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Last updated 9/23/2010
By Chip Davis

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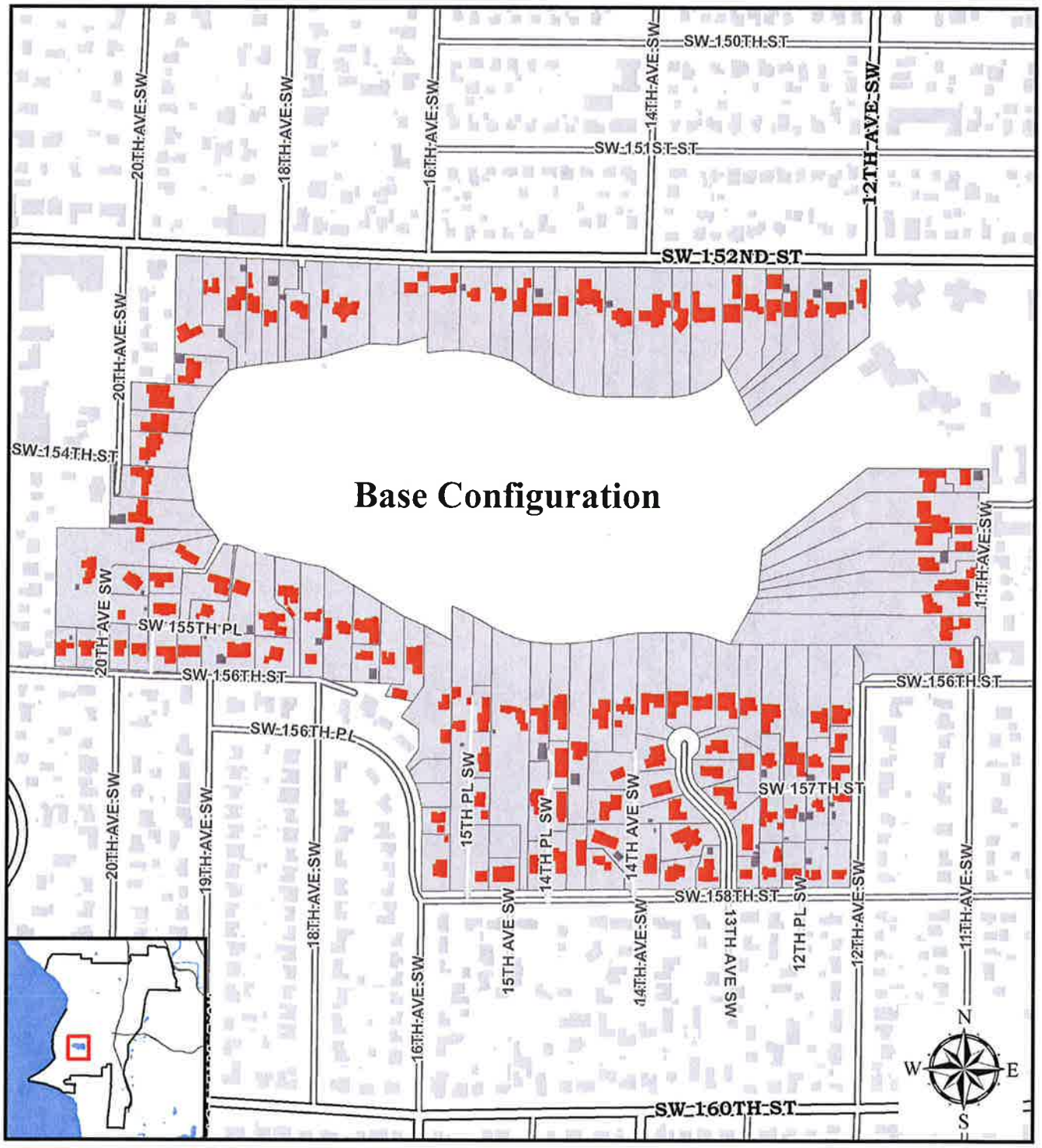
ATTACHMENT D

Reference No. 2010-2
Comprehensive Plan Map Amendment and Rezone
Edgar/Lake Burien Neighborhood - Base Configuration



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Last updated 9/23/2010
By: Chip Davis

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ATTACHMENT E

BASE CONFIGURATION TABLE

PIN	TYPE	ZONE	SHAPE_area	SHAPE_len
2423039192	PARCEL	RS-7,200	10070.40291530000	755.23855072300
2423039188	PARCEL	RS-7,200	7697.58011928000	368.39999920600
1901600101	PARCEL	RS-7,200	13974.38184580000	483.14993385900
1901600110	PARCEL	RS-7,200	19281.52970050000	637.94552513400
2423039001	PARCEL	RS-7,200	39180.03667570000	835.72909577400
2423039107	PARCEL	RS-7,200	14475.91489620000	557.93999566800
2423039142	PARCEL	RS-7,200	8391.72361835000	399.99999780300
2423039135	PARCEL	RS-7,200	9091.03370570000	399.99999174600
2423039138	PARCEL	RS-7,200	9740.39366332000	410.00000035100
2423039082	PARCEL	RS-7,200	15022.58322940000	490.73529307900
2423039090	PARCEL	RS-7,200	16818.17230850000	613.27702813400
2423039159	PARCEL	RS-7,200	8693.68463649000	373.44082134900
2423039160	PARCEL	RS-7,200	8204.04808396000	365.13870310300
2423039029	PARCEL	RS-7,200	10071.08020240000	741.23249176100
2423039164	PARCEL	RS-7,200	27005.34357460000	1484.26142503000
1923049304	PARCEL	RS-7,200	32682.21566680000	1399.18862823000
1923049091	PARCEL	RS-7,200	21733.09365770000	846.44907544900
1923049308	PARCEL	RS-7,200	17818.91513550000	716.65908955000
1923049151	PARCEL	RS-7,200	21239.58983630000	1045.76318326000
1923049373	PARCEL	RS-7,200	19661.44320180000	707.32171389600
1923049370	PARCEL	RS-7,200	17120.49741100000	632.83741926100
1923049369	PARCEL	RS-7,200	6495.72993988000	326.06069883900
1923049188	PARCEL	RS-7,200	8545.50845365000	404.46663834900
1923049298	PARCEL	RS-7,200	10351.65128770000	477.08395715800
1923049068	PARCEL	RS-7,200	10641.03940050000	455.69394196100
1923049067	PARCEL	RS-7,200	11586.11039460000	473.24050601100
1923049362	PARCEL	RS-7,200	8673.83622297000	409.67548094900
1923049252	PARCEL	RS-7,200	16597.53014430000	519.01603495400
1923049378	PARCEL	RS-7,200	14285.16830150000	602.92653763600
1923049323	PARCEL	RS-7,200	8664.27896074000	406.36252761700
1923049128	PARCEL	RS-7,200	7776.56143655000	379.67638232000
1923049160	PARCEL	RS-7,200	10615.98030620000	444.71119922600
1923049073	PARCEL	RS-7,200	9591.97528754000	415.22088137800
2423039139	PARCEL	RS-7,200	8393.00038926000	380.00000231300
1923049078	PARCEL	RS-7,200	24880.57703270000	716.71006112600
1923049062	PARCEL	RS-7,200	18582.91102360000	695.00343094900
1923049066	PARCEL	RS-7,200	18823.07194380000	748.49774379300
1923049076	PARCEL	RS-7,200	22327.25814250000	826.68313778000
2423039141	PARCEL	RS-7,200	8391.72409686000	400.00000358000
2423039117	PARCEL	RS-7,200	21158.04645290000	585.90404929200
4161600010	PARCEL	RS-7,200	17115.19537340000	564.24006264800
4161600015	PARCEL	RS-7,200	16207.23521700000	563.79321935000
1923049133	PARCEL	RS-7,200	16958.43498810000	651.42487056400
1923049090	PARCEL	RS-7,200	11974.09993760000	521.75328273200
1923049249	PARCEL	RS-7,200	10767.50794870000	479.67634961300
1923049346	PARCEL	RS-7,200	69629.46422300000	1706.95967165000

BASE CONFIGURATION TABLE

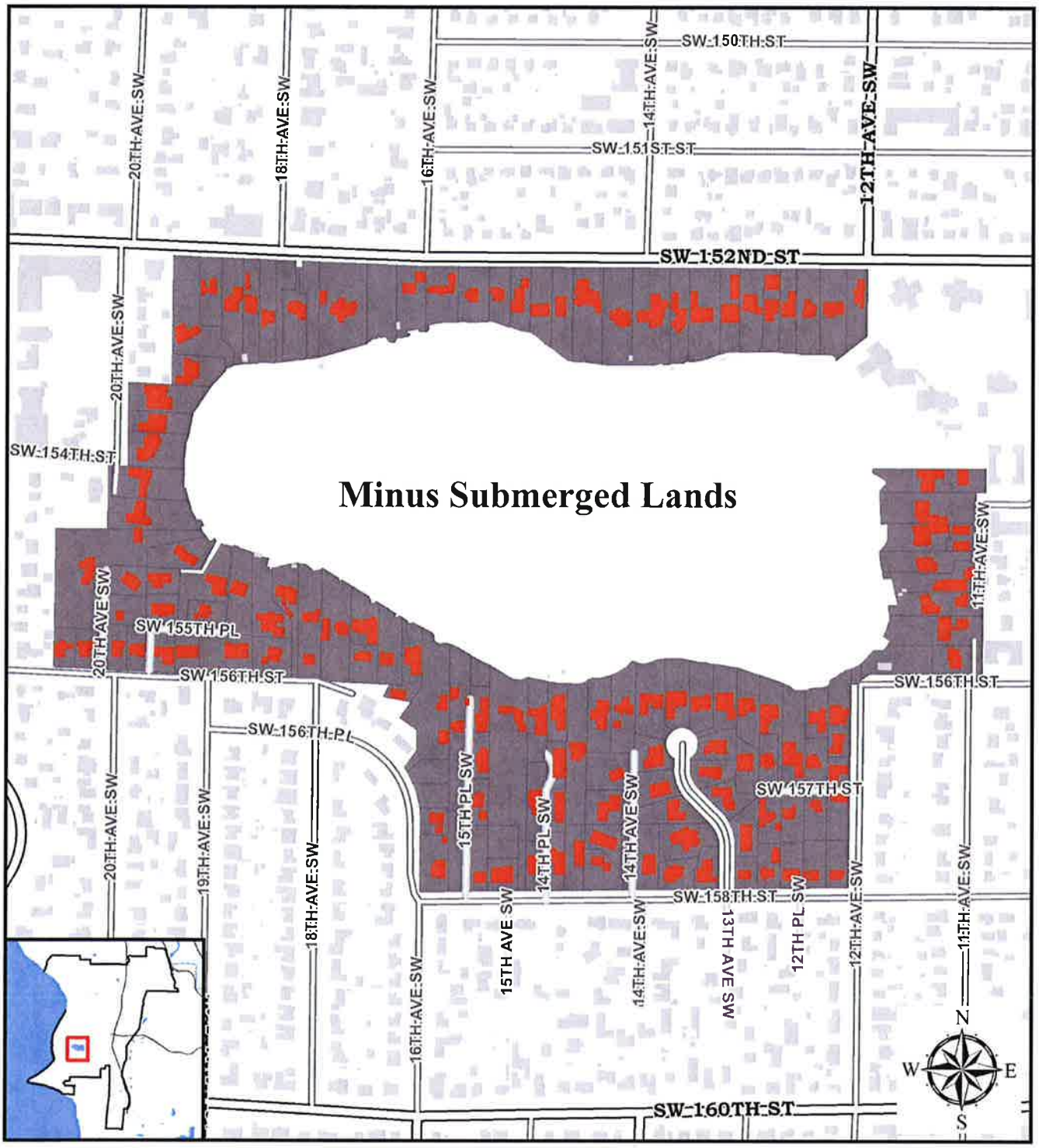
4161600040	PARCEL	RS-7,200	22082.61047140000	732.08377760100
4161600035	PARCEL	RS-7,200	28860.02810800000	842.12328923700
1923049242	PARCEL	RS-7,200	26643.44054720000	867.41700032500
4161600045	PARCEL	RS-7,200	21671.29969450000	719.80798309900
1923049260	PARCEL	RS-7,200	24136.79224130000	832.33911998300
4161600050	PARCEL	RS-7,200	20496.25599880000	809.14988861300
1923049232	PARCEL	RS-7,200	34477.02463720000	1236.29334614000
1923049372	PARCEL	RS-7,200	20805.07060500000	748.88004586600
1923049164	PARCEL	RS-7,200	31394.03690650000	1043.39338112000
1923049322	PARCEL	RS-7,200	8315.63977336000	398.80187669300
4161600055	PARCEL	RS-7,200	10870.70685010000	442.47110685200
4161600030	PARCEL	RS-7,200	11368.73957260000	440.61970182700
4161600060	PARCEL	RS-7,200	10139.57622450000	413.59953089500
4161600025	PARCEL	RS-7,200	12971.59440540000	476.25850817200
4161600065	PARCEL	RS-7,200	10744.93775890000	498.65165721500
1923049036	PARCEL	RS-7,200	15113.08429000000	498.94263368800
1923049163	PARCEL	RS-7,200	10467.37612900000	440.26174278600
4161600020	PARCEL	RS-7,200	13862.78463570000	563.47042169300
1923049296	PARCEL	RS-7,200	11674.19980390000	488.21924752900
1923049379	PARCEL	RS-7,200	8795.50976379000	418.65650591600
4161600005	PARCEL	RS-7,200	9203.78355118000	402.32490119000
1923049315	PARCEL	RS-7,200	12549.43141190000	449.23335299700
4161600012	PARCEL	RS-7,200	10707.74689020000	429.90243103600
1923049069	PARCEL	RS-7,200	6820.27230710000	335.35718028800
192304TRCT	UNDINT	RS-7,200	11451.52599840000	515.73502712800
1923049109	PARCEL	RS-7,200	8983.25568451000	410.33183342100
1923049187	PARCEL	RS-7,200	14565.07380220000	692.99599287500
1923049154	PARCEL	RS-7,200	18551.44235640000	979.82611801800
1923049352	PARCEL	RS-7,200	19972.56906670000	664.71658603600
1923049063	PARCEL	RS-7,200	24168.54474870000	880.19588780300
1923049050	PARCEL	RS-7,200	35444.44127220000	961.27213907000
1923049049	PARCEL	RS-7,200	35447.70027530000	969.14198607400
1923049031	PARCEL	RS-7,200	47012.36768140000	1028.35084864000
2423039166	PARCEL	RS-7,200	10059.57579050000	406.00000357600
2423039187	PARCEL	RS-7,200	10725.60234810000	411.18492152500
1923049095	PARCEL	RS-7,200	12438.87792550000	526.75064203800
1923049086	PARCEL	RS-7,200	73752.07518430000	1810.60377532000
1923049389	PARCEL	RS-7,200	9609.89090213000	392.15773614700
1923049088	PARCEL	RS-7,200	9553.05241258000	391.10160790400
1923049094	PARCEL	RS-7,200	14972.46397940000	519.86023680300
1923049364	PARCEL	RS-7,200	22066.51016190000	895.07059130400
1923049051	PARCEL	RS-7,200	35307.21304700000	924.82224904300
1923049332	PARCEL	RS-7,200	17450.94157450000	705.78020059800
1923049032	PARCEL	RS-7,200	26283.18755880000	880.58336335900
1923049132	PARCEL	RS-7,200	7185.41649578000	341.28934828500
1923049077	PARCEL	RS-7,200	25344.26153250000	718.50440519500
2423039035	PARCEL	RS-7,200	16089.25522030000	723.67905450200

BASE CONFIGURATION TABLE

2423039193	PARCEL	RS-7,200	13062.25935510000	713.66798025600
1901600112	PARCEL	RS-7,200	12687.33120670000	520.60073672500
1901600115	PARCEL	RS-7,200	19404.69407810000	579.93997286900
2423039086	PARCEL	RS-7,200	21931.07434900000	668.17742662400
2423039002	PARCEL	RS-7,200	20679.60742610000	643.55450350800
2423039097	PARCEL	RS-7,200	15903.15694250000	736.85193073700
2423039105	PARCEL	RS-7,200	16305.79978040000	752.96635888600
2423039101	PARCEL	RS-7,200	18918.16316450000	780.66681904400
2423039044	PARCEL	RS-7,200	33905.36928030000	1036.26965636000
2423039096	PARCEL	RS-7,200	23019.71209130000	671.70271855600
2423039011	PARCEL	RS-7,200	27465.19984010000	978.93712112600
2423039186	PARCEL	RS-7,200	15976.35171930000	681.67874627400
2423039110	PARCEL	RS-7,200	13144.80858170000	490.78687893900
2423039109	PARCEL	RS-7,200	28068.78324510000	827.61061245000
2423039030	PARCEL	RS-7,200	24834.52549660000	843.22594640300
2423039116	PARCEL	RS-7,200	18502.35830610000	662.47819297800
2423039118	PARCEL	RS-7,200	15732.45386590000	552.98939770800
2423039036	PARCEL	RS-7,200	84893.92482730000	2014.76719343000
1923049082	PARCEL	RS-7,200	30754.53905700000	1142.27046312000
1923049070	PARCEL	RS-7,200	35877.64943390000	1288.50432415000
1923049148	PARCEL	RS-7,200	14556.44436610000	603.87520659900
1923049080	PARCEL	RS-7,200	6512.68160833000	326.53894917500
1923049103	PARCEL	RS-7,200	52183.82558220000	1839.50143086000
1923049106	PARCEL	RS-7,200	10180.34144280000	432.10610860500
1923049129	PARCEL	RS-7,200	10105.39867610000	430.01780952000
1923049211	PARCEL	RS-7,200	40541.43927960000	1330.92522148000
1923049124	PARCEL	RS-7,200	7281.38408826000	350.73821069200
1923049102	PARCEL	RS-7,200	54934.21137970000	1559.08091987000
1923049117	PARCEL	RS-7,200	33731.75944320000	1444.10602562000
1923049125	PARCEL	RS-7,200	37088.73619930000	1509.05936861000
1923049034	PARCEL	RS-7,200	44895.65844380000	1557.59544904000
1923049345	PARCEL	RS-7,200	13581.98394630000	486.57827903100
1923049150	PARCEL	RS-7,200	11133.44009880000	459.78093276300
1923049105	PARCEL	RS-7,200	9915.04257692000	424.73920866500
1923049060	PARCEL	RS-7,200	9704.35381767000	418.45928647300
1923049180	PARCEL	RS-7,200	2801.64006944000	275.58695491200
2423039158	PARCEL	RS-7,200	15739.76680500000	850.32262751900
2423039121	PARCEL	RS-7,200	20469.77914670000	712.07282651200
1923049209	PARCEL	RS-7,200	40080.51792000000	1109.47312612000
1923049391	PARCEL	RS-7,200	7269.07983561000	350.66719626200
1923049392	PARCEL	RS-7,200	8346.72303108000	368.10607770800

TOTAL PARCELS	**TOTAL LOT AREA**
134	2,579,737

Reference No. 2010-2
Comprehensive Plan Map Amendment and Rezone
Edgar/Lake Burien Neighborhood - Buildable Lands Method



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Last updated 9/23/2010
By: Chip Davis

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ATTACHMENT F1

MINUS SUBMERGED LANDS TABLE

PIN	TYPE	ZONE	SHAPE_area	SHAPE_len
2423039192	PARCEL	RS-7,200	10070.40291790000	755.23855072300
2423039188	PARCEL	RS-7,200	7697.58011958000	368.39999920600
1901600101	PARCEL	RS-7,200	13974.38184730000	483.14993385900
1901600110	PARCEL	RS-7,200	19281.52970010000	637.94552513400
2423039001	PARCEL	RS-7,200	39180.03667310000	835.72909577400
2423039107	PARCEL	RS-7,200	14475.91489620000	557.93999566800
2423039142	PARCEL	RS-7,200	8391.72361754000	399.99999780300
2423039135	PARCEL	RS-7,200	9091.03370868000	399.99999174600
2423039138	PARCEL	RS-7,200	9740.39366278000	410.00000035100
2423039082	PARCEL	RS-7,200	15022.58323130000	490.73529307900
2423039090	PARCEL	RS-7,200	16654.91118020000	613.27702813400
2423039159	PARCEL	RS-7,200	8693.68463533000	373.44082134900
2423039160	PARCEL	RS-7,200	8204.04808321000	365.13870310300
2423039029	PARCEL	RS-7,200	10071.08020450000	741.23249176100
2423039164	PARCEL	RS-7,200	27005.34356910000	1484.26142503000
1923049304	PARCEL	RS-7,200	14587.82930690000	1399.18862823000
1923049091	PARCEL	RS-7,200	15089.84889060000	846.44907544900
1923049308	PARCEL	RS-7,200	10774.80556360000	716.65908955000
1923049151	PARCEL	RS-7,200	13959.57905510000	1045.76318326000
1923049373	PARCEL	RS-7,200	10646.02488530000	707.32171389600
1923049370	PARCEL	RS-7,200	10984.29670250000	632.83741926100
1923049369	PARCEL	RS-7,200	6495.72994010000	326.06069883900
1923049188	PARCEL	RS-7,200	8545.50845052000	404.46663834900
1923049298	PARCEL	RS-7,200	10351.65128510000	477.08395715800
1923049068	PARCEL	RS-7,200	10641.03940260000	455.69394196100
1923049067	PARCEL	RS-7,200	11586.11039560000	473.24050601100
1923049362	PARCEL	RS-7,200	8673.83622483000	409.67548094900
1923049252	PARCEL	RS-7,200	16597.53014250000	519.01603495400
1923049378	PARCEL	RS-7,200	14285.16987370000	602.92653763600
1923049323	PARCEL	RS-7,200	8664.27896333000	406.36252761700
1923049128	PARCEL	RS-7,200	7776.56141364000	379.67638232000
1923049160	PARCEL	RS-7,200	10615.98030690000	444.71119922600
1923049073	PARCEL	RS-7,200	9591.97528646000	415.22088137800
2423039139	PARCEL	RS-7,200	8393.00038834000	380.00000231300
1923049078	PARCEL	RS-7,200	16136.09140930000	716.71006112600
1923049062	PARCEL	RS-7,200	11448.80436910000	695.00343094900
1923049066	PARCEL	RS-7,200	11961.40969390000	748.49774379300
1923049076	PARCEL	RS-7,200	14451.40880270000	826.68313778000
2423039141	PARCEL	RS-7,200	8391.72409454000	400.00000358000
2423039117	PARCEL	RS-7,200	21158.04645350000	585.90404929200
4161600010	PARCEL	RS-7,200	17115.19537280000	564.24006264800
4161600015	PARCEL	RS-7,200	16207.23521860000	563.79321935000
1923049133	PARCEL	RS-7,200	16958.43551020000	651.42487056400
1923049090	PARCEL	RS-7,200	11974.10137700000	521.75328273200
1923049249	PARCEL	RS-7,200	10767.50401230000	479.67634961300
1923049346	PARCEL	RS-7,200	26593.64188460000	1706.95967165000

MINUS SUBMERGED LANDS TABLE

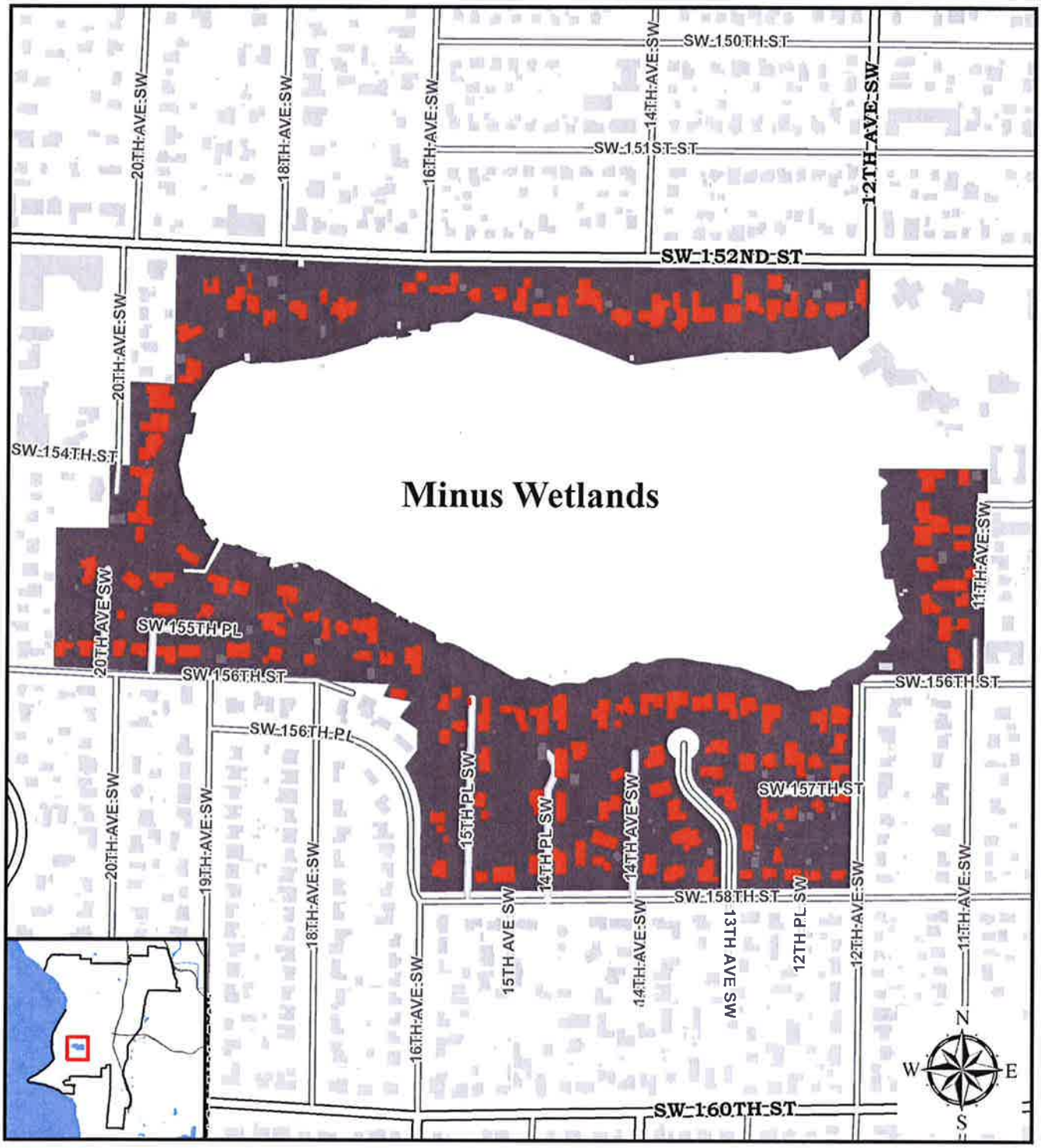
4161600040	PARCEL	RS-7,200	16101.21501820000	732.08377760100
4161600035	PARCEL	RS-7,200	21285.01494180000	842.12328923700
1923049242	PARCEL	RS-7,200	19145.84351900000	867.41700032500
4161600045	PARCEL	RS-7,200	15660.14292020000	719.80798309900
1923049260	PARCEL	RS-7,200	16243.71270570000	832.33911998300
4161600050	PARCEL	RS-7,200	15434.68437800000	809.14988861300
1923049232	PARCEL	RS-7,200	26655.14300480000	1236.29334614000
1923049372	PARCEL	RS-7,200	15155.32134280000	748.88004586600
1923049164	PARCEL	RS-7,200	22253.39625000000	1043.39338112000
1923049322	PARCEL	RS-7,200	8315.63977286000	398.80187669300
4161600055	PARCEL	RS-7,200	10870.70684880000	442.47110685200
4161600030	PARCEL	RS-7,200	11368.73957610000	440.61970182700
4161600060	PARCEL	RS-7,200	10139.57622340000	413.59953089500
4161600025	PARCEL	RS-7,200	12971.59440610000	476.25850817200
4161600065	PARCEL	RS-7,200	10744.93775810000	498.65165721500
1923049036	PARCEL	RS-7,200	15113.08428480000	498.94263368800
1923049163	PARCEL	RS-7,200	10467.37612660000	440.26174278600
4161600020	PARCEL	RS-7,200	13862.78463400000	563.47042169300
1923049296	PARCEL	RS-7,200	11674.19980280000	488.21924752900
1923049379	PARCEL	RS-7,200	8795.48928649000	418.65650591600
4161600005	PARCEL	RS-7,200	9203.78355179000	402.32490119000
1923049315	PARCEL	RS-7,200	12549.43114550000	449.23335299700
4161600012	PARCEL	RS-7,200	10707.74688920000	429.90243103600
1923049069	PARCEL	RS-7,200	6820.27230913000	335.35718028800
192304TRCT	UNDINT	RS-7,200	4669.62903539000	515.73502712800
1923049109	PARCEL	RS-7,200	8983.25568415000	410.33183342100
1923049187	PARCEL	RS-7,200	12935.33918260000	692.99599287500
1923049154	PARCEL	RS-7,200	13069.27814290000	979.82611801800
1923049352	PARCEL	RS-7,200	17345.86911980000	664.71658603600
1923049063	PARCEL	RS-7,200	17284.81942820000	880.19588780300
1923049050	PARCEL	RS-7,200	26385.29786940000	961.27213907000
1923049049	PARCEL	RS-7,200	26733.47045420000	969.14198607400
1923049031	PARCEL	RS-7,200	34924.81236020000	1028.35084864000
2423039166	PARCEL	RS-7,200	10059.57578870000	406.00000357600
2423039187	PARCEL	RS-7,200	10724.29943640000	411.18492152500
1923049095	PARCEL	RS-7,200	12438.87271930000	526.75064203800
1923049086	PARCEL	RS-7,200	59702.69333880000	1810.60377532000
1923049389	PARCEL	RS-7,200	9609.89074801000	392.15773614700
1923049088	PARCEL	RS-7,200	9553.04648514000	391.10160790400
1923049094	PARCEL	RS-7,200	14972.46398490000	519.86023680300
1923049364	PARCEL	RS-7,200	16654.14323030000	895.07059130400
1923049051	PARCEL	RS-7,200	26924.39736230000	924.82224904300
1923049332	PARCEL	RS-7,200	15607.30971310000	705.78020059800
1923049032	PARCEL	RS-7,200	18268.67116180000	880.58336335900
1923049132	PARCEL	RS-7,200	7186.50299356000	341.28934828500
1923049077	PARCEL	RS-7,200	17155.07328310000	718.50440519500
2423039035	PARCEL	RS-7,200	16088.13179210000	723.67905450200

MINUS SUBMERGED LANDS TABLE

2423039193	PARCEL	RS-7,200	13056.29605820000	713.66798025600
1901600112	PARCEL	RS-7,200	12682.80878740000	520.60073672500
1901600115	PARCEL	RS-7,200	18841.06881820000	579.93997286900
2423039086	PARCEL	RS-7,200	20648.60955210000	668.17742662400
2423039002	PARCEL	RS-7,200	18526.31448340000	643.55450350800
2423039097	PARCEL	RS-7,200	15752.95544790000	736.85193073700
2423039105	PARCEL	RS-7,200	16020.09315540000	752.96635888600
2423039101	PARCEL	RS-7,200	18701.92130510000	780.66681904400
2423039044	PARCEL	RS-7,200	33737.73695480000	1036.26965636000
2423039096	PARCEL	RS-7,200	22207.88240070000	671.70271855600
2423039011	PARCEL	RS-7,200	26761.74401900000	978.93712112600
2423039186	PARCEL	RS-7,200	15736.61862610000	681.67874627400
2423039110	PARCEL	RS-7,200	12950.89331200000	490.78687893900
2423039109	PARCEL	RS-7,200	28028.30714680000	827.61061245000
2423039030	PARCEL	RS-7,200	24467.13993170000	843.22594640300
2423039116	PARCEL	RS-7,200	18459.01378140000	662.47819297800
2423039118	PARCEL	RS-7,200	15458.60363570000	552.98939770800
2423039036	PARCEL	RS-7,200	84501.47610580000	2014.76719343000
1923049082	PARCEL	RS-7,200	18671.21740990000	1142.27046312000
1923049070	PARCEL	RS-7,200	21577.34455640000	1288.50432415000
1923049148	PARCEL	RS-7,200	14556.44436980000	603.87520659900
1923049080	PARCEL	RS-7,200	6512.68160807000	326.53894917500
1923049103	PARCEL	RS-7,200	44647.42814350000	1839.50143086000
1923049106	PARCEL	RS-7,200	10180.34144110000	432.10610860500
1923049129	PARCEL	RS-7,200	10105.39867670000	430.01780952000
1923049211	PARCEL	RS-7,200	15918.90280000000	1330.92522148000
1923049124	PARCEL	RS-7,200	7281.38408842000	350.73821069200
1923049102	PARCEL	RS-7,200	27998.58986590000	1559.08091987000
1923049117	PARCEL	RS-7,200	16459.76583740000	1444.10602562000
1923049125	PARCEL	RS-7,200	17771.08280980000	1509.05936861000
1923049034	PARCEL	RS-7,200	18608.22219820000	1557.59544904000
1923049345	PARCEL	RS-7,200	13581.98394140000	486.57827903100
1923049150	PARCEL	RS-7,200	11133.44009910000	459.78093276300
1923049105	PARCEL	RS-7,200	9915.04257876000	424.73920866500
1923049060	PARCEL	RS-7,200	9704.35381707000	418.45928647300
1923049180	PARCEL	RS-7,200	1673.39403212000	275.58695491200
2423039158	PARCEL	RS-7,200	14437.28583420000	850.32262751900
2423039121	PARCEL	RS-7,200	19819.58440010000	712.07282651200
1923049209	PARCEL	RS-7,200	38993.66192770000	1109.47312612000
1923049391	PARCEL	RS-7,200	7273.06888428000	350.66719626200
1923049392	PARCEL	RS-7,200	8350.20144511000	368.10607770800

TOTAL PARCELS	**TOTAL LOT AREA**
134	2,129,506

Reference No. 2010-2
Comprehensive Plan Map Amendment and Rezone
Edgar/Lake Burien Neighborhood - Buildable Lands Method



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Last updated 9/23/2010
By Chip Davis

0 285 570 1,140
Feet

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ATTACHMENT F2

MINUS WETLANDS ONLY TABLE

PIN	TYPE	ZONE	SHAPE_area	SHAPE_len
2423039192	PARCEL	RS-7,200	10070.40291790000	755.23855072300
2423039188	PARCEL	RS-7,200	7697.58011960000	368.39999920600
1901600101	PARCEL	RS-7,200	11900.52641160000	483.14993385900
1901600110	PARCEL	RS-7,200	16899.59469850000	637.94552513400
2423039001	PARCEL	RS-7,200	39180.03667310000	835.72909577400
2423039107	PARCEL	RS-7,200	14475.91489620000	557.93999566800
2423039142	PARCEL	RS-7,200	8391.72361753000	399.99999780300
2423039135	PARCEL	RS-7,200	9091.03370871000	399.99999174600
2423039138	PARCEL	RS-7,200	9740.39366276000	410.00000035100
2423039082	PARCEL	RS-7,200	15022.58323130000	490.73529307900
2423039090	PARCEL	RS-7,200	16448.59604830000	613.27702813400
2423039159	PARCEL	RS-7,200	8693.68463535000	373.44082134900
2423039160	PARCEL	RS-7,200	8204.04808321000	365.13870310300
2423039029	PARCEL	RS-7,200	10071.08020450000	741.23249176100
2423039164	PARCEL	RS-7,200	27005.34356910000	1484.26142503000
1923049304	PARCEL	RS-7,200	14320.17282020000	1399.18862823000
1923049091	PARCEL	RS-7,200	14619.82773390000	846.44907544900
1923049308	PARCEL	RS-7,200	10453.38151060000	716.65908955000
1923049151	PARCEL	RS-7,200	13959.57905510000	1045.76318326000
1923049373	PARCEL	RS-7,200	10522.29563740000	707.32171389600
1923049370	PARCEL	RS-7,200	10931.36948440000	632.83741926100
1923049369	PARCEL	RS-7,200	6495.72994009000	326.06069883900
1923049188	PARCEL	RS-7,200	8545.50845051000	404.46663834900
1923049298	PARCEL	RS-7,200	10351.65128510000	477.08395715800
1923049068	PARCEL	RS-7,200	10641.03940260000	455.69394196100
1923049067	PARCEL	RS-7,200	11586.11039560000	473.24050601100
1923049362	PARCEL	RS-7,200	8673.83622483000	409.67548094900
1923049252	PARCEL	RS-7,200	16597.53014250000	519.01603495400
1923049378	PARCEL	RS-7,200	14285.16987370000	602.92653763600
1923049323	PARCEL	RS-7,200	8664.27896333000	406.36252761700
1923049128	PARCEL	RS-7,200	7776.56141366000	379.67638232000
1923049160	PARCEL	RS-7,200	10615.98030690000	444.71119922600
1923049073	PARCEL	RS-7,200	9591.97528647000	415.22088137800
2423039139	PARCEL	RS-7,200	8393.00038833000	380.00000231300
1923049078	PARCEL	RS-7,200	14161.43148100000	716.71006112600
1923049062	PARCEL	RS-7,200	10086.67025300000	695.00343094900
1923049066	PARCEL	RS-7,200	10456.58354010000	748.49774379300
1923049076	PARCEL	RS-7,200	12371.69594540000	826.68313778000
2423039141	PARCEL	RS-7,200	8391.72409454000	400.00000358000
2423039117	PARCEL	RS-7,200	21158.04645350000	585.90404929200
4161600010	PARCEL	RS-7,200	17115.19537280000	564.24006264800
4161600015	PARCEL	RS-7,200	16207.23521860000	563.79321935000
1923049133	PARCEL	RS-7,200	16958.43551020000	651.42487056400
1923049090	PARCEL	RS-7,200	11974.10137700000	521.75328273200
1923049249	PARCEL	RS-7,200	10767.50401230000	479.67634961300
1923049346	PARCEL	RS-7,200	25323.32034090000	1706.95967165000

MINUS WETLANDS ONLY TABLE

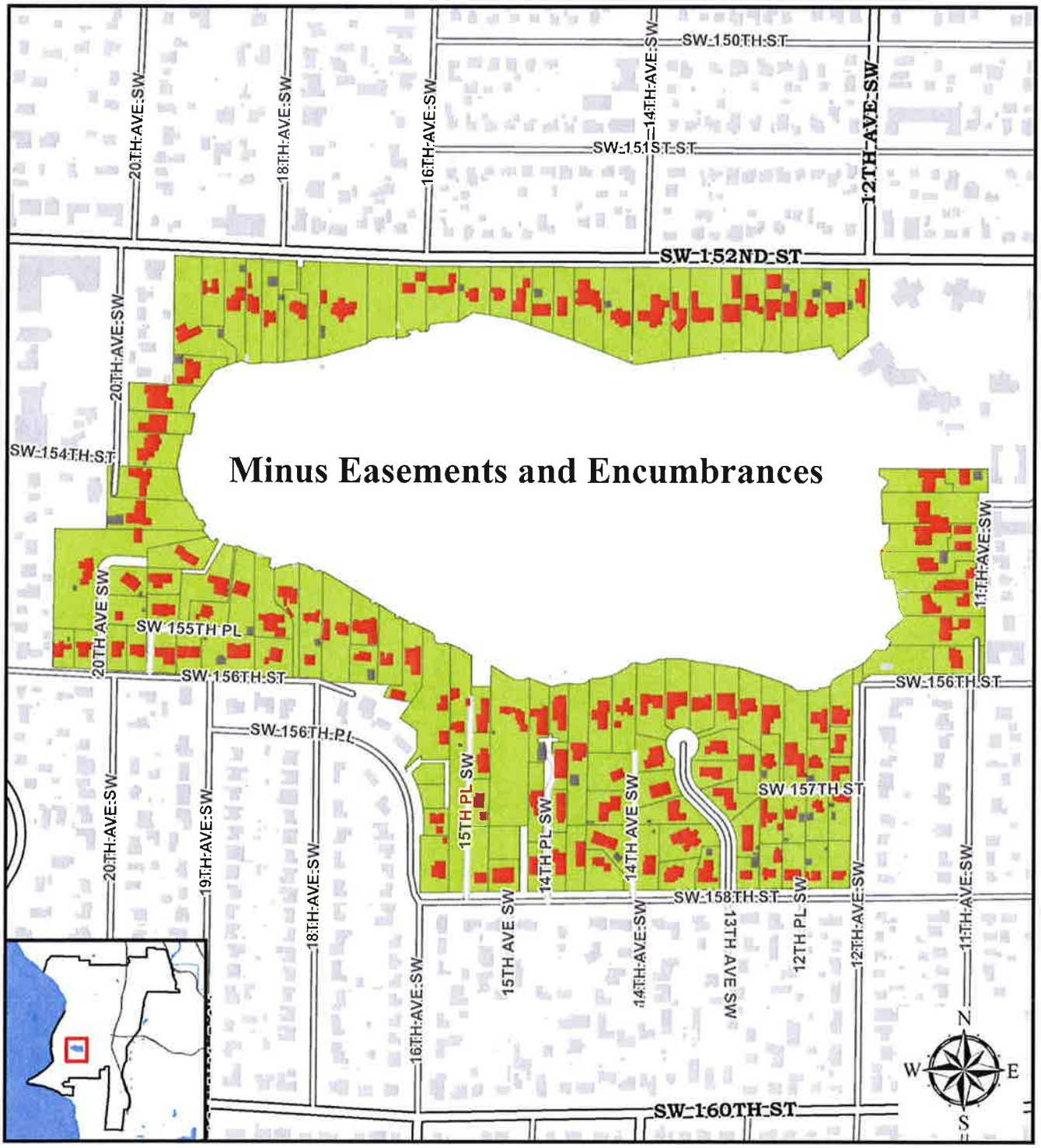
4161600040	PARCEL	RS-7,200	16101.21501820000	732.08377760100
4161600035	PARCEL	RS-7,200	21285.01494180000	842.12328923700
1923049242	PARCEL	RS-7,200	19080.20660900000	867.41700032500
4161600045	PARCEL	RS-7,200	15660.14292020000	719.80798309900
1923049260	PARCEL	RS-7,200	16243.71270570000	832.33911998300
4161600050	PARCEL	RS-7,200	15434.68437800000	809.14988861300
1923049232	PARCEL	RS-7,200	26655.14300480000	1236.29334614000
1923049372	PARCEL	RS-7,200	15155.32134280000	748.88004586600
1923049164	PARCEL	RS-7,200	22253.39624990000	1043.39338112000
1923049322	PARCEL	RS-7,200	8315.63977286000	398.80187669300
4161600055	PARCEL	RS-7,200	10870.70684880000	442.47110685200
4161600030	PARCEL	RS-7,200	11368.73957610000	440.61970182700
4161600060	PARCEL	RS-7,200	10139.57622340000	413.59953089500
4161600025	PARCEL	RS-7,200	12971.59440610000	476.25850817200
4161600065	PARCEL	RS-7,200	10744.93775810000	498.65165721500
1923049036	PARCEL	RS-7,200	15113.08428480000	498.94263368800
1923049163	PARCEL	RS-7,200	10467.37612660000	440.26174278600
4161600020	PARCEL	RS-7,200	13862.78463400000	563.47042169300
1923049296	PARCEL	RS-7,200	11674.19980280000	488.21924752900
1923049379	PARCEL	RS-7,200	8795.48928647000	418.65650591600
4161600005	PARCEL	RS-7,200	9203.78355179000	402.32490119000
1923049315	PARCEL	RS-7,200	12549.43114550000	449.23335299700
4161600012	PARCEL	RS-7,200	10707.74688920000	429.90243103600
1923049069	PARCEL	RS-7,200	6820.27230913000	335.35718028800
192304TRCT	UNDINT	RS-7,200	4669.62903539000	515.73502712800
1923049109	PARCEL	RS-7,200	8983.25568416000	410.33183342100
1923049187	PARCEL	RS-7,200	12935.35113800000	692.99599287500
1923049154	PARCEL	RS-7,200	12988.50426600000	979.82611801800
1923049352	PARCEL	RS-7,200	17345.86911980000	664.71658603600
1923049063	PARCEL	RS-7,200	13619.73880550000	880.19588780300
1923049050	PARCEL	RS-7,200	21950.43603430000	961.27213907000
1923049049	PARCEL	RS-7,200	24751.80894280000	969.14198607400
1923049031	PARCEL	RS-7,200	34133.83807810000	1028.35084864000
2423039166	PARCEL	RS-7,200	10059.57578880000	406.00000357600
2423039187	PARCEL	RS-7,200	10724.29943640000	411.18492152500
1923049095	PARCEL	RS-7,200	12438.87271930000	526.75064203800
1923049086	PARCEL	RS-7,200	59695.01749130000	1810.60377532000
1923049389	PARCEL	RS-7,200	9609.89074802000	392.15773614700
1923049088	PARCEL	RS-7,200	9553.04648515000	391.10160790400
1923049094	PARCEL	RS-7,200	14972.46398480000	519.86023680300
1923049364	PARCEL	RS-7,200	15899.89707320000	895.07059130400
1923049051	PARCEL	RS-7,200	25714.01720770000	924.82224904300
1923049332	PARCEL	RS-7,200	15522.61722630000	705.78020059800
1923049032	PARCEL	RS-7,200	18268.67116180000	880.58336335900
1923049132	PARCEL	RS-7,200	7186.50299356000	341.28934828500
1923049077	PARCEL	RS-7,200	17146.67224430000	718.50440519500
2423039035	PARCEL	RS-7,200	16088.13179210000	723.67905450200

MINUS WETLANDS ONLY TABLE

2423039193	PARCEL	RS-7,200	13056.29605820000	713.66798025600
1901600112	PARCEL	RS-7,200	12682.80878690000	520.60073672500
1901600115	PARCEL	RS-7,200	16586.92951010000	579.93997286900
2423039086	PARCEL	RS-7,200	20218.46665370000	668.17742662400
2423039002	PARCEL	RS-7,200	18526.31448470000	643.55450350800
2423039097	PARCEL	RS-7,200	15752.95544790000	736.85193073700
2423039105	PARCEL	RS-7,200	15952.64992350000	752.96635888600
2423039101	PARCEL	RS-7,200	18430.02019680000	780.66681904400
2423039044	PARCEL	RS-7,200	33468.56055350000	1036.26965636000
2423039096	PARCEL	RS-7,200	20470.64604970000	671.70271855600
2423039011	PARCEL	RS-7,200	26672.30685510000	978.93712112600
2423039186	PARCEL	RS-7,200	15717.29058940000	681.67874627400
2423039110	PARCEL	RS-7,200	12566.06181710000	490.78687893900
2423039109	PARCEL	RS-7,200	27382.18998430000	827.61061245000
2423039030	PARCEL	RS-7,200	24397.32506020000	843.22594640300
2423039116	PARCEL	RS-7,200	18459.01378140000	662.47819297800
2423039118	PARCEL	RS-7,200	15458.60363570000	552.98939770800
2423039036	PARCEL	RS-7,200	84501.47610580000	2014.76719343000
1923049082	PARCEL	RS-7,200	17570.01540910000	1142.27046312000
1923049070	PARCEL	RS-7,200	20563.35421630000	1288.50432415000
1923049148	PARCEL	RS-7,200	14556.44436980000	603.87520659900
1923049080	PARCEL	RS-7,200	6512.68160808000	326.53894917500
1923049103	PARCEL	RS-7,200	44647.42814350000	1839.50143086000
1923049106	PARCEL	RS-7,200	10180.34144110000	432.10610860500
1923049129	PARCEL	RS-7,200	10105.39867670000	430.01780952000
1923049211	PARCEL	RS-7,200	15918.90280000000	1330.92522148000
1923049124	PARCEL	RS-7,200	7281.38408843000	350.73821069200
1923049102	PARCEL	RS-7,200	27998.58986590000	1559.08091987000
1923049117	PARCEL	RS-7,200	16459.76583740000	1444.10602562000
1923049125	PARCEL	RS-7,200	17764.69206640000	1509.05936861000
1923049034	PARCEL	RS-7,200	17705.66500810000	1557.59544904000
1923049345	PARCEL	RS-7,200	13581.98394140000	486.57827903100
1923049150	PARCEL	RS-7,200	11133.44009910000	459.78093276300
1923049105	PARCEL	RS-7,200	9915.04257875000	424.73920866500
1923049060	PARCEL	RS-7,200	9704.35381705000	418.45928647300
1923049180	PARCEL	RS-7,200	1673.39403213000	275.58695491200
2423039158	PARCEL	RS-7,200	14437.28583420000	850.32262751900
2423039121	PARCEL	RS-7,200	19819.58440010000	712.07282651200
1923049209	PARCEL	RS-7,200	38993.66192770000	1109.47312612000
1923049391	PARCEL	RS-7,200	7273.06888428000	350.66719626200
1923049392	PARCEL	RS-7,200	8350.20144511000	368.10607770800

TOTAL PARCELS	**TOTAL LOT AREA**
134	2,093,068

Reference No. 2010-2
Comprehensive Plan Map Amendment and Rezone
Edgar/Lake Burien Neighborhood - Buildable Lands Method



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Last updated 9/23/2010
By: Chip Davis

0 285 570 1,140
Feet

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ATTACHMENT F3

Minus Easements and Encumbrances Table

PIN	TYPE	ZONE	SHAPE_area	SHAPE_len
2423039192	PARCEL	RS-7,200	10070.40291790000	755.23855072300
2423039188	PARCEL	RS-7,200	7697.58011959000	368.39999920600
1901600101	PARCEL	RS-7,200	11900.52641160000	483.14993385900
1901600110	PARCEL	RS-7,200	16899.59469850000	637.94552513400
2423039001	PARCEL	RS-7,200	39180.03667310000	835.72909577400
2423039107	PARCEL	RS-7,200	14475.91489620000	557.93999566800
2423039142	PARCEL	RS-7,200	8391.72361753000	399.99999780300
2423039135	PARCEL	RS-7,200	9091.03370870000	399.99999174600
2423039138	PARCEL	RS-7,200	9740.39366276000	410.00000035100
2423039082	PARCEL	RS-7,200	15022.58323130000	490.73529307900
2423039090	PARCEL	RS-7,200	16448.59604830000	613.27702813400
2423039159	PARCEL	RS-7,200	8693.68463535000	373.44082134900
2423039160	PARCEL	RS-7,200	8204.04808322000	365.13870310300
2423039029	PARCEL	RS-7,200	10071.08020450000	741.23249176100
2423039164	PARCEL	RS-7,200	19545.53044450000	1484.26142503000
1923049304	PARCEL	RS-7,200	14320.17282020000	1399.18862823000
1923049091	PARCEL	RS-7,200	13509.81915780000	846.44907544900
1923049308	PARCEL	RS-7,200	9949.52931522000	716.65908955000
1923049151	PARCEL	RS-7,200	13959.57905510000	1045.76318326000
1923049373	PARCEL	RS-7,200	10522.29563740000	707.32171389600
1923049370	PARCEL	RS-7,200	10931.36948440000	632.83741926100
1923049369	PARCEL	RS-7,200	6495.72994009000	326.06069883900
1923049188	PARCEL	RS-7,200	8545.50845051000	404.46663834900
1923049298	PARCEL	RS-7,200	10351.65128510000	477.08395715800
1923049068	PARCEL	RS-7,200	10641.03940260000	455.69394196100
1923049067	PARCEL	RS-7,200	11586.11039560000	473.24050601100
1923049362	PARCEL	RS-7,200	7079.29529068000	409.67548094900
1923049252	PARCEL	RS-7,200	16597.53014250000	519.01603495400
1923049378	PARCEL	RS-7,200	11426.14879140000	602.92653763600
1923049323	PARCEL	RS-7,200	8664.27896333000	406.36252761700
1923049128	PARCEL	RS-7,200	6346.97832517000	379.67638232000
1923049160	PARCEL	RS-7,200	10615.98030690000	444.71119922600
1923049073	PARCEL	RS-7,200	9591.97528647000	415.22088137800
2423039139	PARCEL	RS-7,200	8393.00038833000	380.00000231300
1923049078	PARCEL	RS-7,200	14161.43148100000	716.71006112600
1923049062	PARCEL	RS-7,200	10086.67025300000	695.00343094900
1923049066	PARCEL	RS-7,200	10456.58354010000	748.49774379300
1923049076	PARCEL	RS-7,200	12371.69594540000	826.68313778000
2423039141	PARCEL	RS-7,200	8391.72409454000	400.00000358000
2423039117	PARCEL	RS-7,200	21158.04645350000	585.90404929200
4161600010	PARCEL	RS-7,200	17115.19537280000	564.24006264800
4161600015	PARCEL	RS-7,200	16207.23521860000	563.79321935000
1923049133	PARCEL	RS-7,200	16958.43551020000	651.42487056400
1923049090	PARCEL	RS-7,200	11974.10137700000	521.75328273200
1923049249	PARCEL	RS-7,200	8788.09930131000	479.67634961300
1923049346	PARCEL	RS-7,200	25323.32034100000	1706.95967165000

Minus Easements and Encumbrances Table

4161600040	PARCEL	RS-7,200	16101.21501820000	732.08377760100
4161600035	PARCEL	RS-7,200	21285.01494180000	842.12328923700
1923049242	PARCEL	RS-7,200	19080.20660900000	867.41700032500
4161600045	PARCEL	RS-7,200	15660.14292010000	719.80798309900
1923049260	PARCEL	RS-7,200	16243.71270570000	832.33911998300
4161600050	PARCEL	RS-7,200	15434.68437800000	809.14988861300
1923049232	PARCEL	RS-7,200	26655.14300470000	1236.29334614000
1923049372	PARCEL	RS-7,200	15155.32134280000	748.88004586600
1923049164	PARCEL	RS-7,200	22253.39625000000	1043.39338112000
1923049322	PARCEL	RS-7,200	8315.63977286000	398.80187669300
4161600055	PARCEL	RS-7,200	10870.70684880000	442.47110685200
4161600030	PARCEL	RS-7,200	11368.73957610000	440.61970182700
4161600060	PARCEL	RS-7,200	10139.57622340000	413.59953089500
4161600025	PARCEL	RS-7,200	12971.59440610000	476.25850817200
4161600065	PARCEL	RS-7,200	10744.93775810000	498.65165721500
1923049036	PARCEL	RS-7,200	15113.08428480000	498.94263368800
1923049163	PARCEL	RS-7,200	10467.37612650000	440.26174278600
4161600020	PARCEL	RS-7,200	13862.78463400000	563.47042169300
1923049296	PARCEL	RS-7,200	11674.19980280000	488.21924752900
1923049379	PARCEL	RS-7,200	6798.73072573000	418.65650591600
4161600005	PARCEL	RS-7,200	9203.78355178000	402.32490119000
1923049315	PARCEL	RS-7,200	12549.43114540000	449.23335299700
4161600012	PARCEL	RS-7,200	10707.74688920000	429.90243103600
1923049069	PARCEL	RS-7,200	6820.27230913000	335.35718028800
1923049109	PARCEL	RS-7,200	8983.25568416000	410.33183342100
1923049187	PARCEL	RS-7,200	12935.35113800000	692.99599287500
1923049154	PARCEL	RS-7,200	12988.50426600000	979.82611801800
1923049352	PARCEL	RS-7,200	17345.86911980000	664.71658603600
1923049063	PARCEL	RS-7,200	13619.73880550000	880.19588780300
1923049050	PARCEL	RS-7,200	21950.43603430000	961.27213907000
1923049049	PARCEL	RS-7,200	24458.63130310000	969.14198607400
1923049031	PARCEL	RS-7,200	33840.29398390000	1028.35084864000
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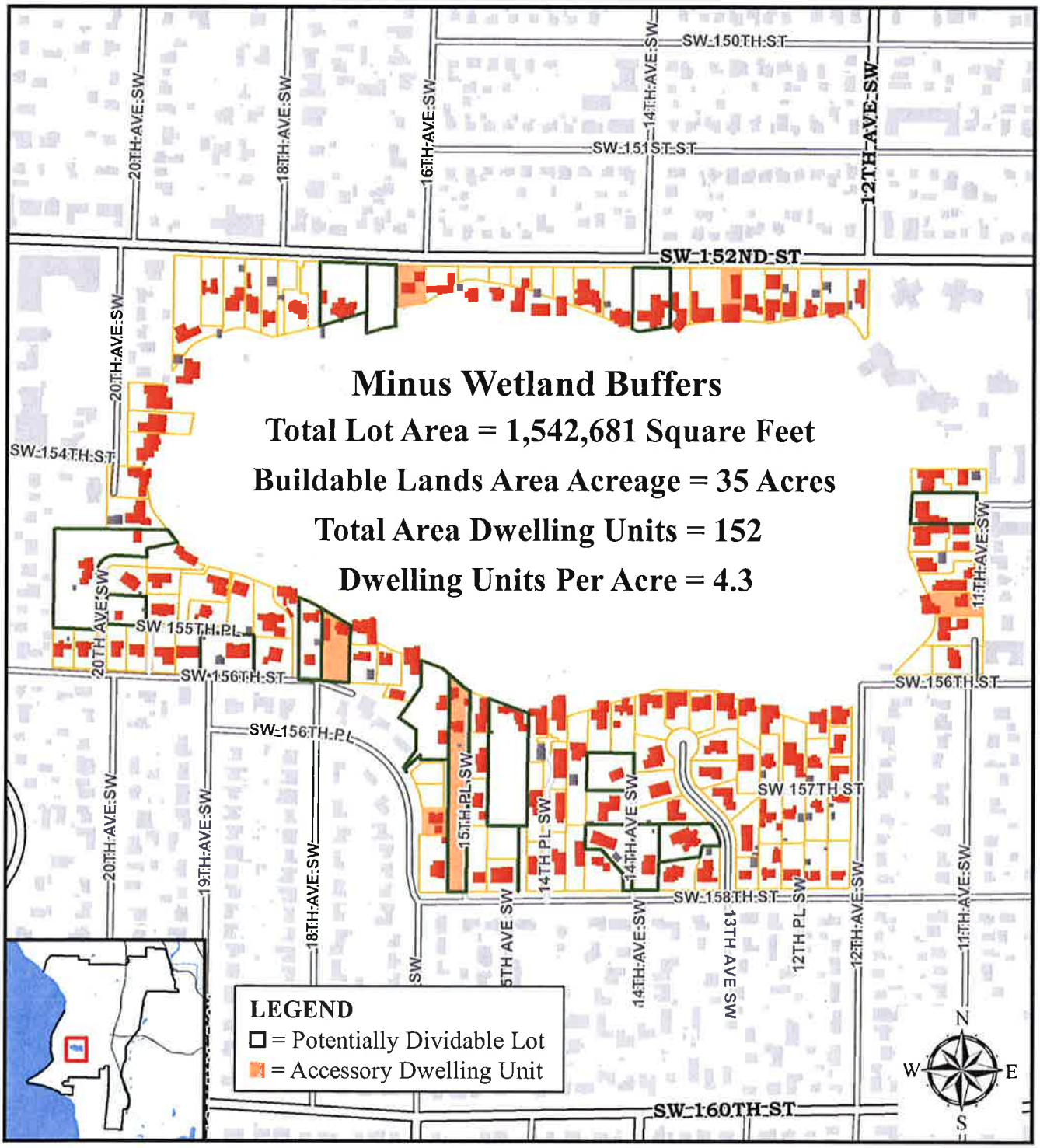
2423039187	PARCEL	RS-7,200	10724.29951690000	411.18492152500
1923049095	PARCEL	RS-7,200	12438.87271930000	526.75064203800
1923049086	PARCEL	RS-7,200	54968.55812180000	1810.60377532000
1923049389	PARCEL	RS-7,200	9609.88461338000	392.15773614700
1923049088	PARCEL	RS-7,200	9553.04648516000	391.10160790400
1923049094	PARCEL	RS-7,200	14972.46398500000	519.86023680300
1923049364	PARCEL	RS-7,200	15899.89707320000	895.07059130400
1923049051	PARCEL	RS-7,200	25714.01720770000	924.82224904300
1923049332	PARCEL	RS-7,200	15522.61722630000	705.78020059800
1923049032	PARCEL	RS-7,200	18268.67116180000	880.58336335900
1923049132	PARCEL	RS-7,200	6374.52930627000	341.28934828500
1923049077	PARCEL	RS-7,200	17146.67224430000	718.50440519500
2423039035	PARCEL	RS-7,200	16088.13179210000	723.67905450200
2423039193	PARCEL	RS-7,200	13056.29605810000	713.66798025600

Minus Easements and Encumbrances Table

1901600112	PARCEL	RS-7,200	12682.80878690000	520.60073672500
1901600115	PARCEL	RS-7,200	16586.92951010000	579.93997286900
2423039086	PARCEL	RS-7,200	20218.46665370000	668.17742662400
2423039002	PARCEL	RS-7,200	18526.31448470000	643.55450350800
2423039097	PARCEL	RS-7,200	15752.95544790000	736.85193073700
2423039105	PARCEL	RS-7,200	15952.64992350000	752.96635888600
2423039101	PARCEL	RS-7,200	18430.02019680000	780.66681904400
2423039044	PARCEL	RS-7,200	33468.56055350000	1036.26965636000
2423039096	PARCEL	RS-7,200	20470.64604970000	671.70271855600
2423039011	PARCEL	RS-7,200	26672.30685510000	978.93712112600
2423039186	PARCEL	RS-7,200	15717.29058940000	681.67874627400
2423039110	PARCEL	RS-7,200	12566.06181710000	490.78687893900
2423039109	PARCEL	RS-7,200	27382.18998430000	827.61061245000
2423039030	PARCEL	RS-7,200	24397.32506020000	843.22594640300
2423039116	PARCEL	RS-7,200	18459.01378130000	662.47819297800
2423039118	PARCEL	RS-7,200	15458.60363570000	552.98939770800
1923049082	PARCEL	RS-7,200	17570.01540910000	1142.27046312000
1923049070	PARCEL	RS-7,200	20563.35421630000	1288.50432415000
1923049148	PARCEL	RS-7,200	14556.44437130000	603.87520659900
1923049080	PARCEL	RS-7,200	6512.68160808000	326.53894917500
1923049103	PARCEL	RS-7,200	44632.31731740000	1839.50143086000
1923049106	PARCEL	RS-7,200	10180.34144110000	432.10610860500
1923049129	PARCEL	RS-7,200	10105.39867670000	430.01780952000
1923049211	PARCEL	RS-7,200	15918.90280000000	1330.92522148000
1923049124	PARCEL	RS-7,200	7281.38408842000	350.73821069200
1923049102	PARCEL	RS-7,200	27998.58986590000	1559.08091987000
1923049117	PARCEL	RS-7,200	16459.76583740000	1444.10602562000
1923049125	PARCEL	RS-7,200	17764.69206640000	1509.05936861000
1923049034	PARCEL	RS-7,200	17705.66500810000	1557.59544904000
1923049345	PARCEL	RS-7,200	13581.98394140000	486.57827903100
1923049150	PARCEL	RS-7,200	11133.44009910000	459.78093276300
1923049105	PARCEL	RS-7,200	9915.04257876000	424.73920866500
1923049060	PARCEL	RS-7,200	9704.35381707000	418.45928647300
1923049180	PARCEL	RS-7,200	1673.39403213000	275.58695491200
2423039158	PARCEL	RS-7,200	14437.28583420000	850.32262751900
2423039121	PARCEL	RS-7,200	19819.58440010000	712.07282651200
1923049209	PARCEL	RS-7,200	38386.14527640000	1109.47312612000
1923049392	PARCEL	RS-7,200	5663.29200300000	368.10607770800
1923049391	PARCEL	RS-7,200	5406.21287382000	350.66719626200
2423039036	PARCEL	RS-7,200	10740.26285210000	2014.76719343000
2423039036	PARCEL	RS-7,200	60165.93490380000	2014.76719343000

TOTAL PARCELS	**TOTAL LOT AREA**
134	2,044,569

Reference No. 2010-2
Comprehensive Plan Map Amendment and Rezone
Edgar/Lake Burien Neighborhood - Buildable Lands Method



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Last updated 9/23/2010
By Chip Davis

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ATTACHMENT F4

Minus Wetland Buffers Final Total Lot Area Table

PIN	TYPE	ZONE	SHAPE_area	SHAPE_len
2423039192	PARCEL	RS-7,200	8247.15756298000	755.23855072300
2423039188	PARCEL	RS-7,200	7697.58011959000	368.39999920600
1901600101	PARCEL	RS-7,200	957.49587937400	483.14993385900
1901600110	PARCEL	RS-7,200	7738.28840020000	637.94552513400
2423039001	PARCEL	RS-7,200	25030.47122690000	835.72909577400
2423039107	PARCEL	RS-7,200	14475.91489620000	557.93999566800
2423039142	PARCEL	RS-7,200	8391.72361754000	399.99999780300
2423039135	PARCEL	RS-7,200	9091.03370870000	399.99999174600
2423039138	PARCEL	RS-7,200	9740.39366276000	410.00000035100
2423039082	PARCEL	RS-7,200	15022.58323130000	490.73529307900
2423039090	PARCEL	RS-7,200	8348.78573206000	613.27702813400
2423039159	PARCEL	RS-7,200	8693.68463534000	373.44082134900
2423039160	PARCEL	RS-7,200	8204.04808322000	365.13870310300
2423039029	PARCEL	RS-7,200	9541.83684421000	741.23249176100
2423039164	PARCEL	RS-7,200	15720.97408420000	1484.26142503000
1923049304	PARCEL	RS-7,200	7770.15164112000	1399.18862823000
1923049091	PARCEL	RS-7,200	7182.96810480000	846.44907544900
1923049308	PARCEL	RS-7,200	3819.48407921000	716.65908955000
1923049151	PARCEL	RS-7,200	6943.96093799000	1045.76318326000
1923049373	PARCEL	RS-7,200	3307.08775846000	707.32171389600
1923049370	PARCEL	RS-7,200	2789.45415189000	632.83741926100
1923049369	PARCEL	RS-7,200	6495.72994010000	326.06069883900
1923049188	PARCEL	RS-7,200	8545.50845051000	404.46663834900
1923049298	PARCEL	RS-7,200	10351.65128510000	477.08395715800
1923049068	PARCEL	RS-7,200	10641.03940260000	455.69394196100
1923049067	PARCEL	RS-7,200	11586.11039560000	473.24050601100
1923049362	PARCEL	RS-7,200	7079.29529068000	409.67548094900
1923049252	PARCEL	RS-7,200	16597.53014250000	519.01603495400
1923049378	PARCEL	RS-7,200	11426.14879130000	602.92653763600
1923049323	PARCEL	RS-7,200	8664.27896332000	406.36252761700
1923049128	PARCEL	RS-7,200	6346.97832519000	379.67638232000
1923049160	PARCEL	RS-7,200	10615.98030690000	444.71119922600
1923049073	PARCEL	RS-7,200	9591.97528646000	415.22088137800
2423039139	PARCEL	RS-7,200	8393.00038834000	380.00000231300
1923049078	PARCEL	RS-7,200	4076.09821017000	716.71006112600
1923049062	PARCEL	RS-7,200	3395.26642464000	695.00343094900
1923049066	PARCEL	RS-7,200	4004.11273039000	748.49774379300
1923049076	PARCEL	RS-7,200	5490.03238402000	826.68313778000
2423039141	PARCEL	RS-7,200	8391.72409454000	400.00000358000
2423039117	PARCEL	RS-7,200	21158.04645350000	585.90404929200
4161600010	PARCEL	RS-7,200	17115.19537280000	564.24006264800
4161600015	PARCEL	RS-7,200	16207.23521860000	563.79321935000
1923049133	PARCEL	RS-7,200	16958.43551020000	651.42487056400
1923049090	PARCEL	RS-7,200	11974.10137700000	521.75328273200
1923049249	PARCEL	RS-7,200	8788.09930131000	479.67634961300
1923049346	PARCEL	RS-7,200	14542.21233540000	1706.95967165000

Minus Wetland Buffers Final Total Lot Area Table

4161600040	PARCEL	RS-7,200	8924.80693730000	732.08377760100
4161600035	PARCEL	RS-7,200	12961.04186390000	842.12328923700
1923049242	PARCEL	RS-7,200	11988.55673340000	867.41700032500
4161600045	PARCEL	RS-7,200	9218.87443645000	719.80798309900
1923049260	PARCEL	RS-7,200	10126.13783510000	832.33911998300
4161600050	PARCEL	RS-7,200	8962.00769469000	809.14988861300
1923049232	PARCEL	RS-7,200	20969.09185970000	1236.29334614000
1923049372	PARCEL	RS-7,200	8306.22217158000	748.88004586600
1923049164	PARCEL	RS-7,200	15704.57506640000	1043.39338112000
1923049322	PARCEL	RS-7,200	6741.95816765000	398.80187669300
4161600055	PARCEL	RS-7,200	10870.70684880000	442.47110685200
4161600030	PARCEL	RS-7,200	11368.73957610000	440.61970182700
4161600060	PARCEL	RS-7,200	10139.57622340000	413.59953089500
4161600025	PARCEL	RS-7,200	12971.59440610000	476.25850817200
4161600065	PARCEL	RS-7,200	10744.93775810000	498.65165721500
1923049036	PARCEL	RS-7,200	15113.08428480000	498.94263368800
1923049163	PARCEL	RS-7,200	10467.37612660000	440.26174278600
4161600020	PARCEL	RS-7,200	13862.78463400000	563.47042169300
1923049296	PARCEL	RS-7,200	11674.19980280000	488.21924752900
1923049379	PARCEL	RS-7,200	6798.73072573000	418.65650591600
4161600005	PARCEL	RS-7,200	9203.78355178000	402.32490119000
1923049315	PARCEL	RS-7,200	12549.43114550000	449.23335299700
4161600012	PARCEL	RS-7,200	10707.74688920000	429.90243103600
1923049069	PARCEL	RS-7,200	6820.27230913000	335.35718028800
1923049109	PARCEL	RS-7,200	8983.25568415000	410.33183342100
1923049187	PARCEL	RS-7,200	8252.92452114000	692.99599287500
1923049154	PARCEL	RS-7,200	7848.22853483000	979.82611801800
1923049352	PARCEL	RS-7,200	6852.37055120000	664.71658603600
1923049063	PARCEL	RS-7,200	6816.45423701000	880.19588780300
1923049050	PARCEL	RS-7,200	12286.30125800000	961.27213907000
1923049049	PARCEL	RS-7,200	14978.47723960000	969.14198607400
1923049031	PARCEL	RS-7,200	21734.71824890000	1028.35084864000
2423039166	PARCEL	RS-7,200	10059.57578870000	406.00000357600
2423039187	PARCEL	RS-7,200	10724.29951690000	411.18492152500
1923049095	PARCEL	RS-7,200	12438.87271930000	526.75064203800
1923049086	PARCEL	RS-7,200	43660.70570450000	1810.60377532000
1923049389	PARCEL	RS-7,200	9609.88847102000	392.15773614700
1923049088	PARCEL	RS-7,200	9553.04648514000	391.10160790400
1923049094	PARCEL	RS-7,200	14972.46398500000	519.86023680300
1923049364	PARCEL	RS-7,200	10284.10343720000	895.07059130400
1923049051	PARCEL	RS-7,200	15814.22814490000	924.82224904300
1923049332	PARCEL	RS-7,200	9516.26978977000	705.78020059800
1923049032	PARCEL	RS-7,200	11761.29316380000	880.58336335900
1923049077	PARCEL	RS-7,200	7863.64600932000	718.50440519500
2423039035	PARCEL	RS-7,200	9780.52728229000	723.67905450200
2423039193	PARCEL	RS-7,200	9586.61269269000	713.66798025600
1901600112	PARCEL	RS-7,200	12682.80878630000	520.60073672500

Minus Wetland Buffers Final Total Lot Area Table

1901600115	PARCEL	RS-7,200	5951.21416723000	579.93997286900
2423039086	PARCEL	RS-7,200	17769.56808450000	668.17742662400
2423039002	PARCEL	RS-7,200	10850.15255690000	643.55450350800
2423039097	PARCEL	RS-7,200	11592.99772670000	736.85193073700
2423039105	PARCEL	RS-7,200	10898.56839930000	752.96635888600
2423039101	PARCEL	RS-7,200	14112.78154560000	780.66681904400
2423039044	PARCEL	RS-7,200	25627.42099040000	1036.26965636000
2423039096	PARCEL	RS-7,200	10393.67298570000	671.70271855600
2423039011	PARCEL	RS-7,200	15719.43989710000	978.93712112600
2423039186	PARCEL	RS-7,200	9428.47391511000	681.67874627400
2423039110	PARCEL	RS-7,200	2835.58099240000	490.78687893900
2423039109	PARCEL	RS-7,200	17120.20759410000	827.61061245000
2423039030	PARCEL	RS-7,200	16604.93073620000	843.22594640300
2423039116	PARCEL	RS-7,200	13435.72992760000	662.47819297800
2423039118	PARCEL	RS-7,200	9505.20450433000	552.98939770800
2423039036	PARCEL	RS-7,200	67906.78782490000	2014.76719343000
1923049082	PARCEL	RS-7,200	10267.53166830000	1142.27046312000
1923049070	PARCEL	RS-7,200	11200.97351350000	1288.50432415000
1923049148	PARCEL	RS-7,200	11525.32211620000	603.87520659900
1923049080	PARCEL	RS-7,200	6512.68160807000	326.53894917500
1923049103	PARCEL	RS-7,200	38002.76050350000	1839.50143086000
1923049106	PARCEL	RS-7,200	10180.34144110000	432.10610860500
1923049129	PARCEL	RS-7,200	10105.39867670000	430.01780952000
1923049211	PARCEL	RS-7,200	10043.23191490000	1330.92522148000
1923049124	PARCEL	RS-7,200	7281.38408842000	350.73821069200
1923049102	PARCEL	RS-7,200	19143.18167880000	1559.08091987000
1923049117	PARCEL	RS-7,200	10370.93417890000	1444.10602562000
1923049125	PARCEL	RS-7,200	11760.42138200000	1509.05936861000
1923049034	PARCEL	RS-7,200	10289.83226490000	1557.59544904000
1923049345	PARCEL	RS-7,200	13581.98394140000	486.57827903100
1923049150	PARCEL	RS-7,200	11133.44009910000	459.78093276300
1923049105	PARCEL	RS-7,200	9915.04257876000	424.73920866500
1923049060	PARCEL	RS-7,200	9704.35381706000	418.45928647300
2423039158	PARCEL	RS-7,200	8038.94826092000	850.32262751900
2423039121	PARCEL	RS-7,200	14975.34094810000	712.07282651200
1923049209	PARCEL	RS-7,200	31043.45014730000	1109.47312612000
1923049132	PARCEL	RS-7,200	6374.52930627000	341.28934828500
1923049392	PARCEL	RS-7,200	5663.29200300000	368.10607770800
1923049391	PARCEL	RS-7,200	5406.21287382000	350.66719626200

TOTAL PARCELS	TOTAL LOT AREA	TOTAL ACRES
132	1,542,681	35

Accessory Dwelling Units Table

PIN	TYPE	ZONE	SHAPE_area	SHAPE_len
1923049332	PARCEL	RS-7,200	9516.26978977000	705.78020059800
1923049132	PARCEL	RS-7,200	5082.22374503000	341.28934828500
2423039002	PARCEL	RS-7,200	10850.15255690000	643.55450350800
2423039109	PARCEL	RS-7,200	17120.20759410000	827.61061245000
1923049103	PARCEL	RS-7,200	38002.76050350000	1839.50143086000
1923049034	PARCEL	RS-7,200	10289.83226490000	1557.59544904000

TOTAL PARCELS	**TOTAL LOT AREA**
6	90,861

Dividable Lots Table

PIN	TYPE	ZONE	SHAPE_area	SHAPE_len
2423039001	PARCEL	RS-7,200	25030.47122690000	835.72909577400
1923049252	PARCEL	RS-7,200	16597.53014250000	519.01603495400
2423039117	PARCEL	RS-7,200	21158.04645350000	585.90404929200
4161600010	PARCEL	RS-7,200	17115.19537280000	564.24006264800
4161600015	PARCEL	RS-7,200	16207.23521860000	563.79321935000
1923049133	PARCEL	RS-7,200	16958.43551020000	651.42487056400
1923049031	PARCEL	RS-7,200	21734.71824890000	1028.35084864000
1923049086	PARCEL	RS-7,200	43660.70570450000	1810.60377532000
2423039086	PARCEL	RS-7,200	17769.56808450000	668.17742662400
2423039109	PARCEL	RS-7,200	17120.20759410000	827.61061245000
2423039030	PARCEL	RS-7,200	16604.93073620000	843.22594640300
2423039036	PARCEL	RS-7,200	67906.78782490000	2014.76719343000
1923049103	PARCEL	RS-7,200	38002.76050350000	1839.50143086000
1923049102	PARCEL	RS-7,200	19143.18167880000	1559.08091987000
1923049209	PARCEL	RS-7,200	31043.45014730000	1109.47312612000

TOTAL PARCELS	**TOTAL LOT AREA**
15	386,053

Total Dwelling Units Table

BLDG_ID	PIN_ID	BLDG_SUBTY	IS_ADU	STATUS	SHAPE_area	SHAPE_len
902	1923049187	SINGLE FAMILY	0	STAND	1992.19089726000	178.59495306200
907	1923049077	SINGLE FAMILY	0	STAND	2690.42169712000	308.95455803700
2586	1923049078	SINGLE FAMILY	0	STAND	1451.17036460000	167.92892915300
2587	1923049062	SINGLE FAMILY	0	STAND	1553.36619182000	172.18789607000
2608	2423039001	SINGLE FAMILY	0	STAND	886.18377439600	125.00258405700
2610	2423039002	SINGLE FAMILY	0	STAND	1316.83139178000	146.59038994700
2614	2423039107	SINGLE FAMILY	0	STAND	1803.39125193000	249.23528830700
5482	2423039011	SINGLE FAMILY	0	STAND	3758.95958800000	309.12966738400
5483	2423039186	SINGLE FAMILY	0	STAND	3684.27148153000	277.35074667000
5484	2423039110	SINGLE FAMILY	0	STAND	4263.70252075000	317.50498912700
5486	2423039158	SINGLE FAMILY	0	STAND	380.12162662700	90.48697230380
5487	2423039158	SINGLE FAMILY	0	STAND	2798.56085866000	277.26093640600
5488	2423039116	SINGLE FAMILY	0	STAND	1981.17888038000	178.71690358800
5490	2423039036	SINGLE FAMILY	0	STAND	2843.09576121000	287.06191110100
5584	1923049103	SINGLE FAMILY	0	STAND	315.35451810300	73.01035180410
5586	1923049086	SINGLE FAMILY	0	STAND	2916.93526440000	336.87478739000
5587	1923049242	SINGLE FAMILY	0	STAND	491.92185351600	88.71896565600
5588	4161600045	SINGLE FAMILY	0	STAND	2737.65502831000	225.87501419000
5589	1923049260	SINGLE FAMILY	0	STAND	3570.92574647000	290.43589175500
5590	4161600050	SINGLE FAMILY	0	STAND	3763.07298263000	283.91197241100
5591	1923049232	SINGLE FAMILY	0	STAND	2462.97815415000	214.72811453300
5592	1923049091	SINGLE FAMILY	0	STAND	3436.73459319000	295.17210689900
5593	1923049308	SINGLE FAMILY	0	STAND	4265.30852219000	307.47116213300
5594	1923049372	SINGLE FAMILY	0	STAND	2423.65166947000	218.98869472800
5595	1923049151	SINGLE FAMILY	0	STAND	3754.71428332000	292.56452207600
5603	1923049080	SINGLE FAMILY	0	STAND	2184.47329975000	214.60677136400
9266	1923049209	SINGLE FAMILY	0	STAND	1275.31301126000	144.85517406000
9336	4161600010	SINGLE FAMILY	0	STAND	4272.99049561000	341.04406082600
9337	1923049133	SINGLE FAMILY	0	STAND	2967.35327868000	238.00735810000
9339	1923049090	SINGLE FAMILY	0	STAND	2392.36919444000	219.29326047800
9340	1923049106	SINGLE FAMILY	0	STAND	1356.95386307000	201.67748918600
9341	1923049129	SINGLE FAMILY	0	STAND	1294.13694567000	152.82664369100
9348	1923049378	SINGLE FAMILY	0	STAND	2909.24958382000	241.90548279600
9349	4161600065	SINGLE FAMILY	0	STAND	3024.47174429000	279.28129177500
9350	1923049128	SINGLE FAMILY	0	STAND	2701.44509406000	247.86982672100
9352	4161600020	SINGLE FAMILY	0	STAND	2859.33952870000	251.09518608400
9354	1923049073	SINGLE FAMILY	0	STAND	1100.42421594000	147.86231533800
9358	1923049315	SINGLE FAMILY	0	STAND	1566.08581680000	203.51330886400
14557	2423039139	SINGLE FAMILY	0	STAND	2077.53086732000	211.22028931800
14558	2423039141	SINGLE FAMILY	0	STAND	1734.86412748000	176.94913500000
14559	2423039186	SINGLE FAMILY	0	STAND	1281.22608839000	147.48824863400
14560	2423039166	SINGLE FAMILY	0	STAND	1414.39059610000	165.79978723300
14563	2423039030	SINGLE FAMILY	0	STAND	1024.48335352000	128.03782150300
14564	2423039121	SINGLE FAMILY	0	STAND	4203.84820849000	347.82098423000
14566	2423039159	SINGLE FAMILY	0	STAND	2502.51166350000	217.55389773800
14567	2423039029	SINGLE FAMILY	0	STAND	1559.84456676000	198.94667363000

Total Dwelling Units Table

15072	4161600040	SINGLE FAMILY	0 STAND	4050.58454133000	300.01862369600
15073	4161600035	SINGLE FAMILY	0 STAND	3385.84354056000	304.56466590500
15074	1923049242	SINGLE FAMILY	0 STAND	2000.86683850000	244.43925700300
15083	1923049164	SINGLE FAMILY	0 STAND	3327.77481890000	283.50397584200
15084	1923049345	SINGLE FAMILY	0 STAND	2360.46772233000	213.11934101100
15093	1923049067	SINGLE FAMILY	0 STAND	1546.00213327000	172.58773827400
15096	1923049252	SINGLE FAMILY	0 STAND	1386.38280410000	151.18104043700
15100	1923049150	SINGLE FAMILY	0 STAND	1331.86108570000	158.28237173900
16396	1901600101	SINGLE FAMILY	0 STAND	3673.39268697000	296.68767174400
16407	2423039118	SINGLE FAMILY	0 STAND	2270.80179434000	227.90798596300
16408	2423039036	SINGLE FAMILY	0 STAND	1144.95571899000	142.28231484600
16498	1923049373	SINGLE FAMILY	0 STAND	2756.15073590000	252.53999868800
16499	1923049370	SINGLE FAMILY	0 STAND	2936.40167558000	230.61492715400
16529	1923049369	SINGLE FAMILY	0 STAND	2115.38083669000	217.79288259400
16815	1901600110	SINGLE FAMILY	0 STAND	5416.41465555000	333.70360619400
16816	1901600115	SINGLE FAMILY	0 STAND	4062.12582013000	312.78675266000
16825	2423039097	SINGLE FAMILY	0 STAND	1592.47440735000	188.31666809500
16826	2423039044	SINGLE FAMILY	0 STAND	2924.85455534000	259.63408003900
16828	2423039090	SINGLE FAMILY	0 STAND	1522.16726455000	192.31552982700
16830	2423039109	SINGLE FAMILY	0 STAND	1511.12623032000	166.90606234300
16831	2423039030	SINGLE FAMILY	0 STAND	1587.83848763000	199.10385295400
16832	2423039187	SINGLE FAMILY	0 STAND	2130.75365781000	194.70106532900
16833	2423039160	SINGLE FAMILY	0 STAND	2552.55127276000	234.15253652500
16834	2423039164	SINGLE FAMILY	0 STAND	3004.03584154000	246.23609905200
16850	1923049049	SINGLE FAMILY	0 STAND	2755.59759947000	240.07058981700
16884	1923049117	SINGLE FAMILY	0 STAND	2424.65739720000	211.56260640200
16886	1923049125	SINGLE FAMILY	0 STAND	1171.79410614000	143.75549319600
17224	1923049109	SINGLE FAMILY	0 STAND	1606.37328499000	163.36565927700
17229	1923049211	SINGLE FAMILY	0 STAND	8864.90101513000	590.05667333600
17230	1923049124	SINGLE FAMILY	0 STAND	1374.55780142000	157.58483020700
17231	1923049124	SINGLE FAMILY	0 STAND	1462.01194504000	159.84858014200
17237	1923049125	SINGLE FAMILY	0 STAND	3527.60873304000	285.34972641400
17243	1923049034	SINGLE FAMILY	0 STAND	2545.75401554000	233.28831977500
17248	1923049346	SINGLE FAMILY	0 STAND	4085.41693617000	406.80427298700
17457	4161600055	SINGLE FAMILY	0 STAND	2542.62411003000	243.54768483600
17459	1923049298	SINGLE FAMILY	0 STAND	1753.51458573000	187.62467719500
17460	4161600030	SINGLE FAMILY	0 STAND	3355.16016366000	265.23098971200
17461	1923049068	SINGLE FAMILY	0 STAND	2489.04799245000	199.77090425000
17463	1923049362	SINGLE FAMILY	0 STAND	3531.66445187000	258.51106192900
17467	1923049105	SINGLE FAMILY	0 STAND	1160.96422245000	162.90448016000
17468	1923049163	SINGLE FAMILY	0 STAND	1306.14459419000	170.97965930700
17736	2423039188	SINGLE FAMILY	0 STAND	1887.22438260000	213.83985232900
17894	1923049209	SINGLE FAMILY	0 STAND	1356.96141814000	162.88960133500
17981	2423039142	SINGLE FAMILY	0 STAND	1717.33589662000	174.57877166800
17982	2423039135	SINGLE FAMILY	0 STAND	2657.85299235000	230.98964895900
17983	2423039138	SINGLE FAMILY	0 STAND	2471.38571215000	212.41933651900
17984	2423039117	SINGLE FAMILY	0 STAND	3144.41391283000	244.52563225500

Total Dwelling Units Table

17985	2423039082	SINGLE FAMILY	0 STAND	2021.45102972000	218.85173474500
18026	1923049188	SINGLE FAMILY	0 STAND	2524.04396700000	227.23186698000
18027	4161600060	SINGLE FAMILY	0 STAND	2340.49203561000	214.71332248700
18028	4161600025	SINGLE FAMILY	0 STAND	2527.12310229000	207.03482473300
18029	1923049036	SINGLE FAMILY	0 STAND	3501.87031629000	288.44377443200
18030	1923049160	SINGLE FAMILY	0 STAND	375.06073546200	78.18790305780
18031	1923049160	SINGLE FAMILY	0 STAND	2488.15151289000	307.78573008300
18675	4161600015	SINGLE FAMILY	0 STAND	2350.73549950000	201.90150353600
18676	1923049249	SINGLE FAMILY	0 STAND	2709.49492378000	240.68786246800
18677	1923049094	SINGLE FAMILY	0 STAND	263.91013573300	66.42022243190
18688	1923049323	SINGLE FAMILY	0 STAND	570.98773202600	95.85634890730
18689	1923049323	SINGLE FAMILY	0 STAND	1453.07147387000	158.32828274800
18690	1923049296	SINGLE FAMILY	0 STAND	2820.75258995000	232.56408060000
18692	1923049060	SINGLE FAMILY	0 STAND	1809.34614297000	174.04294059600
18693	1923049073	SINGLE FAMILY	0 STAND	1319.50492759000	165.08673440700
18694	4161600005	SINGLE FAMILY	0 STAND	3072.59947733000	276.07430746500
18695	4161600012	SINGLE FAMILY	0 STAND	2629.42246295000	231.23311572200
18697	1923049069	SINGLE FAMILY	0 STAND	1078.82086788000	133.12586518600
19239	1923049095	SINGLE FAMILY	0 STAND	1285.60119299000	143.61988643300
19240	1923049094	SINGLE FAMILY	0 STAND	2183.36288659000	196.72445805600
19245	1923049379	SINGLE FAMILY	0 STAND	1793.53613296000	176.64941687700
19683	2423039035	SINGLE FAMILY	0 STAND	2224.72889646000	219.94578048700
19684	2423039001	SINGLE FAMILY	0 STAND	3788.60858467000	309.40340407900
19685	2423039105	SINGLE FAMILY	0 STAND	2054.61462800000	195.45687883300
19686	2423039101	SINGLE FAMILY	0 STAND	2997.95178021000	259.88133050000
19697	1923049066	SINGLE FAMILY	0 STAND	3298.45605140000	311.20231187800
19698	1923049076	SINGLE FAMILY	0 STAND	2236.94635330000	193.26751597300
19699	1923049063	SINGLE FAMILY	0 STAND	1917.64641258000	184.14647957900
19700	1923049050	SINGLE FAMILY	0 STAND	5194.96583259000	391.93846172500
19702	1923049031	SINGLE FAMILY	0 STAND	5574.63870804000	396.87987490800
19703	1923049364	SINGLE FAMILY	0 STAND	3606.22337722000	328.91035582800
19706	1923049332	SINGLE FAMILY	0 STAND	3131.47540496000	223.84303459700
19707	1923049032	SINGLE FAMILY	0 STAND	2609.88112782000	247.49118897800
19708	1923049187	SINGLE FAMILY	0 STAND	2501.99662438000	218.69476696800
19709	1923049154	SINGLE FAMILY	0 STAND	2580.36953248000	239.66247751800
19710	1923049082	SINGLE FAMILY	0 STAND	1801.19383343000	200.26051964900
19711	1923049070	SINGLE FAMILY	0 STAND	2538.83006023000	219.30302796100
0		SINGLE FAMILY	0 STAND	1270.31676644000	143.16111592000
0		SINGLE FAMILY	0 STAND	3903.03957606000	283.08915669300
20221	1923049132	SINGLE FAMILY	0 STAND	1386.50164404000	163.44212211100
20221	1923049132	SINGLE FAMILY	YES STAND	520.01516904600	91.26756353020
0	1923049088	SINGLE FAMILY	0 STAND	3157.51588425000	230.67288832100
901	1923049332	SINGLE FAMILY	YES STAND	2100.94596585000	206.81394606700
2612	2423039105	SINGLE FAMILY	0 STAND	651.34557485300	127.13294345700
5585	1923049103	SINGLE FAMILY	YES STAND	959.99643919400	129.71235486200
14568	2423039036	SINGLE FAMILY	0 STAND	675.14155954600	104.20218506300
17244	1923049034	SINGLE FAMILY	YES STAND	1431.35362046000	161.91472339400

Total Dwelling Units Table

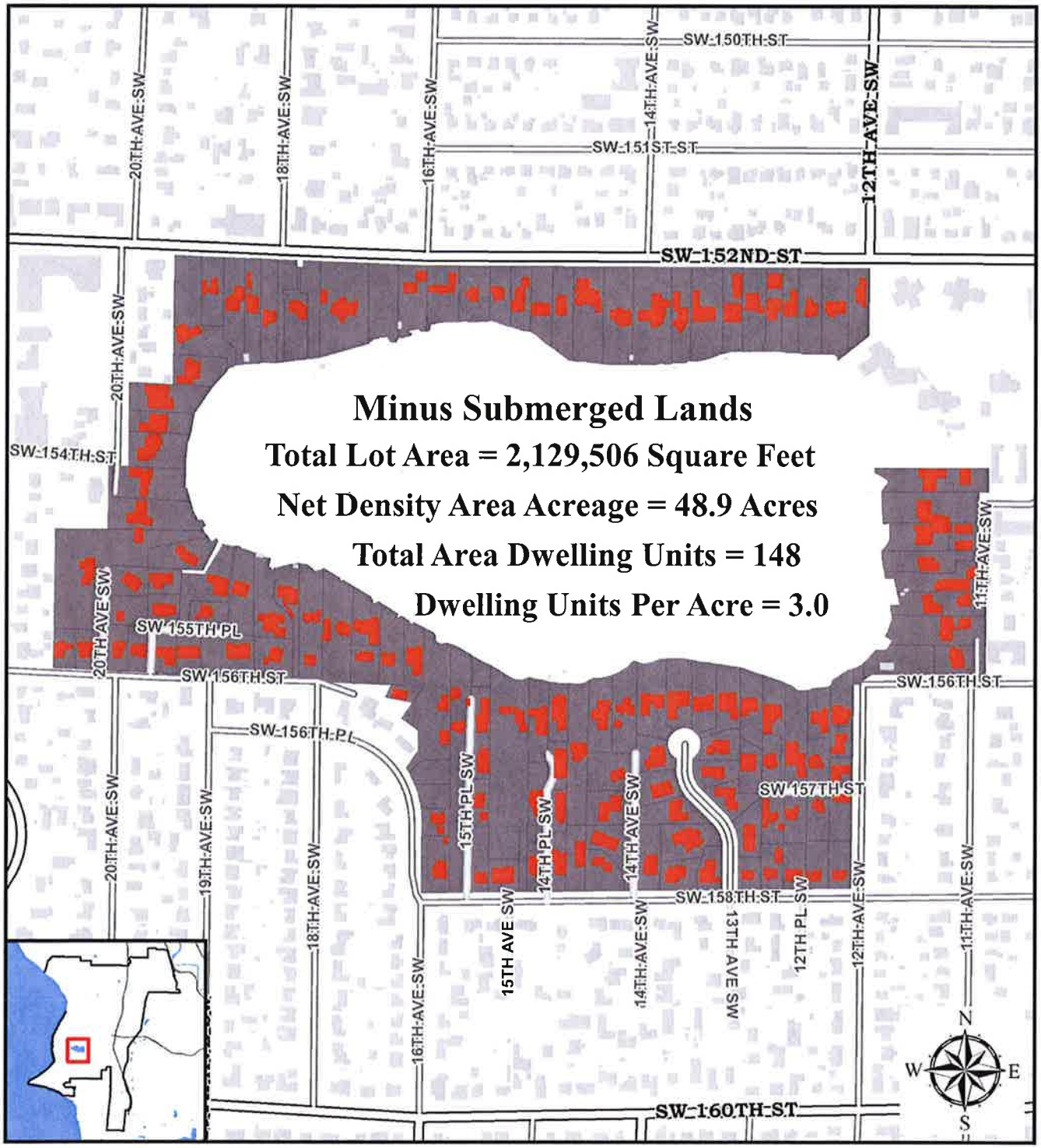
17446	1923049103	SINGLE FAMILY	0	STAND	1246.00501071000	152.09723020600
0		SINGLE FAMILY	YES	STAND	921.15193730300	121.52782027400
16829	2423039109	SINGLE FAMILY	YES	STAND	1525.93959284000	188.18141900900
0		SINGLE FAMILY	0	STAND	3249.04337204000	284.36745265900
0		SINGLE FAMILY	0	STAND	3817.43861617000	315.21370253400
0		SINGLE FAMILY	0	STAND	2185.89988527000	244.18363438600
19704	1923049051	SINGLE FAMILY	0	STAND	4149.61412669000	326.98497244100
16404	2423039096	SINGLE FAMILY	0	STAND	3494.18719637000	329.53335397100

TOTAL SF UNITS	**TOTAL LOT AREA**
148	352,853

TOTAL ADU'S	**TOTAL LOT AREA**
6	7,459

TOTAL DWELLING UNITS	**TOTAL LOT AREA**
154	352,853

Reference No. 2010-2
Comprehensive Plan Map Amendment and Rezone
Edgar/Lake Burien Neighborhood - Gross Density Method



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Last updated 9/23/2010
By Chip Davis

0 285 570 1,140
Feet

THE CITY OF BURIEN DISCLAIMS ANY WARRANTY OF FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESS OR IMPLIED, WITH RESPECT TO THIS PRODUCT.

ATTACHMENT G1

MINUS SUBMERGED LANDS TABLE

PIN	TYPE	ZONE	SHAPE_area	SHAPE_len
2423039192	PARCEL	RS-7,200	10070.40291790000	755.23855072300
2423039188	PARCEL	RS-7,200	7697.58011958000	368.39999920600
1901600101	PARCEL	RS-7,200	13974.38184730000	483.14993385900
1901600110	PARCEL	RS-7,200	19281.52970010000	637.94552513400
2423039001	PARCEL	RS-7,200	39180.03667310000	835.72909577400
2423039107	PARCEL	RS-7,200	14475.91489620000	557.93999566800
2423039142	PARCEL	RS-7,200	8391.72361754000	399.99999780300
2423039135	PARCEL	RS-7,200	9091.03370868000	399.99999174600
2423039138	PARCEL	RS-7,200	9740.39366278000	410.00000035100
2423039082	PARCEL	RS-7,200	15022.58323130000	490.73529307900
2423039090	PARCEL	RS-7,200	16654.91118020000	613.27702813400
2423039159	PARCEL	RS-7,200	8693.68463533000	373.44082134900
2423039160	PARCEL	RS-7,200	8204.04808321000	365.13870310300
2423039029	PARCEL	RS-7,200	10071.08020450000	741.23249176100
2423039164	PARCEL	RS-7,200	27005.34356910000	1484.26142503000
1923049304	PARCEL	RS-7,200	14587.82930690000	1399.18862823000
1923049091	PARCEL	RS-7,200	15089.84889060000	846.44907544900
1923049308	PARCEL	RS-7,200	10774.80556360000	716.65908955000
1923049151	PARCEL	RS-7,200	13959.57905510000	1045.76318326000
1923049373	PARCEL	RS-7,200	10646.02488530000	707.32171389600
1923049370	PARCEL	RS-7,200	10984.29670250000	632.83741926100
1923049369	PARCEL	RS-7,200	6495.72994010000	326.06069883900
1923049188	PARCEL	RS-7,200	8545.50845052000	404.46663834900
1923049298	PARCEL	RS-7,200	10351.65128510000	477.08395715800
1923049068	PARCEL	RS-7,200	10641.03940260000	455.69394196100
1923049067	PARCEL	RS-7,200	11586.11039560000	473.24050601100
1923049362	PARCEL	RS-7,200	8673.83622483000	409.67548094900
1923049252	PARCEL	RS-7,200	16597.53014250000	519.01603495400
1923049378	PARCEL	RS-7,200	14285.16987370000	602.92653763600
1923049323	PARCEL	RS-7,200	8664.27896333000	406.36252761700
1923049128	PARCEL	RS-7,200	7776.56141364000	379.67638232000
1923049160	PARCEL	RS-7,200	10615.98030690000	444.71119922600
1923049073	PARCEL	RS-7,200	9591.97528646000	415.22088137800
2423039139	PARCEL	RS-7,200	8393.00038834000	380.00000231300
1923049078	PARCEL	RS-7,200	16136.09140930000	716.71006112600
1923049062	PARCEL	RS-7,200	11448.80436910000	695.00343094900
1923049066	PARCEL	RS-7,200	11961.40969390000	748.49774379300
1923049076	PARCEL	RS-7,200	14451.40880270000	826.68313778000
2423039141	PARCEL	RS-7,200	8391.72409454000	400.00000358000
2423039117	PARCEL	RS-7,200	21158.04645350000	585.90404929200
4161600010	PARCEL	RS-7,200	17115.19537280000	564.24006264800
4161600015	PARCEL	RS-7,200	16207.23521860000	563.79321935000
1923049133	PARCEL	RS-7,200	16958.43551020000	651.42487056400
1923049090	PARCEL	RS-7,200	11974.10137700000	521.75328273200
1923049249	PARCEL	RS-7,200	10767.50401230000	479.67634961300
1923049346	PARCEL	RS-7,200	26593.64188460000	1706.95967165000

MINUS SUBMERGED LANDS TABLE

4161600040	PARCEL	RS-7,200	16101.21501820000	732.08377760100
4161600035	PARCEL	RS-7,200	21285.01494180000	842.12328923700
1923049242	PARCEL	RS-7,200	19145.84351900000	867.41700032500
4161600045	PARCEL	RS-7,200	15660.14292020000	719.80798309900
1923049260	PARCEL	RS-7,200	16243.71270570000	832.33911998300
4161600050	PARCEL	RS-7,200	15434.68437800000	809.14988861300
1923049232	PARCEL	RS-7,200	26655.14300480000	1236.29334614000
1923049372	PARCEL	RS-7,200	15155.32134280000	748.88004586600
1923049164	PARCEL	RS-7,200	22253.39625000000	1043.39338112000
1923049322	PARCEL	RS-7,200	8315.63977286000	398.80187669300
4161600055	PARCEL	RS-7,200	10870.70684880000	442.47110685200
4161600030	PARCEL	RS-7,200	11368.73957610000	440.61970182700
4161600060	PARCEL	RS-7,200	10139.57622340000	413.59953089500
4161600025	PARCEL	RS-7,200	12971.59440610000	476.25850817200
4161600065	PARCEL	RS-7,200	10744.93775810000	498.65165721500
1923049036	PARCEL	RS-7,200	15113.08428480000	498.94263368800
1923049163	PARCEL	RS-7,200	10467.37612660000	440.26174278600
4161600020	PARCEL	RS-7,200	13862.78463400000	563.47042169300
1923049296	PARCEL	RS-7,200	11674.19980280000	488.21924752900
1923049379	PARCEL	RS-7,200	8795.48928649000	418.65650591600
4161600005	PARCEL	RS-7,200	9203.78355179000	402.32490119000
1923049315	PARCEL	RS-7,200	12549.43114550000	449.23335299700
4161600012	PARCEL	RS-7,200	10707.74688920000	429.90243103600
1923049069	PARCEL	RS-7,200	6820.27230913000	335.35718028800
192304TRCT	UNDINT	RS-7,200	4669.62903539000	515.73502712800
1923049109	PARCEL	RS-7,200	8983.25568415000	410.33183342100
1923049187	PARCEL	RS-7,200	12935.33918260000	692.99599287500
1923049154	PARCEL	RS-7,200	13069.27814290000	979.82611801800
1923049352	PARCEL	RS-7,200	17345.86911980000	664.71658603600
1923049063	PARCEL	RS-7,200	17284.81942820000	880.19588780300
1923049050	PARCEL	RS-7,200	26385.29786940000	961.27213907000
1923049049	PARCEL	RS-7,200	26733.47045420000	969.14198607400
1923049031	PARCEL	RS-7,200	34924.81236020000	1028.35084864000
2423039166	PARCEL	RS-7,200	10059.57578870000	406.00000357600
2423039187	PARCEL	RS-7,200	10724.29943640000	411.18492152500
1923049095	PARCEL	RS-7,200	12438.87271930000	526.75064203800
1923049086	PARCEL	RS-7,200	59702.69333880000	1810.60377532000
1923049389	PARCEL	RS-7,200	9609.89074801000	392.15773614700
1923049088	PARCEL	RS-7,200	9553.04648514000	391.10160790400
1923049094	PARCEL	RS-7,200	14972.46398490000	519.86023680300
1923049364	PARCEL	RS-7,200	16654.14323030000	895.07059130400
1923049051	PARCEL	RS-7,200	26924.39736230000	924.82224904300
1923049332	PARCEL	RS-7,200	15607.30971310000	705.78020059800
1923049032	PARCEL	RS-7,200	18268.67116180000	880.58336335900
1923049132	PARCEL	RS-7,200	7186.50299356000	341.28934828500
1923049077	PARCEL	RS-7,200	17155.07328310000	718.50440519500
2423039035	PARCEL	RS-7,200	16088.13179210000	723.67905450200

MINUS SUBMERGED LANDS TABLE

2423039193	PARCEL	RS-7,200	13056.29605820000	713.66798025600
1901600112	PARCEL	RS-7,200	12682.80878740000	520.60073672500
1901600115	PARCEL	RS-7,200	18841.06881820000	579.93997286900
2423039086	PARCEL	RS-7,200	20648.60955210000	668.17742662400
2423039002	PARCEL	RS-7,200	18526.31448340000	643.55450350800
2423039097	PARCEL	RS-7,200	15752.95544790000	736.85193073700
2423039105	PARCEL	RS-7,200	16020.09315540000	752.96635888600
2423039101	PARCEL	RS-7,200	18701.92130510000	780.66681904400
2423039044	PARCEL	RS-7,200	33737.73695480000	1036.26965636000
2423039096	PARCEL	RS-7,200	22207.88240070000	671.70271855600
2423039011	PARCEL	RS-7,200	26761.74401900000	978.93712112600
2423039186	PARCEL	RS-7,200	15736.61862610000	681.67874627400
2423039110	PARCEL	RS-7,200	12950.89331200000	490.78687893900
2423039109	PARCEL	RS-7,200	28028.30714680000	827.61061245000
2423039030	PARCEL	RS-7,200	24467.13993170000	843.22594640300
2423039116	PARCEL	RS-7,200	18459.01378140000	662.47819297800
2423039118	PARCEL	RS-7,200	15458.60363570000	552.98939770800
2423039036	PARCEL	RS-7,200	84501.47610580000	2014.76719343000
1923049082	PARCEL	RS-7,200	18671.21740990000	1142.27046312000
1923049070	PARCEL	RS-7,200	21577.34455640000	1288.50432415000
1923049148	PARCEL	RS-7,200	14556.44436980000	603.87520659900
1923049080	PARCEL	RS-7,200	6512.68160807000	326.53894917500
1923049103	PARCEL	RS-7,200	44647.42814350000	1839.50143086000
1923049106	PARCEL	RS-7,200	10180.34144110000	432.10610860500
1923049129	PARCEL	RS-7,200	10105.39867670000	430.01780952000
1923049211	PARCEL	RS-7,200	15918.90280000000	1330.92522148000
1923049124	PARCEL	RS-7,200	7281.38408842000	350.73821069200
1923049102	PARCEL	RS-7,200	27998.58986590000	1559.08091987000
1923049117	PARCEL	RS-7,200	16459.76583740000	1444.10602562000
1923049125	PARCEL	RS-7,200	17771.08280980000	1509.05936861000
1923049034	PARCEL	RS-7,200	18608.22219820000	1557.59544904000
1923049345	PARCEL	RS-7,200	13581.98394140000	486.57827903100
1923049150	PARCEL	RS-7,200	11133.44009910000	459.78093276300
1923049105	PARCEL	RS-7,200	9915.04257876000	424.73920866500
1923049060	PARCEL	RS-7,200	9704.35381707000	418.45928647300
1923049180	PARCEL	RS-7,200	1673.39403212000	275.58695491200
2423039158	PARCEL	RS-7,200	14437.28583420000	850.32262751900
2423039121	PARCEL	RS-7,200	19819.58440010000	712.07282651200
1923049209	PARCEL	RS-7,200	38993.66192770000	1109.47312612000
1923049391	PARCEL	RS-7,200	7273.06888428000	350.66719626200
1923049392	PARCEL	RS-7,200	8350.20144511000	368.10607770800

TOTAL PARCELS	**TOTAL LOT AREA**
134	2,129,506

Total Dwelling Units Without ADU's Table

BLDG_ID	PIN_ID	BLDG_SUBTY	IS_ADU	STATUS	SHAPE_area	SHAPE_len
902	1923049187	SINGLE FAMILY	0	STAND	1992.19089726000	178.59495306200
907	1923049077	SINGLE FAMILY	0	STAND	2690.42169712000	308.95455803700
2586	1923049078	SINGLE FAMILY	0	STAND	1451.17036460000	167.92892915300
2587	1923049062	SINGLE FAMILY	0	STAND	1553.36619182000	172.18789607000
2608	2423039001	SINGLE FAMILY	0	STAND	886.18377439600	125.00258405700
2610	2423039002	SINGLE FAMILY	0	STAND	1316.83139178000	146.59038994700
2614	2423039107	SINGLE FAMILY	0	STAND	1803.39125193000	249.23528830700
5482	2423039011	SINGLE FAMILY	0	STAND	3758.95958800000	309.12966738400
5483	2423039186	SINGLE FAMILY	0	STAND	3684.27148153000	277.35074667000
5484	2423039110	SINGLE FAMILY	0	STAND	4263.70252075000	317.50498912700
5486	2423039158	SINGLE FAMILY	0	STAND	380.12162662700	90.48697230380
5487	2423039158	SINGLE FAMILY	0	STAND	2798.56085866000	277.26093640600
5488	2423039116	SINGLE FAMILY	0	STAND	1981.17888038000	178.71690358800
5490	2423039036	SINGLE FAMILY	0	STAND	2843.09576121000	287.06191110100
5584	1923049103	SINGLE FAMILY	0	STAND	315.35451810300	73.01035180410
5586	1923049086	SINGLE FAMILY	0	STAND	2916.93526440000	336.87478739000
5587	1923049242	SINGLE FAMILY	0	STAND	491.92185351600	88.71896565600
5588	4161600045	SINGLE FAMILY	0	STAND	2737.65502831000	225.87501419000
5589	1923049260	SINGLE FAMILY	0	STAND	3570.92574647000	290.43589175500
5590	4161600050	SINGLE FAMILY	0	STAND	3763.07298263000	283.91197241100
5591	1923049232	SINGLE FAMILY	0	STAND	2462.97815415000	214.72811453300
5592	1923049091	SINGLE FAMILY	0	STAND	3436.73459319000	295.17210689900
5593	1923049308	SINGLE FAMILY	0	STAND	4265.30852219000	307.47116213300
5594	1923049372	SINGLE FAMILY	0	STAND	2423.65166947000	218.98869472800
5595	1923049151	SINGLE FAMILY	0	STAND	3754.71428332000	292.56452207600
5603	1923049080	SINGLE FAMILY	0	STAND	2184.47329975000	214.60677136400
9266	1923049209	SINGLE FAMILY	0	STAND	1275.31301126000	144.85517406000
9336	4161600010	SINGLE FAMILY	0	STAND	4272.99049561000	341.04406082600
9337	1923049133	SINGLE FAMILY	0	STAND	2967.35327868000	238.00735810000
9339	1923049090	SINGLE FAMILY	0	STAND	2392.36919444000	219.29326047800
9340	1923049106	SINGLE FAMILY	0	STAND	1356.95386307000	201.67748918600
9341	1923049129	SINGLE FAMILY	0	STAND	1294.13694567000	152.82664369100
9348	1923049378	SINGLE FAMILY	0	STAND	2909.24958382000	241.90548279600
9349	4161600065	SINGLE FAMILY	0	STAND	3024.47174429000	279.28129177500
9350	1923049128	SINGLE FAMILY	0	STAND	2701.44509406000	247.86982672100
9352	4161600020	SINGLE FAMILY	0	STAND	2859.33952870000	251.09518608400
9354	1923049073	SINGLE FAMILY	0	STAND	1100.42421594000	147.86231533800
9358	1923049315	SINGLE FAMILY	0	STAND	1566.08581680000	203.51330886400
14557	2423039139	SINGLE FAMILY	0	STAND	2077.53086732000	211.22028931800
14558	2423039141	SINGLE FAMILY	0	STAND	1734.86412748000	176.94913500000
14559	2423039186	SINGLE FAMILY	0	STAND	1281.22608839000	147.48824863400
14560	2423039166	SINGLE FAMILY	0	STAND	1414.39059610000	165.79978723300
14563	2423039030	SINGLE FAMILY	0	STAND	1024.48335352000	128.03782150300
14564	2423039121	SINGLE FAMILY	0	STAND	4203.84820849000	347.82098423000
14566	2423039159	SINGLE FAMILY	0	STAND	2502.51166350000	217.55389773800
14567	2423039029	SINGLE FAMILY	0	STAND	1559.84456676000	198.94667363000

Total Dwelling Units Without ADU's Table

15072	4161600040	SINGLE FAMILY	0 STAND	4050.58454133000	300.01862369600
15073	4161600035	SINGLE FAMILY	0 STAND	3385.84354056000	304.56466590500
15074	1923049242	SINGLE FAMILY	0 STAND	2000.86683850000	244.43925700300
15083	1923049164	SINGLE FAMILY	0 STAND	3327.77481890000	283.50397584200
15084	1923049345	SINGLE FAMILY	0 STAND	2360.46772233000	213.11934101100
15093	1923049067	SINGLE FAMILY	0 STAND	1546.00213327000	172.58773827400
15096	1923049252	SINGLE FAMILY	0 STAND	1386.38280410000	151.18104043700
15100	1923049150	SINGLE FAMILY	0 STAND	1331.86108570000	158.28237173900
16396	1901600101	SINGLE FAMILY	0 STAND	3673.39268697000	296.68767174400
16407	2423039118	SINGLE FAMILY	0 STAND	2270.80179434000	227.90798596300
16408	2423039036	SINGLE FAMILY	0 STAND	1144.95571899000	142.28231484600
16498	1923049373	SINGLE FAMILY	0 STAND	2756.15073590000	252.53999868800
16499	1923049370	SINGLE FAMILY	0 STAND	2936.40167558000	230.61492715400
16529	1923049369	SINGLE FAMILY	0 STAND	2115.38083669000	217.79288259400
16815	1901600110	SINGLE FAMILY	0 STAND	5416.41465555000	333.70360619400
16816	1901600115	SINGLE FAMILY	0 STAND	4062.12582013000	312.78675266000
16825	2423039097	SINGLE FAMILY	0 STAND	1592.47440735000	188.31666809500
16826	2423039044	SINGLE FAMILY	0 STAND	2924.85455534000	259.63408003900
16828	2423039090	SINGLE FAMILY	0 STAND	1522.16726455000	192.31552982700
16830	2423039109	SINGLE FAMILY	0 STAND	1511.12623032000	166.90606234300
16831	2423039030	SINGLE FAMILY	0 STAND	1587.83848763000	199.10385295400
16832	2423039187	SINGLE FAMILY	0 STAND	2130.75365781000	194.70106532900
16833	2423039160	SINGLE FAMILY	0 STAND	2552.55127276000	234.15253652500
16834	2423039164	SINGLE FAMILY	0 STAND	3004.03584154000	246.23609905200
16850	1923049049	SINGLE FAMILY	0 STAND	2755.59759947000	240.07058981700
16884	1923049117	SINGLE FAMILY	0 STAND	2424.65739720000	211.56260640200
16886	1923049125	SINGLE FAMILY	0 STAND	1171.79410614000	143.75549319600
17224	1923049109	SINGLE FAMILY	0 STAND	1606.37328499000	163.36565927700
17229	1923049211	SINGLE FAMILY	0 STAND	8864.90101513000	590.05667333600
17230	1923049124	SINGLE FAMILY	0 STAND	1374.55780142000	157.58483020700
17231	1923049124	SINGLE FAMILY	0 STAND	1462.01194504000	159.84858014200
17237	1923049125	SINGLE FAMILY	0 STAND	3527.60873304000	285.34972641400
17243	1923049034	SINGLE FAMILY	0 STAND	2545.75401554000	233.28831977500
17248	1923049346	SINGLE FAMILY	0 STAND	4085.41693617000	406.80427298700
17457	4161600055	SINGLE FAMILY	0 STAND	2542.62411003000	243.54768483600
17459	1923049298	SINGLE FAMILY	0 STAND	1753.51458573000	187.62467719500
17460	4161600030	SINGLE FAMILY	0 STAND	3355.16016366000	265.23098971200
17461	1923049068	SINGLE FAMILY	0 STAND	2489.04799245000	199.77090425000
17463	1923049362	SINGLE FAMILY	0 STAND	3531.66445187000	258.51106192900
17467	1923049105	SINGLE FAMILY	0 STAND	1160.96422245000	162.90448016000
17468	1923049163	SINGLE FAMILY	0 STAND	1306.14459419000	170.97965930700
17736	2423039188	SINGLE FAMILY	0 STAND	1887.22438260000	213.83985232900
17894	1923049209	SINGLE FAMILY	0 STAND	1356.96141814000	162.88960133500
17981	2423039142	SINGLE FAMILY	0 STAND	1717.33589662000	174.57877166800
17982	2423039135	SINGLE FAMILY	0 STAND	2657.85299235000	230.98964895900
17983	2423039138	SINGLE FAMILY	0 STAND	2471.38571215000	212.41933651900
17984	2423039117	SINGLE FAMILY	0 STAND	3144.41391283000	244.52563225500

Total Dwelling Units Without ADU's Table

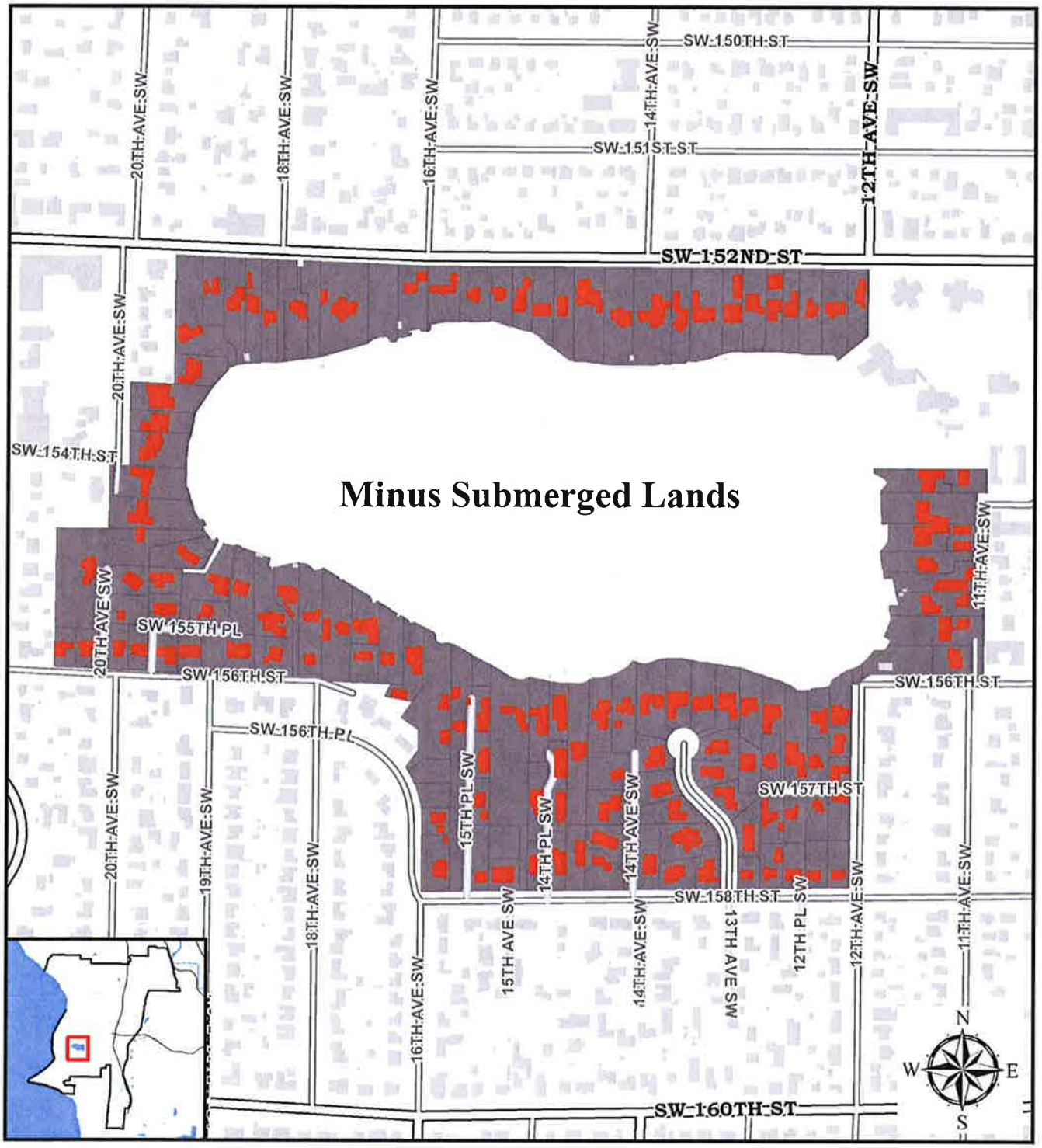
17985	2423039082	SINGLE FAMILY	0 STAND	2021.45102972000	218.85173474500
18026	1923049188	SINGLE FAMILY	0 STAND	2524.04396700000	227.23186698000
18027	4161600060	SINGLE FAMILY	0 STAND	2340.49203561000	214.71332248700
18028	4161600025	SINGLE FAMILY	0 STAND	2527.12310229000	207.03482473300
18029	1923049036	SINGLE FAMILY	0 STAND	3501.87031629000	288.44377443200
18030	1923049160	SINGLE FAMILY	0 STAND	375.06073546200	78.18790305780
18031	1923049160	SINGLE FAMILY	0 STAND	2488.15151289000	307.78573008300
18675	4161600015	SINGLE FAMILY	0 STAND	2350.73549950000	201.90150353600
18676	1923049249	SINGLE FAMILY	0 STAND	2709.49492378000	240.68786246800
18677	1923049094	SINGLE FAMILY	0 STAND	263.91013573300	66.42022243190
18688	1923049323	SINGLE FAMILY	0 STAND	570.98773202600	95.85634890730
18689	1923049323	SINGLE FAMILY	0 STAND	1453.07147387000	158.32828274800
18690	1923049296	SINGLE FAMILY	0 STAND	2820.75258995000	232.56408060000
18692	1923049060	SINGLE FAMILY	0 STAND	1809.34614297000	174.04294059600
18693	1923049073	SINGLE FAMILY	0 STAND	1319.50492759000	165.08673440700
18694	4161600005	SINGLE FAMILY	0 STAND	3072.59947733000	276.07430746500
18695	4161600012	SINGLE FAMILY	0 STAND	2629.42246295000	231.23311572200
18697	1923049069	SINGLE FAMILY	0 STAND	1078.82086788000	133.12586518600
19239	1923049095	SINGLE FAMILY	0 STAND	1285.60119299000	143.61988643300
19240	1923049094	SINGLE FAMILY	0 STAND	2183.36288659000	196.72445805600
19245	1923049379	SINGLE FAMILY	0 STAND	1793.53613296000	176.64941687700
19683	2423039035	SINGLE FAMILY	0 STAND	2224.72889646000	219.94578048700
19684	2423039001	SINGLE FAMILY	0 STAND	3788.60858467000	309.40340407900
19685	2423039105	SINGLE FAMILY	0 STAND	2054.61462800000	195.45687883300
19686	2423039101	SINGLE FAMILY	0 STAND	2997.95178021000	259.88133050000
19697	1923049066	SINGLE FAMILY	0 STAND	3298.45605140000	311.20231187800
19698	1923049076	SINGLE FAMILY	0 STAND	2236.94635330000	193.26751597300
19699	1923049063	SINGLE FAMILY	0 STAND	1917.64641258000	184.14647957900
19700	1923049050	SINGLE FAMILY	0 STAND	5194.96583259000	391.93846172500
19702	1923049031	SINGLE FAMILY	0 STAND	5574.63870804000	396.87987490800
19703	1923049364	SINGLE FAMILY	0 STAND	3606.22337722000	328.91035582800
19706	1923049332	SINGLE FAMILY	0 STAND	3131.47540496000	223.84303459700
19707	1923049032	SINGLE FAMILY	0 STAND	2609.88112782000	247.49118897800
19708	1923049187	SINGLE FAMILY	0 STAND	2501.99662438000	218.69476696800
19709	1923049154	SINGLE FAMILY	0 STAND	2580.36953248000	239.66247751800
19710	1923049082	SINGLE FAMILY	0 STAND	1801.19383343000	200.26051964900
19711	1923049070	SINGLE FAMILY	0 STAND	2538.83006023000	219.30302796100
0		SINGLE FAMILY	0 STAND	1270.31676644000	143.16111592000
0		SINGLE FAMILY	0 STAND	3903.03957606000	283.08915669300
20221	1923049132	SINGLE FAMILY	0 STAND	1386.50164404000	163.44212211100
20221	1923049132	SINGLE FAMILY	YES STAND	520.01516904600	91.26756353020
0	1923049088	SINGLE FAMILY	0 STAND	3157.51588425000	230.67288832100
901	1923049332	SINGLE FAMILY	YES STAND	2100.94596585000	206.81394606700
2612	2423039105	SINGLE FAMILY	0 STAND	651.34557485300	127.13294345700
5585	1923049103	SINGLE FAMILY	YES STAND	959.99643919400	129.71235486200
14568	2423039036	SINGLE FAMILY	0 STAND	675.14155954600	104.20218506300
17244	1923049034	SINGLE FAMILY	YES STAND	1431.35362046000	161.91472339400

Total Dwelling Units Without ADU's Table

17446	1923049103	SINGLE FAMILY	0	STAND	1246.00501071000	152.09723020600
0		SINGLE FAMILY	YES	STAND	921.15193730300	121.52782027400
16829	2423039109	SINGLE FAMILY	YES	STAND	1525.93959284000	188.18141900900
0		SINGLE FAMILY	0	STAND	3249.04337204000	284.36745265900
0		SINGLE FAMILY	0	STAND	3817.43861617000	315.21370253400
0		SINGLE FAMILY	0	STAND	2185.89988527000	244.18363438600
19704	1923049051	SINGLE FAMILY	0	STAND	4149.61412669000	326.98497244100
16404	2423039096	SINGLE FAMILY	0	STAND	3494.18719637000	329.53335397100

TOTAL DWELLING UNITS	**TOTAL LOT AREA**
148	352,853

Reference No. 2010-2
Comprehensive Plan Map Amendment and Rezone
Edgar/Lake Burien Neighborhood - Net Density Method



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Last updated 9/23/2010
By Chip Davis

0 285 570 1,140
Feet

THE CITY OF BURIEN DISCLAIMS ANY WARRANTY OF FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESS OR IMPLIED WITH RESPECT TO THIS PRODUCT.

ATTACHMENT H1

MINUS SUBMERGED LANDS TABLE

PIN	TYPE	ZONE	SHAPE_area	SHAPE_len
2423039192	PARCEL	RS-7,200	10070.40291790000	755.23855072300
2423039188	PARCEL	RS-7,200	7697.58011958000	368.39999920600
1901600101	PARCEL	RS-7,200	13974.38184730000	483.14993385900
1901600110	PARCEL	RS-7,200	19281.52970010000	637.94552513400
2423039001	PARCEL	RS-7,200	39180.03667310000	835.72909577400
2423039107	PARCEL	RS-7,200	14475.91489620000	557.93999566800
2423039142	PARCEL	RS-7,200	8391.72361754000	399.99999780300
2423039135	PARCEL	RS-7,200	9091.03370868000	399.99999174600
2423039138	PARCEL	RS-7,200	9740.39366278000	410.00000035100
2423039082	PARCEL	RS-7,200	15022.58323130000	490.73529307900
2423039090	PARCEL	RS-7,200	16654.91118020000	613.27702813400
2423039159	PARCEL	RS-7,200	8693.68463533000	373.44082134900
2423039160	PARCEL	RS-7,200	8204.04808321000	365.13870310300
2423039029	PARCEL	RS-7,200	10071.08020450000	741.23249176100
2423039164	PARCEL	RS-7,200	27005.34356910000	1484.26142503000
1923049304	PARCEL	RS-7,200	14587.82930690000	1399.18862823000
1923049091	PARCEL	RS-7,200	15089.84889060000	846.44907544900
1923049308	PARCEL	RS-7,200	10774.80556360000	716.65908955000
1923049151	PARCEL	RS-7,200	13959.57905510000	1045.76318326000
1923049373	PARCEL	RS-7,200	10646.02488530000	707.32171389600
1923049370	PARCEL	RS-7,200	10984.29670250000	632.83741926100
1923049369	PARCEL	RS-7,200	6495.72994010000	326.06069883900
1923049188	PARCEL	RS-7,200	8545.50845052000	404.46663834900
1923049298	PARCEL	RS-7,200	10351.65128510000	477.08395715800
1923049068	PARCEL	RS-7,200	10641.03940260000	455.69394196100
1923049067	PARCEL	RS-7,200	11586.11039560000	473.24050601100
1923049362	PARCEL	RS-7,200	8673.83622483000	409.67548094900
1923049252	PARCEL	RS-7,200	16597.53014250000	519.01603495400
1923049378	PARCEL	RS-7,200	14285.16987370000	602.92653763600
1923049323	PARCEL	RS-7,200	8664.27896333000	406.36252761700
1923049128	PARCEL	RS-7,200	7776.56141364000	379.67638232000
1923049160	PARCEL	RS-7,200	10615.98030690000	444.71119922600
1923049073	PARCEL	RS-7,200	9591.97528646000	415.22088137800
2423039139	PARCEL	RS-7,200	8393.00038834000	380.00000231300
1923049078	PARCEL	RS-7,200	16136.09140930000	716.71006112600
1923049062	PARCEL	RS-7,200	11448.80436910000	695.00343094900
1923049066	PARCEL	RS-7,200	11961.40969390000	748.49774379300
1923049076	PARCEL	RS-7,200	14451.40880270000	826.68313778000
2423039141	PARCEL	RS-7,200	8391.72409454000	400.00000358000
2423039117	PARCEL	RS-7,200	21158.04645350000	585.90404929200
4161600010	PARCEL	RS-7,200	17115.19537280000	564.24006264800
4161600015	PARCEL	RS-7,200	16207.23521860000	563.79321935000
1923049133	PARCEL	RS-7,200	16958.43551020000	651.42487056400
1923049090	PARCEL	RS-7,200	11974.10137700000	521.75328273200
1923049249	PARCEL	RS-7,200	10767.50401230000	479.67634961300
1923049346	PARCEL	RS-7,200	26593.64188460000	1706.95967165000

MINUS SUBMERGED LANDS TABLE

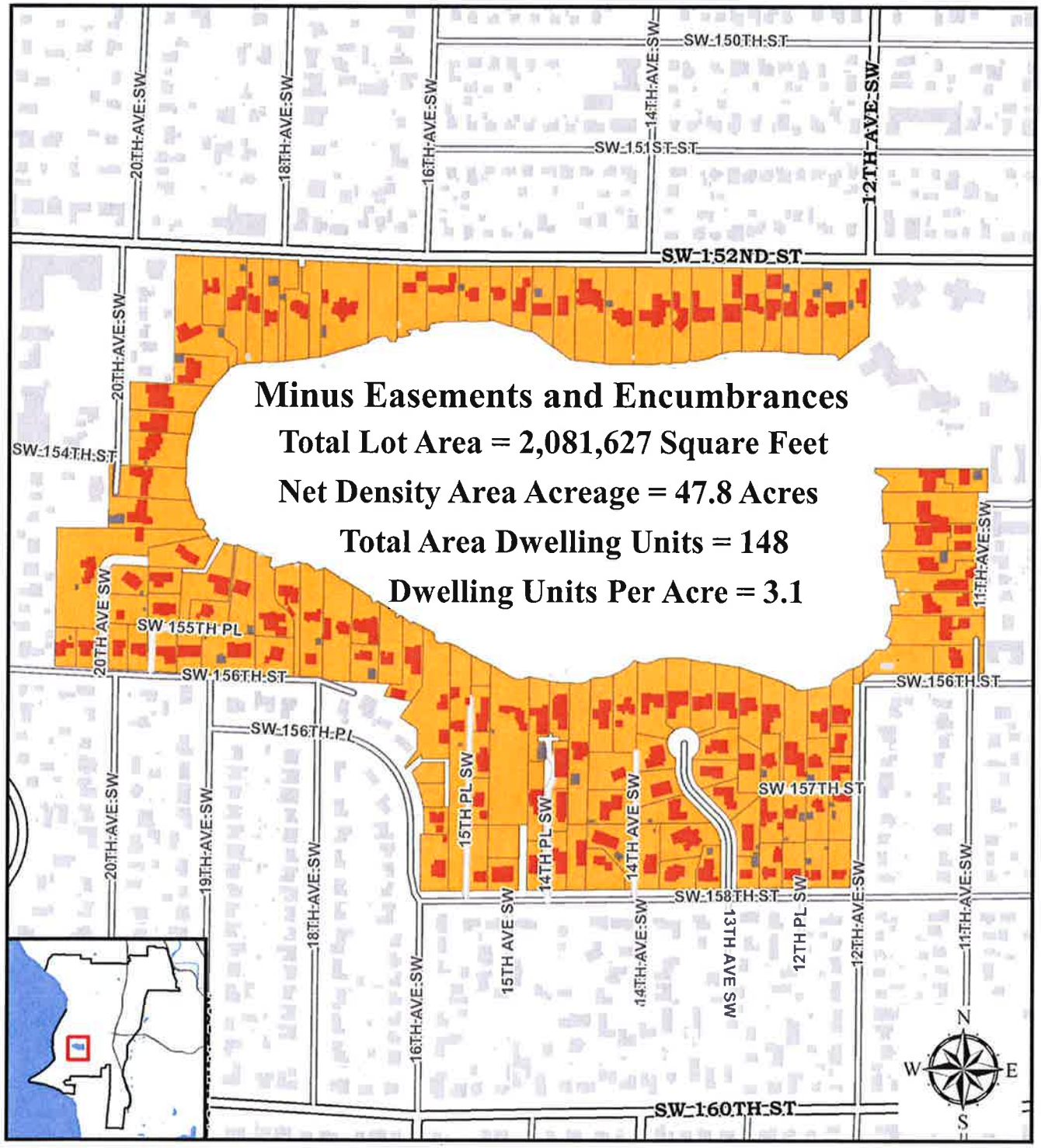
4161600040	PARCEL	RS-7,200	16101.21501820000	732.08377760100
4161600035	PARCEL	RS-7,200	21285.01494180000	842.12328923700
1923049242	PARCEL	RS-7,200	19145.84351900000	867.41700032500
4161600045	PARCEL	RS-7,200	15660.14292020000	719.80798309900
1923049260	PARCEL	RS-7,200	16243.71270570000	832.33911998300
4161600050	PARCEL	RS-7,200	15434.68437800000	809.14988861300
1923049232	PARCEL	RS-7,200	26655.14300480000	1236.29334614000
1923049372	PARCEL	RS-7,200	15155.32134280000	748.88004586600
1923049164	PARCEL	RS-7,200	22253.39625000000	1043.39338112000
1923049322	PARCEL	RS-7,200	8315.63977286000	398.80187669300
4161600055	PARCEL	RS-7,200	10870.70684880000	442.47110685200
4161600030	PARCEL	RS-7,200	11368.73957610000	440.61970182700
4161600060	PARCEL	RS-7,200	10139.57622340000	413.59953089500
4161600025	PARCEL	RS-7,200	12971.59440610000	476.25850817200
4161600065	PARCEL	RS-7,200	10744.93775810000	498.65165721500
1923049036	PARCEL	RS-7,200	15113.08428480000	498.94263368800
1923049163	PARCEL	RS-7,200	10467.37612660000	440.26174278600
4161600020	PARCEL	RS-7,200	13862.78463400000	563.47042169300
1923049296	PARCEL	RS-7,200	11674.19980280000	488.21924752900
1923049379	PARCEL	RS-7,200	8795.48928649000	418.65650591600
4161600005	PARCEL	RS-7,200	9203.78355179000	402.32490119000
1923049315	PARCEL	RS-7,200	12549.43114550000	449.23335299700
4161600012	PARCEL	RS-7,200	10707.74688920000	429.90243103600
1923049069	PARCEL	RS-7,200	6820.27230913000	335.35718028800
192304TRCT	UNDINT	RS-7,200	4669.62903539000	515.73502712800
1923049109	PARCEL	RS-7,200	8983.25568415000	410.33183342100
1923049187	PARCEL	RS-7,200	12935.33918260000	692.99599287500
1923049154	PARCEL	RS-7,200	13069.27814290000	979.82611801800
1923049352	PARCEL	RS-7,200	17345.86911980000	664.71658603600
1923049063	PARCEL	RS-7,200	17284.81942820000	880.19588780300
1923049050	PARCEL	RS-7,200	26385.29786940000	961.27213907000
1923049049	PARCEL	RS-7,200	26733.47045420000	969.14198607400
1923049031	PARCEL	RS-7,200	34924.81236020000	1028.35084864000
2423039166	PARCEL	RS-7,200	10059.57578870000	406.00000357600
2423039187	PARCEL	RS-7,200	10724.29943640000	411.18492152500
1923049095	PARCEL	RS-7,200	12438.87271930000	526.75064203800
1923049086	PARCEL	RS-7,200	59702.69333880000	1810.60377532000
1923049389	PARCEL	RS-7,200	9609.89074801000	392.15773614700
1923049088	PARCEL	RS-7,200	9553.04648514000	391.10160790400
1923049094	PARCEL	RS-7,200	14972.46398490000	519.86023680300
1923049364	PARCEL	RS-7,200	16654.14323030000	895.07059130400
1923049051	PARCEL	RS-7,200	26924.39736230000	924.82224904300
1923049332	PARCEL	RS-7,200	15607.30971310000	705.78020059800
1923049032	PARCEL	RS-7,200	18268.67116180000	880.58336335900
1923049132	PARCEL	RS-7,200	7186.50299356000	341.28934828500
1923049077	PARCEL	RS-7,200	17155.07328310000	718.50440519500
2423039035	PARCEL	RS-7,200	16088.13179210000	723.67905450200

MINUS SUBMERGED LANDS TABLE

2423039193	PARCEL	RS-7,200	13056.29605820000	713.66798025600
1901600112	PARCEL	RS-7,200	12682.80878740000	520.60073672500
1901600115	PARCEL	RS-7,200	18841.06881820000	579.93997286900
2423039086	PARCEL	RS-7,200	20648.60955210000	668.17742662400
2423039002	PARCEL	RS-7,200	18526.31448340000	643.55450350800
2423039097	PARCEL	RS-7,200	15752.95544790000	736.85193073700
2423039105	PARCEL	RS-7,200	16020.09315540000	752.96635888600
2423039101	PARCEL	RS-7,200	18701.92130510000	780.66681904400
2423039044	PARCEL	RS-7,200	33737.73695480000	1036.26965636000
2423039096	PARCEL	RS-7,200	22207.88240070000	671.70271855600
2423039011	PARCEL	RS-7,200	26761.74401900000	978.93712112600
2423039186	PARCEL	RS-7,200	15736.61862610000	681.67874627400
2423039110	PARCEL	RS-7,200	12950.89331200000	490.78687893900
2423039109	PARCEL	RS-7,200	28028.30714680000	827.61061245000
2423039030	PARCEL	RS-7,200	24467.13993170000	843.22594640300
2423039116	PARCEL	RS-7,200	18459.01378140000	662.47819297800
2423039118	PARCEL	RS-7,200	15458.60363570000	552.98939770800
2423039036	PARCEL	RS-7,200	84501.47610580000	2014.76719343000
1923049082	PARCEL	RS-7,200	18671.21740990000	1142.27046312000
1923049070	PARCEL	RS-7,200	21577.34455640000	1288.50432415000
1923049148	PARCEL	RS-7,200	14556.44436980000	603.87520659900
1923049080	PARCEL	RS-7,200	6512.68160807000	326.53894917500
1923049103	PARCEL	RS-7,200	44647.42814350000	1839.50143086000
1923049106	PARCEL	RS-7,200	10180.34144110000	432.10610860500
1923049129	PARCEL	RS-7,200	10105.39867670000	430.01780952000
1923049211	PARCEL	RS-7,200	15918.90280000000	1330.92522148000
1923049124	PARCEL	RS-7,200	7281.38408842000	350.73821069200
1923049102	PARCEL	RS-7,200	27998.58986590000	1559.08091987000
1923049117	PARCEL	RS-7,200	16459.76583740000	1444.10602562000
1923049125	PARCEL	RS-7,200	17771.08280980000	1509.05936861000
1923049034	PARCEL	RS-7,200	18608.22219820000	1557.59544904000
1923049345	PARCEL	RS-7,200	13581.98394140000	486.57827903100
1923049150	PARCEL	RS-7,200	11133.44009910000	459.78093276300
1923049105	PARCEL	RS-7,200	9915.04257876000	424.73920866500
1923049060	PARCEL	RS-7,200	9704.35381707000	418.45928647300
1923049180	PARCEL	RS-7,200	1673.39403212000	275.58695491200
2423039158	PARCEL	RS-7,200	14437.28583420000	850.32262751900
2423039121	PARCEL	RS-7,200	19819.58440010000	712.07282651200
1923049209	PARCEL	RS-7,200	38993.66192770000	1109.47312612000
1923049391	PARCEL	RS-7,200	7273.06888428000	350.66719626200
1923049392	PARCEL	RS-7,200	8350.20144511000	368.10607770800

TOTAL PARCELS	**TOTAL LOT AREA**
134	2,129,506

Reference No. 2010-2
Comprehensive Plan Map Amendment and Rezone
Edgar/Lake Burien Neighborhood - Net Density Method



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Last updated 9/23/2010
By Chip Davis

0 285 570 1,140
Feet

THE CITY OF BURIEN DISCLAIMS ANY WARRANTY OF FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESS OR IMPLIED, WITH RESPECT TO THIS PRODUCT.

ATTACHMENT H2

Minus Easements and Encumberances Table (Net Density)

PIN	TYPE	ZONE	SHAPE_area	SHAPE_len
2423039192	PARCEL	RS-7,200	10070.40291790000	755.23855072300
2423039188	PARCEL	RS-7,200	7697.58011958000	368.39999920600
1901600101	PARCEL	RS-7,200	13978.75236480000	483.14993385900
1901600110	PARCEL	RS-7,200	19281.52970010000	637.94552513400
2423039001	PARCEL	RS-7,200	39186.09697280000	835.72909577400
2423039107	PARCEL	RS-7,200	14475.91489620000	557.93999566800
2423039142	PARCEL	RS-7,200	8391.72361930000	399.99999780300
2423039135	PARCEL	RS-7,200	9091.03370659000	399.99999174600
2423039138	PARCEL	RS-7,200	9740.39366278000	410.00000035100
2423039082	PARCEL	RS-7,200	15022.58323130000	490.73529307900
2423039090	PARCEL	RS-7,200	16654.91118020000	613.27702813400
2423039159	PARCEL	RS-7,200	8693.68463472000	373.44082134900
2423039160	PARCEL	RS-7,200	8204.04808356000	365.13870310300
2423039029	PARCEL	RS-7,200	10071.08020140000	741.23249176100
1923049304	PARCEL	RS-7,200	14578.86061150000	1399.18862823000
1923049151	PARCEL	RS-7,200	13952.58688020000	1045.76318326000
1923049373	PARCEL	RS-7,200	10640.25990360000	707.32171389600
1923049370	PARCEL	RS-7,200	10971.51308460000	632.83741926100
1923049369	PARCEL	RS-7,200	6495.72994010000	326.06069883900
1923049188	PARCEL	RS-7,200	8545.50845052000	404.46663834900
1923049298	PARCEL	RS-7,200	10351.65128510000	477.08395715800
1923049068	PARCEL	RS-7,200	10641.03940260000	455.69394196100
1923049067	PARCEL	RS-7,200	11586.11039560000	473.24050601100
1923049252	PARCEL	RS-7,200	16597.53014250000	519.01603495400
1923049378	PARCEL	RS-7,200	11429.13275650000	602.92653763600
1923049323	PARCEL	RS-7,200	8664.27896333000	406.36252761700
1923049160	PARCEL	RS-7,200	10581.93294660000	444.71119922600
1923049073	PARCEL	RS-7,200	9626.02360616000	415.22088137800
2423039139	PARCEL	RS-7,200	8383.41489823000	380.00000231300
1923049078	PARCEL	RS-7,200	16129.77746200000	716.71006112600
1923049062	PARCEL	RS-7,200	11477.37033010000	695.00343094900
1923049066	PARCEL	RS-7,200	11957.44612750000	748.49774379300
1923049076	PARCEL	RS-7,200	14452.29878580000	826.68313778000
2423039141	PARCEL	RS-7,200	8391.72409454000	400.00000358000
2423039117	PARCEL	RS-7,200	21158.04645690000	585.90404929200
4161600010	PARCEL	RS-7,200	17119.11727350000	564.24006264800
4161600015	PARCEL	RS-7,200	16207.23521860000	563.79321935000
1923049133	PARCEL	RS-7,200	16958.43551020000	651.42487056400
1923049090	PARCEL	RS-7,200	11974.10137700000	521.75328273200
1923049346	PARCEL	RS-7,200	26588.33793830000	1706.95967165000
4161600040	PARCEL	RS-7,200	16024.70789470000	732.08377760100
4161600035	PARCEL	RS-7,200	21313.69332660000	842.12328923700
1923049242	PARCEL	RS-7,200	19105.56185200000	867.41700032500
4161600045	PARCEL	RS-7,200	15721.83706240000	719.80798309900
1923049260	PARCEL	RS-7,200	16243.42218630000	832.33911998300
4161600050	PARCEL	RS-7,200	15447.75622260000	809.14988861300

Minus Easements and Encumberances Table (Net Density)

1923049232	PARCEL	RS-7,200	26661.12351500000	1236.29334614000
1923049372	PARCEL	RS-7,200	15162.37844990000	748.88004586600
1923049164	PARCEL	RS-7,200	22253.12415230000	1043.39338112000
1923049322	PARCEL	RS-7,200	8315.63977286000	398.80187669300
4161600055	PARCEL	RS-7,200	10870.99715210000	442.47110685200
4161600030	PARCEL	RS-7,200	11380.93809970000	440.61970182700
4161600060	PARCEL	RS-7,200	10139.12061670000	413.59953089500
4161600025	PARCEL	RS-7,200	12971.59440610000	476.25850817200
4161600065	PARCEL	RS-7,200	10744.93775810000	498.65165721500
1923049036	PARCEL	RS-7,200	15113.08428480000	498.94263368800
1923049163	PARCEL	RS-7,200	10514.51897100000	440.26174278600
4161600020	PARCEL	RS-7,200	13863.07248790000	563.47042169300
1923049296	PARCEL	RS-7,200	11674.19980280000	488.21924752900
1923049379	PARCEL	RS-7,200	6841.77268739000	418.65650591600
4161600005	PARCEL	RS-7,200	9200.86161766000	402.32490119000
1923049315	PARCEL	RS-7,200	12549.43114550000	449.23335299700
4161600012	PARCEL	RS-7,200	10706.17554570000	429.90243103600
1923049069	PARCEL	RS-7,200	6820.27230913000	335.35718028800
1923049109	PARCEL	RS-7,200	8983.25568415000	410.33183342100
1923049187	PARCEL	RS-7,200	12943.94745930000	692.99599287500
1923049154	PARCEL	RS-7,200	13057.66814470000	979.82611801800
1923049352	PARCEL	RS-7,200	17347.39135020000	664.71658603600
1923049063	PARCEL	RS-7,200	17288.89641080000	880.19588780300
1923049050	PARCEL	RS-7,200	26377.02576830000	961.27213907000
1923049049	PARCEL	RS-7,200	26734.86791050000	969.14198607400
1923049031	PARCEL	RS-7,200	34920.86419730000	1028.35084864000
2423039166	PARCEL	RS-7,200	10059.57578870000	406.00000357600
2423039187	PARCEL	RS-7,200	10724.29943620000	411.18492152500
1923049095	PARCEL	RS-7,200	12441.47489310000	526.75064203800
1923049389	PARCEL	RS-7,200	9572.36645898000	392.15773614700
1923049088	PARCEL	RS-7,200	9570.20120907000	391.10160790400
1923049094	PARCEL	RS-7,200	14949.62785430000	519.86023680300
1923049364	PARCEL	RS-7,200	16651.67402990000	895.07059130400
1923049051	PARCEL	RS-7,200	26932.17777840000	924.82224904300
1923049332	PARCEL	RS-7,200	15607.03479270000	705.78020059800
1923049032	PARCEL	RS-7,200	18268.21288070000	880.58336335900
1923049077	PARCEL	RS-7,200	17066.94665330000	718.50440519500
2423039035	PARCEL	RS-7,200	16088.13179210000	723.67905450200
2423039193	PARCEL	RS-7,200	13051.15832150000	713.66798025600
1901600112	PARCEL	RS-7,200	12718.78949150000	520.60073672500
1901600115	PARCEL	RS-7,200	18821.64200630000	579.93997286900
2423039086	PARCEL	RS-7,200	20629.79771050000	668.17742662400
2423039002	PARCEL	RS-7,200	18591.00805970000	643.55450350800
2423039097	PARCEL	RS-7,200	15755.66887110000	736.85193073700
2423039105	PARCEL	RS-7,200	16031.16161590000	752.96635888600
2423039101	PARCEL	RS-7,200	18686.53977180000	780.66681904400
2423039044	PARCEL	RS-7,200	33747.59568260000	1036.26965636000

Minus Easements and Encumberances Table (Net Density)

2423039096	PARCEL	RS-7,200	22241.70988310000	671.70271855600
2423039011	PARCEL	RS-7,200	26797.49458040000	978.93712112600
2423039186	PARCEL	RS-7,200	15734.56506030000	681.67874627400
2423039110	PARCEL	RS-7,200	12946.46282210000	490.78687893900
2423039109	PARCEL	RS-7,200	28013.01494990000	827.61061245000
2423039030	PARCEL	RS-7,200	24467.13993170000	843.22594640300
2423039116	PARCEL	RS-7,200	18472.97806700000	662.47819297800
2423039118	PARCEL	RS-7,200	15429.02764510000	552.98939770800
2423039036	PARCEL	RS-7,200	10740.26285460000	2014.76719343000
1923049082	PARCEL	RS-7,200	18661.49045930000	1142.27046312000
1923049070	PARCEL	RS-7,200	21584.74316240000	1288.50432415000
1923049148	PARCEL	RS-7,200	14556.43310390000	603.87520659900
1923049080	PARCEL	RS-7,200	6512.68160807000	326.53894917500
1923049103	PARCEL	RS-7,200	44616.81801650000	1839.50143086000
1923049106	PARCEL	RS-7,200	10180.34144110000	432.10610860500
1923049129	PARCEL	RS-7,200	10105.39867670000	430.01780952000
1923049211	PARCEL	RS-7,200	15909.16616240000	1330.92522148000
1923049124	PARCEL	RS-7,200	7281.38408842000	350.73821069200
1923049102	PARCEL	RS-7,200	27983.57055200000	1559.08091987000
1923049117	PARCEL	RS-7,200	16451.05059220000	1444.10602562000
1923049125	PARCEL	RS-7,200	17779.79805470000	1509.05936861000
1923049034	PARCEL	RS-7,200	18630.68702950000	1557.59544904000
1923049345	PARCEL	RS-7,200	13581.98394140000	486.57827903100
1923049150	PARCEL	RS-7,200	11133.44009910000	459.78093276300
1923049105	PARCEL	RS-7,200	9915.04257876000	424.73920866500
1923049060	PARCEL	RS-7,200	9657.21001163000	418.45928647300
1923049180	PARCEL	RS-7,200	1671.59587786000	275.58695491200
2423039158	PARCEL	RS-7,200	14448.23822620000	850.32262751900
2423039121	PARCEL	RS-7,200	19773.57798000000	712.07282651200
2423039164	PARCEL	RS-7,200	19545.53044520000	1484.26142503000
1923049091	PARCEL	RS-7,200	13979.85831500000	846.44907544900
1923049308	PARCEL	RS-7,200	10270.93882170000	716.65908955000
1923049362	PARCEL	RS-7,200	7079.29952723000	409.67548094900
1923049128	PARCEL	RS-7,200	6346.98849061000	379.67638232000
1923049249	PARCEL	RS-7,200	8849.15413981000	479.67634961300
1923049086	PARCEL	RS-7,200	54978.65757130000	1810.60377532000
1923049132	PARCEL	RS-7,200	6373.92181931000	341.28934828500
2423039036	PARCEL	RS-7,200	60131.25406370000	2014.76719343000
1923049209	PARCEL	RS-7,200	38455.94279750000	1109.47312612000
1923049391	PARCEL	RS-7,200	5396.84224778000	350.66719626200
1923049392	PARCEL	RS-7,200	5663.14812145000	368.10607770800

TOTAL PARCELS	**TOTAL LOT AREA**
134	2,081,627

Total Dwelling Units Without ADU's Table

BLDG_ID	PIN_ID	BLDG_SUBTY	IS_ADU	STATUS	SHAPE_area	SHAPE_len
902	1923049187	SINGLE FAMILY	0	STAND	1992.19089726000	178.59495306200
907	1923049077	SINGLE FAMILY	0	STAND	2690.42169712000	308.95455803700
2586	1923049078	SINGLE FAMILY	0	STAND	1451.17036460000	167.92892915300
2587	1923049062	SINGLE FAMILY	0	STAND	1553.36619182000	172.18789607000
2608	2423039001	SINGLE FAMILY	0	STAND	886.18377439600	125.00258405700
2610	2423039002	SINGLE FAMILY	0	STAND	1316.83139178000	146.59038994700
2614	2423039107	SINGLE FAMILY	0	STAND	1803.39125193000	249.23528830700
5482	2423039011	SINGLE FAMILY	0	STAND	3758.95958800000	309.12966738400
5483	2423039186	SINGLE FAMILY	0	STAND	3684.27148153000	277.35074667000
5484	2423039110	SINGLE FAMILY	0	STAND	4263.70252075000	317.50498912700
5486	2423039158	SINGLE FAMILY	0	STAND	380.12162662700	90.48697230380
5487	2423039158	SINGLE FAMILY	0	STAND	2798.56085866000	277.26093640600
5488	2423039116	SINGLE FAMILY	0	STAND	1981.17888038000	178.71690358800
5490	2423039036	SINGLE FAMILY	0	STAND	2843.09576121000	287.06191110100
5584	1923049103	SINGLE FAMILY	0	STAND	315.35451810300	73.01035180410
5586	1923049086	SINGLE FAMILY	0	STAND	2916.93526440000	336.87478739000
5587	1923049242	SINGLE FAMILY	0	STAND	491.92185351600	88.71896565600
5588	4161600045	SINGLE FAMILY	0	STAND	2737.65502831000	225.87501419000
5589	1923049260	SINGLE FAMILY	0	STAND	3570.92574647000	290.43589175500
5590	4161600050	SINGLE FAMILY	0	STAND	3763.07298263000	283.91197241100
5591	1923049232	SINGLE FAMILY	0	STAND	2462.97815415000	214.72811453300
5592	1923049091	SINGLE FAMILY	0	STAND	3436.73459319000	295.17210689900
5593	1923049308	SINGLE FAMILY	0	STAND	4265.30852219000	307.47116213300
5594	1923049372	SINGLE FAMILY	0	STAND	2423.65166947000	218.98869472800
5595	1923049151	SINGLE FAMILY	0	STAND	3754.71428332000	292.56452207600
5603	1923049080	SINGLE FAMILY	0	STAND	2184.47329975000	214.60677136400
9266	1923049209	SINGLE FAMILY	0	STAND	1275.31301126000	144.85517406000
9336	4161600010	SINGLE FAMILY	0	STAND	4272.99049561000	341.04406082600
9337	1923049133	SINGLE FAMILY	0	STAND	2967.35327868000	238.00735810000
9339	1923049090	SINGLE FAMILY	0	STAND	2392.36919444000	219.29326047800
9340	1923049106	SINGLE FAMILY	0	STAND	1356.95386307000	201.67748918600
9341	1923049129	SINGLE FAMILY	0	STAND	1294.13694567000	152.82664369100
9348	1923049378	SINGLE FAMILY	0	STAND	2909.24958382000	241.90548279600
9349	4161600065	SINGLE FAMILY	0	STAND	3024.47174429000	279.28129177500
9350	1923049128	SINGLE FAMILY	0	STAND	2701.44509406000	247.86982672100
9352	4161600020	SINGLE FAMILY	0	STAND	2859.33952870000	251.09518608400
9354	1923049073	SINGLE FAMILY	0	STAND	1100.42421594000	147.86231533800
9358	1923049315	SINGLE FAMILY	0	STAND	1566.08581680000	203.51330886400
14557	2423039139	SINGLE FAMILY	0	STAND	2077.53086732000	211.22028931800
14558	2423039141	SINGLE FAMILY	0	STAND	1734.86412748000	176.94913500000
14559	2423039186	SINGLE FAMILY	0	STAND	1281.22608839000	147.48824863400
14560	2423039166	SINGLE FAMILY	0	STAND	1414.39059610000	165.79978723300
14563	2423039030	SINGLE FAMILY	0	STAND	1024.48335352000	128.03782150300
14564	2423039121	SINGLE FAMILY	0	STAND	4203.84820849000	347.82098423000
14566	2423039159	SINGLE FAMILY	0	STAND	2502.51166350000	217.55389773800
14567	2423039029	SINGLE FAMILY	0	STAND	1559.84456676000	198.94667363000

Total Dwelling Units Without ADU's Table

15072	4161600040	SINGLE FAMILY	0 STAND	4050.58454133000	300.01862369600
15073	4161600035	SINGLE FAMILY	0 STAND	3385.84354056000	304.56466590500
15074	1923049242	SINGLE FAMILY	0 STAND	2000.86683850000	244.43925700300
15083	1923049164	SINGLE FAMILY	0 STAND	3327.77481890000	283.50397584200
15084	1923049345	SINGLE FAMILY	0 STAND	2360.46772233000	213.11934101100
15093	1923049067	SINGLE FAMILY	0 STAND	1546.00213327000	172.58773827400
15096	1923049252	SINGLE FAMILY	0 STAND	1386.38280410000	151.18104043700
15100	1923049150	SINGLE FAMILY	0 STAND	1331.86108570000	158.28237173900
16396	1901600101	SINGLE FAMILY	0 STAND	3673.39268697000	296.68767174400
16407	2423039118	SINGLE FAMILY	0 STAND	2270.80179434000	227.90798596300
16408	2423039036	SINGLE FAMILY	0 STAND	1144.95571899000	142.28231484600
16498	1923049373	SINGLE FAMILY	0 STAND	2756.15073590000	252.53999868800
16499	1923049370	SINGLE FAMILY	0 STAND	2936.40167558000	230.61492715400
16529	1923049369	SINGLE FAMILY	0 STAND	2115.38083669000	217.79288259400
16815	1901600110	SINGLE FAMILY	0 STAND	5416.41465555000	333.70360619400
16816	1901600115	SINGLE FAMILY	0 STAND	4062.12582013000	312.78675266000
16825	2423039097	SINGLE FAMILY	0 STAND	1592.47440735000	188.31666809500
16826	2423039044	SINGLE FAMILY	0 STAND	2924.85455534000	259.63408003900
16828	2423039090	SINGLE FAMILY	0 STAND	1522.16726455000	192.31552982700
16830	2423039109	SINGLE FAMILY	0 STAND	1511.12623032000	166.90606234300
16831	2423039030	SINGLE FAMILY	0 STAND	1587.83848763000	199.10385295400
16832	2423039187	SINGLE FAMILY	0 STAND	2130.75365781000	194.70106532900
16833	2423039160	SINGLE FAMILY	0 STAND	2552.55127276000	234.15253652500
16834	2423039164	SINGLE FAMILY	0 STAND	3004.03584154000	246.23609905200
16850	1923049049	SINGLE FAMILY	0 STAND	2755.59759947000	240.07058981700
16884	1923049117	SINGLE FAMILY	0 STAND	2424.65739720000	211.56260640200
16886	1923049125	SINGLE FAMILY	0 STAND	1171.79410614000	143.75549319600
17224	1923049109	SINGLE FAMILY	0 STAND	1606.37328499000	163.36565927700
17229	1923049211	SINGLE FAMILY	0 STAND	8864.90101513000	590.05667333600
17230	1923049124	SINGLE FAMILY	0 STAND	1374.55780142000	157.58483020700
17231	1923049124	SINGLE FAMILY	0 STAND	1462.01194504000	159.84858014200
17237	1923049125	SINGLE FAMILY	0 STAND	3527.60873304000	285.34972641400
17243	1923049034	SINGLE FAMILY	0 STAND	2545.75401554000	233.28831977500
17248	1923049346	SINGLE FAMILY	0 STAND	4085.41693617000	406.80427298700
17457	4161600055	SINGLE FAMILY	0 STAND	2542.62411003000	243.54768483600
17459	1923049298	SINGLE FAMILY	0 STAND	1753.51458573000	187.62467719500
17460	4161600030	SINGLE FAMILY	0 STAND	3355.16016366000	265.23098971200
17461	1923049068	SINGLE FAMILY	0 STAND	2489.04799245000	199.77090425000
17463	1923049362	SINGLE FAMILY	0 STAND	3531.66445187000	258.51106192900
17467	1923049105	SINGLE FAMILY	0 STAND	1160.96422245000	162.90448016000
17468	1923049163	SINGLE FAMILY	0 STAND	1306.14459419000	170.97965930700
17736	2423039188	SINGLE FAMILY	0 STAND	1887.22438260000	213.83985232900
17894	1923049209	SINGLE FAMILY	0 STAND	1356.96141814000	162.88960133500
17981	2423039142	SINGLE FAMILY	0 STAND	1717.33589662000	174.57877166800
17982	2423039135	SINGLE FAMILY	0 STAND	2657.85299235000	230.98964895900
17983	2423039138	SINGLE FAMILY	0 STAND	2471.38571215000	212.41933651900
17984	2423039117	SINGLE FAMILY	0 STAND	3144.41391283000	244.52563225500

Total Dwelling Units Without ADU's Table

17985	2423039082	SINGLE FAMILY	0 STAND	2021.45102972000	218.85173474500
18026	1923049188	SINGLE FAMILY	0 STAND	2524.04396700000	227.23186698000
18027	4161600060	SINGLE FAMILY	0 STAND	2340.49203561000	214.71332248700
18028	4161600025	SINGLE FAMILY	0 STAND	2527.12310229000	207.03482473300
18029	1923049036	SINGLE FAMILY	0 STAND	3501.87031629000	288.44377443200
18030	1923049160	SINGLE FAMILY	0 STAND	375.06073546200	78.18790305780
18031	1923049160	SINGLE FAMILY	0 STAND	2488.15151289000	307.78573008300
18675	4161600015	SINGLE FAMILY	0 STAND	2350.73549950000	201.90150353600
18676	1923049249	SINGLE FAMILY	0 STAND	2709.49492378000	240.68786246800
18677	1923049094	SINGLE FAMILY	0 STAND	263.91013573300	66.42022243190
18688	1923049323	SINGLE FAMILY	0 STAND	570.98773202600	95.85634890730
18689	1923049323	SINGLE FAMILY	0 STAND	1453.07147387000	158.32828274800
18690	1923049296	SINGLE FAMILY	0 STAND	2820.75258995000	232.56408060000
18692	1923049060	SINGLE FAMILY	0 STAND	1809.34614297000	174.04294059600
18693	1923049073	SINGLE FAMILY	0 STAND	1319.50492759000	165.08673440700
18694	4161600005	SINGLE FAMILY	0 STAND	3072.59947733000	276.07430746500
18695	4161600012	SINGLE FAMILY	0 STAND	2629.42246295000	231.23311572200
18697	1923049069	SINGLE FAMILY	0 STAND	1078.82086788000	133.12586518600
19239	1923049095	SINGLE FAMILY	0 STAND	1285.60119299000	143.61988643300
19240	1923049094	SINGLE FAMILY	0 STAND	2183.36288659000	196.72445805600
19245	1923049379	SINGLE FAMILY	0 STAND	1793.53613296000	176.64941687700
19683	2423039035	SINGLE FAMILY	0 STAND	2224.72889646000	219.94578048700
19684	2423039001	SINGLE FAMILY	0 STAND	3788.60858467000	309.40340407900
19685	2423039105	SINGLE FAMILY	0 STAND	2054.61462800000	195.45687883300
19686	2423039101	SINGLE FAMILY	0 STAND	2997.95178021000	259.88133050000
19697	1923049066	SINGLE FAMILY	0 STAND	3298.45605140000	311.20231187800
19698	1923049076	SINGLE FAMILY	0 STAND	2236.94635330000	193.26751597300
19699	1923049063	SINGLE FAMILY	0 STAND	1917.64641258000	184.14647957900
19700	1923049050	SINGLE FAMILY	0 STAND	5194.96583259000	391.93846172500
19702	1923049031	SINGLE FAMILY	0 STAND	5574.63870804000	396.87987490800
19703	1923049364	SINGLE FAMILY	0 STAND	3606.22337722000	328.91035582800
19706	1923049332	SINGLE FAMILY	0 STAND	3131.47540496000	223.84303459700
19707	1923049032	SINGLE FAMILY	0 STAND	2609.88112782000	247.49118897800
19708	1923049187	SINGLE FAMILY	0 STAND	2501.99662438000	218.69476696800
19709	1923049154	SINGLE FAMILY	0 STAND	2580.36953248000	239.66247751800
19710	1923049082	SINGLE FAMILY	0 STAND	1801.19383343000	200.26051964900
19711	1923049070	SINGLE FAMILY	0 STAND	2538.83006023000	219.30302796100
0		SINGLE FAMILY	0 STAND	1270.31676644000	143.16111592000
0		SINGLE FAMILY	0 STAND	3903.03957606000	283.08915669300
20221	1923049132	SINGLE FAMILY	0 STAND	1386.50164404000	163.44212211100
20221	1923049132	SINGLE FAMILY	YES STAND	520.01516904600	91.26756353020
0	1923049088	SINGLE FAMILY	0 STAND	3157.51588425000	230.67288832100
901	1923049332	SINGLE FAMILY	YES STAND	2100.94596585000	206.81394606700
2612	2423039105	SINGLE FAMILY	0 STAND	651.34557485300	127.13294345700
5585	1923049103	SINGLE FAMILY	YES STAND	959.99643919400	129.71235486200
14568	2423039036	SINGLE FAMILY	0 STAND	675.14155954600	104.20218506300
17244	1923049034	SINGLE FAMILY	YES STAND	1431.35362046000	161.91472339400

Total Dwelling Units Without ADU's Table

17446	1923049103	SINGLE FAMILY	0	STAND	1246.00501071000	152.09723020600
0		SINGLE FAMILY	YES	STAND	921.15193730300	121.52782027400
16829	2423039109	SINGLE FAMILY	YES	STAND	1525.93959284000	188.18141900900
0		SINGLE FAMILY	0	STAND	3249.04337204000	284.36745265900
0		SINGLE FAMILY	0	STAND	3817.43861617000	315.21370253400
0		SINGLE FAMILY	0	STAND	2185.89988527000	244.18363438600
19704	1923049051	SINGLE FAMILY	0	STAND	4149.61412669000	326.98497244100
16404	2423039096	SINGLE FAMILY	0	STAND	3494.18719637000	329.53335397100

TOTAL DWELLING UNITS	**TOTAL LOT AREA**
148	352,853