



LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

For Lease

**628 S. Spruce Street
Burlington, WA**

- ◆ 6,500+/- sf building
- ◆ Large fully fenced yard;
5 roll up doors;
3 gates [E, W & NW];
Office space
- ◆ Lighted pylon sign
- ◆ Split zoning: M-1/C-2
- ◆ Direct access to I-5 exit
230 via Rio Vista Avenue
- ◆ 2 blocks off Burlington
Blvd. in vicinity of Fred
Meyer, Cascade Mall etc.
- ◆ \$3,000.00/mo NNN

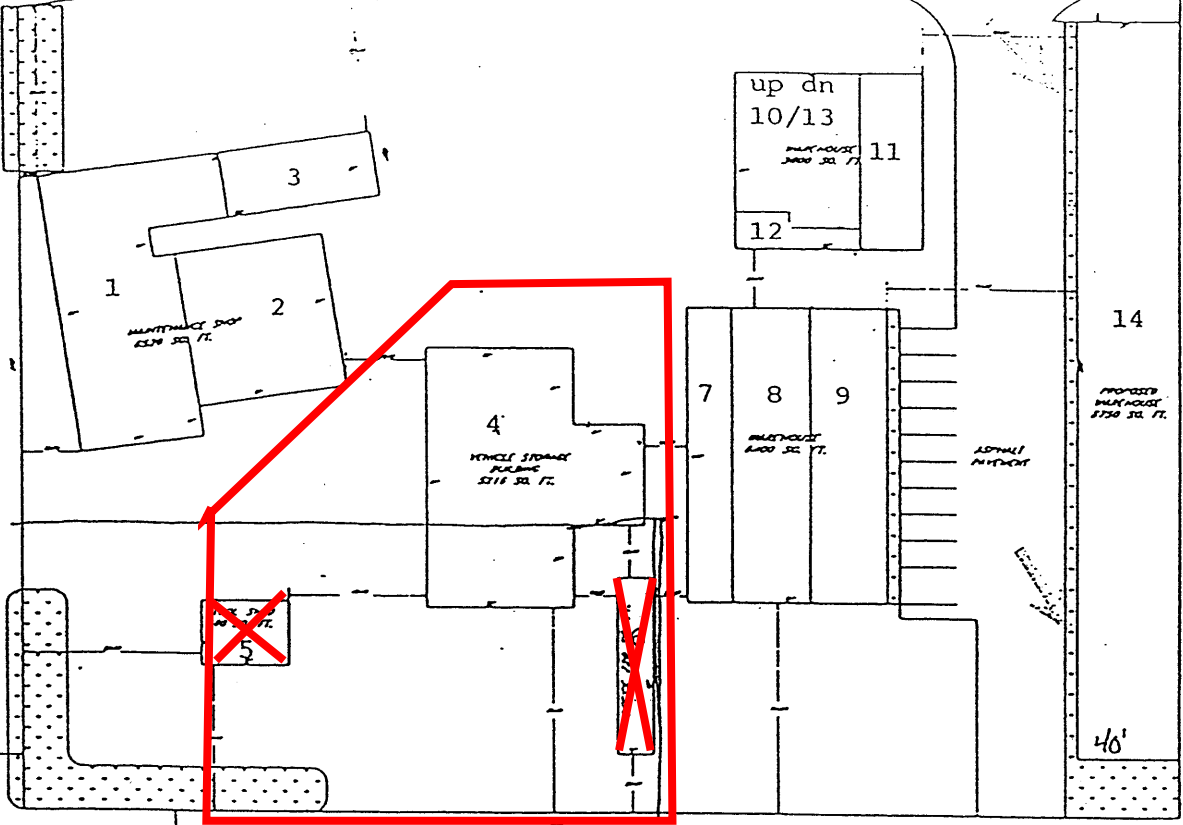


CLAY LEARNED

108 Gilkey Road, Burlington, WA 98233
ph: 360-757-3888 fx: 360-757-1850
clay@claylearned.com

All info deemed reliable however verification recommended

RIO VISTA AVENUE



SOUTH SPRUCE STREET

LEGAL DESCRIPTION

LOT 1 AND 2, BLOCK 124, "FIRST ADDITION TO BURLINGTON", ACCORDING TO THE PLAN RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SEAGRAM COUNTY, MINNESOTA

ALSO, LOTS 1 THRU 7 AND THE NORTH 20 FEET OF LOT 2, BLOCK 2, "PLAT OF PARTIAL ADDITION TO THE TOWN OF BURLINGTON", ACCORDING TO THE PLAN RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SEAGRAM COUNTY, MINNESOTA

TOGETHER WITH THE NORTH 1/2 OF SAID UNIMPROVED EAST-WEST STREET IN BLOCK 1 OF SAID PLAT, ALSO DESCRIBED AS THE NORTH 15 FEET OF THE SOUTH 30 FEET OF LOT 2, BLOCK 1 OF SAID PLAT; ALSO TOGETHER WITH THE NORTH 50 FEET OF WRIGHT ALLEY, SAID ALLEY ALSO REFERRED TO AS A NORTH-SOUTH UNIMPROVED 30 FOOT WIDE STREET; ALSO TOGETHER WITH THE EAST EAST 15 FEET OF SAID NORTH-SOUTH UNIMPROVED STREET, UNITING LOT 2, AND UNITING ON THE SOUTH 15 FEET OF LOT 2, BLOCK 1 OF SAID PLAT, AS WRIGHT CITY ORD. NO. 112 AND 111, DATED MAY 3, 1904 AND JUNE 3, 1904, AND FURTHER REFERRED UNDER ALLEY'S FILE NO. 733234 AND 733232, RESPECTIVELY.

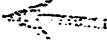
EXCEPT FROM ALL OF THE ABOVE THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT 2, BLOCK 124, "FIRST ADDITION TO BURLINGTON", 35 FEET PLAT RECORDED IN VOL. 3 OF PLATS, PAGE 11, RECORDS OF SEAGRAM COUNTY, MINNESOTA AND ALSO THAT PORTION OF THE WRIGHT STREET ALONG THE WEST LINE OF SAID LOT 2.

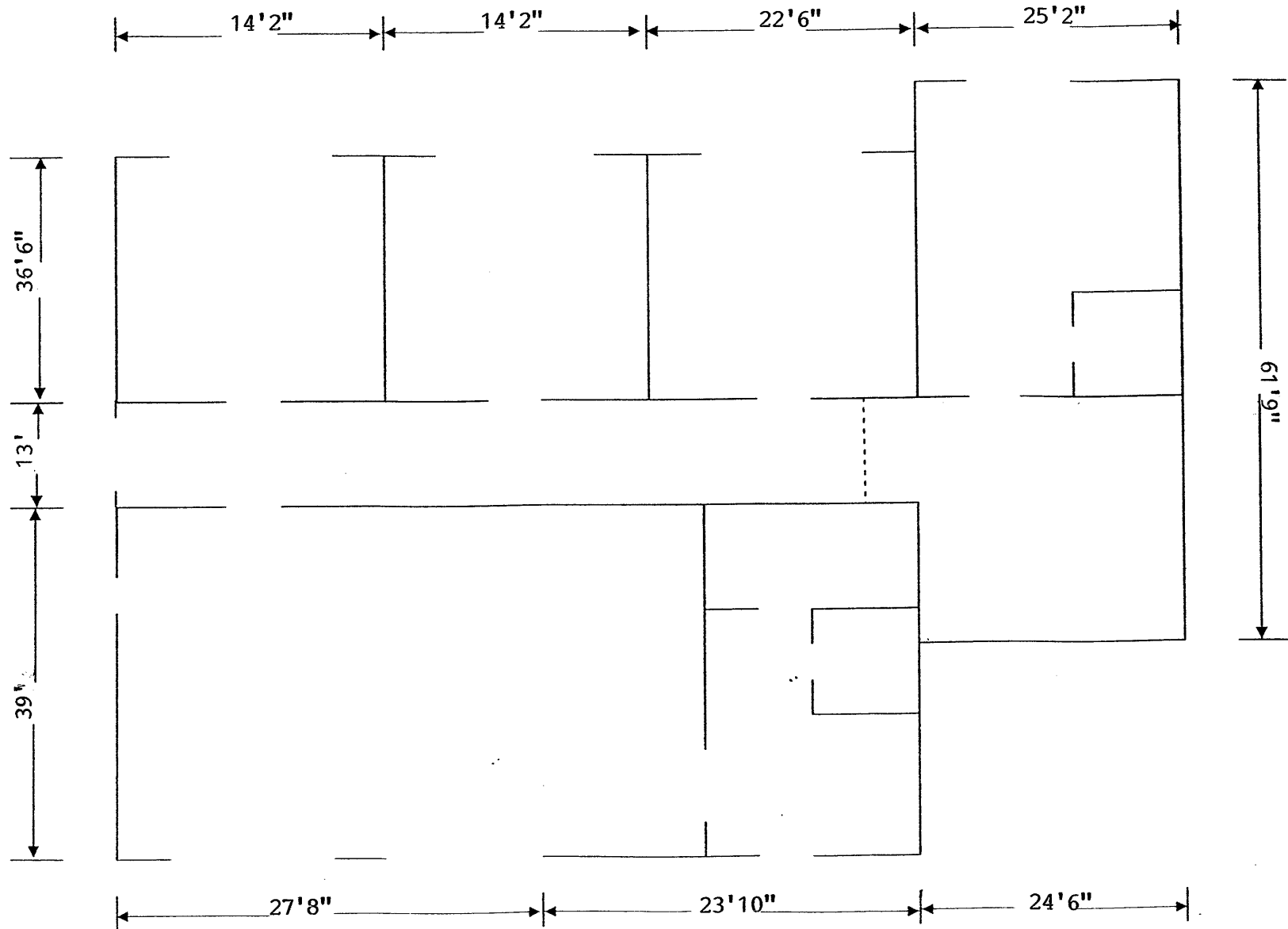
GENERAL NOTES

1. SLOPE = 1%
2. TOTAL AREA: 114132.33 SQ. FT.
EXISTING BUILDING AREA: 21134 SQ. FT.
PROPOSED BUILDING AREA: 1,734 SQ. FT.

234'



← NORTH

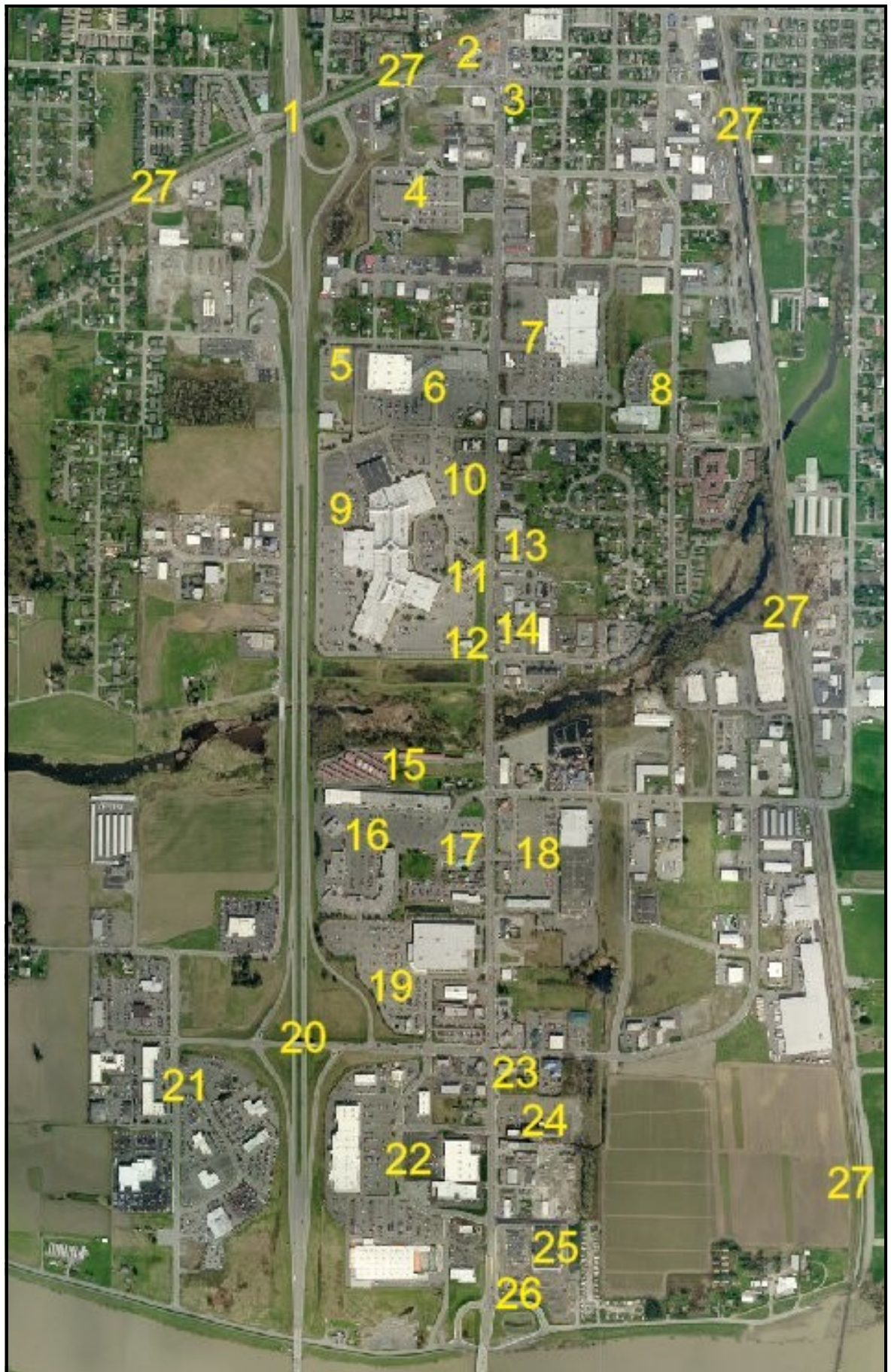


628 SPRUCE STREET
BURLINGTON, WA

***Note: All information deemed reliable, however not guaranteed. ***

Burlington Blvd: exit 229 to exit 230

1. Exit 230 - Hwy 20 west to Anacortes or east to N Cascade Hwy
2. El Cazador
3. Jack in the Box
4. Haggen Grocery
Krispy Kreme
5. Outback Steakhouse
6. Target
Party City
Office Max
Red Robin Restaurant
7. Fred Meyer
Big 5
Burlington Pizza
Washington Federal
8. NW Medical Bureau
9. Cascade Mall
Bon Macy's
Sears
JC Penneys
Loew's Cineplex
10. Popeye's
11. Johnny Corino's
12. Applebees
13. Pier 1
14. TacoBell/Pizza Hut
15. Mini-Storage
16. Pacific Edge Outlet Mall
17. Michael's
18. K Mart
Shari's Restaurant
Wendy's
19. Costco
Subway
Taco Del Mar
20. Exit 229
21. I-5 Auto World
- 22.. Retail Center:
Home Depot
PetSmart
Ross
Old Navy
Olive Garden
Starbucks
McDonald's
Kohl's
Ashley Furniture
23. Whidbey Island Bank
24. Hampton Inn
25. Wholesale Sports
26. Discount Tire Center
27. Burlington Northern RR



Chapter 17.42
M-1 INDUSTRIAL DISTRICT¹

Sections:

17.42.010	Intent.
17.42.020	Permitted primary uses.
17.42.025	Accessory uses.
17.42.030	Uses requiring administrative permits.
17.42.040	Uses requiring a conditional use permit.
17.42.050	Development standards.
17.42.060	Supplemental development standards.

17.42.010 Intent.

An M-1 district shall provide a use district for manufacturing, warehousing and distribution operation which require little or no retail contact with the general public.

The industrial zone is intended to provide for general manufacturing and processing and grouping of industrial enterprises which possess common or similar characteristics and performance standards involving manufacturing, assembling, fabrication and processing, bulk handling of products, large amounts of storage and warehousing, outdoor storage, processing and other related uses.

While other uses may be sited within this zone, permits for such uses should not be issued if such uses will discourage use of adjacent sites for industry, interrupt the continuity of industrial sites, or produce traffic in conflict with the industrial uses. (Ord. 1206 § 3, 1992).

17.42.020 Permitted primary uses.

Hereafter all buildings, structures, or parcels of land shall only be used for the following, unless otherwise provided for in this title:

- A. Basic wood processing including sawmills, planing mills, veneering and laminating of wood;
- B. Building movers;
- C. Caretakers quarters, not more than one per establishment;
- D. Club, topless; provided that it shall be located a minimum of 1,000 feet from any residential zone, 1,000 feet from any school, public or private, 1,000 feet from any church, and 1,000 feet from any park, measured along the right-of-way;
- E. Cold storage plants;
- F. Commercial laundries;
- G. Contractor trade services including storage yards;
- H. Enameling, galvanizing and electroplating;
- I. Equipment repair and storage;
- J. Heavy equipment and truck repair;
- K. Household movers and storage;
- L. Janitorial services;
- M. Job training and vocational education;
- N. Lumber yards;

O. Manufacturing, assembling and packaging of articles, products, or merchandise from previously prepared natural or synthetic materials, including but not limited to bristles, canvas, cellophane, and similar synthetics, chalk, clays, (pulverized only, with gas or electric kilns), cloth, cork, feathers, felt, fiber, fur, glass, (including glass finishing), graphite, hair, horn, leather, paper, paraffin, plastic and resins, precious or semi-precious metals or stones, putty, pumice, rubber, shell, textiles, tobacco, wire, wood, wool, and yarn;

P. Manufacturing establishments engaged in electronic, automotive, aerospace, airframe, or related manufacturing and assembly activities, including precision machine shops producing parts, accessories, assemblies, systems, engine, major components, and whole electronic or electrical devices, automobiles, aircraft, aerospace, or underwater vehicles, but specifically excluding explosive fuels and propellants;

Q. Manufacturing, processing, assembling and packaging of precision components and products, including precision machine shops for products such as radio and television equipment, business machine equipment, home appliances, scientific, optical, medical, dental, and drafting instruments, photographic and optical goods, phonograph records and pre-recorded audio-visual tape, measurement and control devices, sound equipment and supplies, personal accessories, and products of similar character;

R. Manufacturing, processing, treating, assembling and packaging of articles, products or merchandise from previously prepared ferrous, nonferrous or alloyed metals;

S. Manufacturing, processing, blending and packaging of products such as the following:

1. Soaps, detergents and other basic cleaning and cleansing materials;
2. Mineral products such as abrasives, asbestos, chalk, pumice, etc.;
3. Clay and cement products such as brick, tile, pipe, etc.;

T. Manufacturing, processing, blending and packaging of the following:

1. Drugs, pharmaceuticals, toiletries, and cosmetics;
2. Food and kindred products, such as confectionery products, chocolate, cereal breakfast food, bakery products, paste products, fruits and vegetables, beverages, prepared food specialties (such as coffee, dehydrated and instant food, extracts, spices and dressings) and similar products;
3. Dairy products and by-products such as milk, cream, cheese and butter, including the processing and bottling of fluid milk, and cream and wholesale distribution;

U. Manufacturing, assembling, packaging and development of computer equipment and software, and related products;

V. Motion picture theater, adult; provided that it shall be located a minimum of 1,000 feet from any residential zone, 1,000 feet from any school, public or private, 1,000 feet from any church, and 1,000 feet from any park, measured along the right-of-way;

W. Motor freight terminals and transportation;

X. Offices related to an on-site permitted use or larger than 50,000 square feet of floor area;

Y. On-site day care serving a specified permitted use;

Z. On-site recreational facilities serving a specified permitted use;

AA. Outside storage yards;

BB. Printing, publishing, and allied industries including such processes as lithography, etching, and engraving, binding, blueprinting, photocopying, and film processing;

CC. Research, development and testing of permitted use;

DD. Restaurants, limited to serving a permitted use on the same site;

- EE. Retail and wholesale trade of products manufactured, processed or assembled on-site;
- FF. Warehousing and distribution facilities, to include wholesale trade not open to general public;
- GG. Other similar uses and accessory uses and buildings appurtenant to a principal use which the planning director finds compatible with the principal permitted uses described in this chapter and consistent with the purpose and intent of the M-1 zone;
- HH. Uses permitted in the C-1 general commercial and C-2 heavy commercial districts may be permitted on a portion of the site by the planning commission, in accordance with BMC [17.68.150](#). This review may be conducted only if there is a recommendation for approval by the planning director, in consultation with the public works director, fire marshal, building official and police chief, based on the following criteria:

1. The lot is deep or irregular and C-1 uses may not be appropriate on a portion of the site.
2. The site abuts a more intense use and a transitional use is a better fit with the character of the area. (Ord. 1396 § 52, 1999; Ord. 1284 § 2, 1995; Ord. 1260 § 15, 1994; Ord. 1206 § 3, 1992).

17.42.025 Accessory uses.

A. Telecommunication macro facilities, subject to the following requirements:

1. Macro facilities may be located on buildings and structures provided that the immediate interior wall or ceiling adjacent to the facility is not a designated residential space.
 2. The macro facility shall be exempt from review by the design review board if the antenna and related components are the same color as the existing building, pole or support structure on which it is proposed to be located.
 3. The shelter or cabinet used to house radio electronic equipment shall be contained wholly within a building or structure, or otherwise appropriately concealed, camouflaged or located underground.
 4. Macro facilities shall comply with the height limitation specified for all zones except as follows: Omnidirectional antennas may exceed the height limitation by 15 feet, or in the case of nonconforming structures the antennas may extend 15 feet above the existing structure. Panel antennas may exceed the height limitation if affixed to the side of an existing building and architecturally blends in with the building. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure.
- B. Existing monopole I and lattice towers may be extended in height to maximum of 160 feet in height without complying with setback requirements. (Ord. 1396 § 53, 1999).

17.42.030 Uses requiring administrative permits.

The following uses and activities may be permitted by means of an administrative permit, issued in accord with BMC [17.68.150](#), if the development plan of such use is found by the planning commission to be consistent with the purpose of the zone and the related policies of the comprehensive plan:

- A. Auction houses, excluding animals;
- B. Automobile wrecking yard;
- C. Banks and financial institutions;
- D. Car wash;
- E. Day care, including family day care homes and child day care centers as defined by DSHS, preschools or nursery schools;
- F. Eating and drinking establishments other than restaurants serving a permitted use on the same site;
- G. Equipment rental and leasing and sales;

- H. Health and physical fitness clubs;
- I. Mini storage warehouses;
- J. Offices, including corporate headquarters;
- K. Personal and household retail sales and service;
- L. Reupholstery and furniture repair;
- M. Secretarial services;
- N. Small appliance repair;
- O. Towing service;
- P. Vehicle repair, major and minor. (Ord. 1396 § 54, 1999; Ord. 1260 § 16, 1994; Ord. 1206 § 3, 1992).

17.42.040 Uses requiring a conditional use permit.

The following uses may be permitted when a conditional use permit has been issued pursuant to the provisions of BMC [17.68.130](#):

- A. Animal auction houses;
- B. Animal and food processing including the following:
 - 1. Tanning and dressing of hides,
 - 2. Curing, canning, freezing, canning and processing of meat and seafood,
 - 3. Pickling and brine curing;
- C. Bulk storage or processing of oil, gas, petroleum, butane, liquid petroleum, gas and similar products, unless clearly incidental and secondary to support a principally permitted use;
- D. Concrete mixing and batching plants, including ready-mix concrete facilities;
- E. Drive-in theaters;
- F. Government facilities;
- G. Motels;
- H. Radio and television transmitting towers;
- I. Rock crushing plants;
- J. Sales and rental of motorized vehicles;
- K. Transmission towers on Burlington Hill where co-location exists subject to the following additional criteria:
 - 1. Antennas may not extend more than 15 feet above their supporting structure, monopole, lattice tower, building or other structure;
 - 2. Site location and development shall preserve the pre-existing character of the surrounding buildings and land uses and the zone district to the extent consistent with the function of the communications equipment. Wireless communication towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practicable. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area;

3. Accessory equipment facilities used to house wireless communications equipment should be located within buildings or placed underground when possible. When they cannot be located in buildings, equipment shelters or cabinets shall be screened and landscaped in conformance with chapter 20.12 BMC;

4. No equipment shall be operated so as to produce noise in levels above 45 dB as measured from the nearest property line on which the attached wireless communication facility is located;

5. New transmission towers and additional height on existing towers shall comply with performance standards for industrial uses adjacent to residential zones, BMC [17.48.110](#), [17.48.120](#) and [17.48.130](#));

L. Utility substations, unless clearly incidental and part of a permitted use;

M. Warehouse sales, open to the public, must have a minimum of 50,000 square feet of floor space. (Ord. 1396 § 55, 1999; Ord. 1206 § 3, 1992).

17.42.050 Development standards.

A. Minimum lot area: none required.

B. Minimum lot width: none required.

C. Minimum lot depth: none required.

D. Maximum lot coverage: none required.

E. Maximum building height: 45 feet. For those structures that exceed 45 feet, one additional foot of setback shall be provided for each foot the structure exceeds 45 feet.

F. Minimum yard setbacks:

1. Front: 0 feet;

2. Side, interior: none required;

3. Side, street: 0 feet;

4. Rear: none required.

A 20-foot setback shall be required for any and each yard that abuts, adjoins, or is separated by a street, less than 50 feet in width, any residentially zoned property. This additional setback requirement also applies to residentially zoned property that is unincorporated county land.

G. Fences: see BMC [17.45.050](#).

H. Parking: see chapter 17.54 BMC.

I. Landscaping: see chapter 17.50 BMC.

J. Signs: see chapter 17.63 BMC.

K. Performance standards: see chapter 17.48 BMC. (Ord. 1233 § 5, 1993; Ord. 1206 § 3, 1992).

17.42.060 Supplemental development standards.

A. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use, subject to the requirements of the Uniform Fire Code.

B. Industrial land abutting directly a residential zone shall provide for a transition to the residential use required in chapter 17.48 BMC, Performance Standards, and the following:

1. A six-foot screening fence and a 20-foot landscaped buffer designed for sight and noise baffling or a six-foot solid block wall and a 10-foot landscaped buffer designed for sight and noise baffling; and

2. Uses generating noise after 9:00 p.m. shall not be permitted, including taverns, assembly occupancies, restaurants with cocktail lounges or dance floors, all night business and other similar types of uses. This shall not include shift work for the industrial use;

3. Measures shall be taken to prevent light and glare from being directed to residential uses.

C. New construction shall comply with the Citywide Design Guidelines, and on sites one acre or larger in size, Chapter [17.69](#) BMC, Design Review Board. (Ord. 1322 § 9, 1996; Ord. 1260 § 17, 1994; Ord. 1206 § 3, 1992).

¹Prior legislation: Ords. 890 (Chapter 4), 1136 § 2, 1187 § 2, and 1200 § 4.

Chapter 17.39
C-2 HEAVY COMMERCIAL DISTRICT¹

Sections:

17.39.010	Intent.
17.39.020	Permitted uses.
17.39.025	Accessory uses.
17.39.030	Uses requiring conditional use permit.
17.39.040	Development standards.
17.39.050	Supplemental development standards.

17.39.010 Intent.

The intent and objective of this classification and its application is to provide for the location of and grouping of enterprises which may involve some on-premises retail service but with outside activities and display or fabrication, assembling, and service features. This zone is intended to accommodate uses which are oriented to automobiles either as the mode or target of producing the commercial service. The uses enumerated in this classification are considered as having common or similar performance standards in that they are heavier in type than those uses permitted in the more restrictive commercial classifications. (Ord. 1206 § 3, 1992).

17.39.020 Permitted uses.

Land that is zoned C-2, but located in the retail core as mapped in the comprehensive plan, shall comply with the C-1 zoning regulations for the retail core, provided that expansion of an existing use on C-2 zoned property shall be permitted consistent with this chapter. See also BMC [17.09.070](#).

Hereafter all buildings, structures, or parcels of land shall only be used for the following, unless otherwise provided for in this title:

- A. Arcades;
- B. Art, music and photography studios;
- C. Auction houses, excluding animals;
- D. Automobile parking facilities;
- E. Automotive parts and accessories sales;
- F. Banking and related financial institutions;
- G. Bowling alleys, bingo halls, skating rinks and other commercial recreation;
- H. Building contractor services, including storage yards;
- I. Bus passenger terminals;
- J. Car wash;
- K. Caretaker apartments;
- L. Civic, social and fraternal associations;
- M. Dance halls;
- N. Day care, including home based, mini day care, day care centers, preschool or nursery schools;
- O. Eating and drinking establishments;

- P. Equipment rental and leasing, does not include heavy construction equipment;
- Q. Food locker services;
- R. Funeral homes;
- S. Gas stations;
- T. Health and physical fitness clubs;
- U. Hospitals, to include small animal, but does not allow outside runs or kennels;
- V. Hotels;
- W. Lumber yards;
- X. Manufactured/mobile home sales lots;
- Y. Massage parlor;
- Z. Medical service;
- AA. Meeting rooms and/or reception facilities;
- BB. Mini-storage warehouses;
- CC. Motels;
- DD. Offices;
- EE. Personal and household retail sales and service;
- FF. Printing and publishing;
- GG. Sales and rental of motorized vehicles;
- HH. Schools, including art, business, barber, beauty, dancing, driving, martial arts and music;
- II. Storage warehousing, limited to being incidental to principal permitted use on property;
- JJ. Taverns;
- KK. Theaters, including drive-ins;
- LL. Other uses may be permitted by the planning director if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted in this section;
- MM. Uses permitted in the C-1 general commercial and M-1 industrial districts may be permitted on a portion of the site by the planning commission, in accordance with BMC [17.68.150](#). This review may be conducted only if there is a recommendation for approval by the planning director, in consultation with the public works director, fire marshal, building official and police chief, based on the following criteria:
 - 1. The lot is deep or irregular and C-1 uses may not be appropriate on a portion of the site;
 - 2. The site abuts a more intense use and a transitional use is a better fit with the character of the area;
- NN. Vehicle repair, major;
- OO. Vehicle repair, minor. (Ord. 1396 § 49, 1999; Ord. 1260 § 13, 1994; Ord. 1227 § 4, 1993; Ord. 1206 § 3, 1992).

17.39.025 Accessory uses.

- A. Telecommunication macro facilities, subject to the following requirements:

1. Macro facilities may be located on buildings and structures provided that the immediate interior wall or ceiling adjacent to the facility is not a designated residential space.
2. The macro facility shall be exempt from review by the design review board if the antenna and related components are the same color as the existing building, pole or support structure on which it is proposed to be located.
3. The shelter or cabinet used to house radio electronic equipment shall be contained wholly within a building or structure, or otherwise appropriately concealed, camouflaged or located underground.
4. Macro facilities shall comply with the height limitation specified for all zones except as follows: Omnidirectional antennas may exceed the height limitation by 15 feet, or in the case of nonconforming structures the antennas may extend 15 feet above the existing structure. Panel antennas may exceed the height limitation if affixed to the side of an existing building and architecturally blend in with the building. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure. (Ord. 1396 § 50, 1999).

17.39.030 Uses requiring conditional use permit.

The following uses may be permitted when a conditional use permit has been issued pursuant to the provisions of BMC [17.68.130](#):

- A. Apartments or other multifamily housing types either single purpose or as part of a mixed use development; provided, that an additional criterion for approval is that the site is better suited for housing than commercial development, and the project complies with the plan review criteria in BMC [17.24.020](#) and [17.24.050](#), area and dimensional requirements, subsections A, E, F, G, and H;
- B. Government facilities, this excludes offices and related uses that are permitted outright;
- C. Heliports;
- D. Miscellaneous light manufacturing including toys, jewelry, ceramic, musical instruments and similar products, apparel and other finished products made from fabrics, leather, and similar materials, manufacturing of professional, scientific, and controlling instruments such as photo and optical goods, watch and clock manufacturing, and similar products, with retail sales of products manufactured on the premises;
- E. Nursing homes;
- F. Semi-tractor and trailer sales;
- G. Utility substations;
- H. Towing service. (Ord. 1396 § 51, 1999; Ord. 1322 § 7, 1996; Ord. 1206 § 3, 1992).

17.39.040 Development standards.

- A. Minimum lot area: none required.
- B. Minimum lot width: none required.
- C. Minimum lot depth: none required.
- D. Maximum lot coverage: none required.
- E. Maximum building height: four stories not to exceed 45 feet. Buildings may exceed 45 feet if one foot of setback is provided from each property line, for each foot the building exceeds 45 feet.
- F. Minimum yard setbacks:
 1. Front: 0 feet;
 2. Side, interior: none required;

3. Side, street: 0 feet;
4. Rear: none required.

G. Maximum Setback Requirement in all Other Locations.

1. Ten feet from the property line on the street side for new construction. If the new construction occurs on a corner lot, the maximum setback shall apply to each boundary line adjacent to a street.
2. Parking shall not be located in the setback in front of the building.
3. Exceptions which may be authorized through the planning commission plan review process include the following list:
 - a. Drive-in businesses shall have the building setback established as part of the conditional use permit for the drive-in use.
 - b. Utility easements.
 - c. When a wider sidewalk or additional landscaping is approved at the building entrance.
 - d. Architectural design features such as a unique building entrance, outside seating area, pocket park or similar element.
 - e. Irregularly shaped lots or lots that do not directly abut the right-of-way.
 - f. Site development that incorporates existing buildings, when needed to preserve existing visual and physical access.
 - g. Other exceptions consistent with the intent of providing a well defined street edge and pedestrian oriented streetscape.

H. Fences: see BMC [17.45.050](#).

I. Parking: see chapter 17.54 BMC.

J. Landscaping: see chapter 17.50 BMC.

K. Signs: see chapter 17.63 BMC. (Ord. 1237 § 7, 1993; Ord. 1233 § 4, 1993; Ord. 1206 § 3, 1992).

17.39.050 Supplemental development standards.

- A. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use, subject to the requirements of the Uniform Fire Code.
- B. Service Yards. All service yards shall be enclosed by a six-foot fence and screened with solid planting where visible from right-of-way or adjacent to R-3 zone with the exception of access gates.
- C. Commercial land abutting directly a residential zone shall provide for a transition to the residential use as required in chapter 17.48 BMC, Performance Standards, and the following:
 1. A six-foot screening fence and a 20-foot landscaped buffer designed for sight and noise baffling or a six-foot solid block wall and a 10-foot landscaped buffer designed for sight and noise baffling; and
 2. Uses generating noise after 9:00 p.m. shall not be permitted, including taverns, assembly occupancies, restaurants with cocktail lounges or dance floors, all night business and other similar types of uses;
 3. Measures shall be taken to prevent light and glare from being directed to residential uses.
- D. New construction shall comply with the Citywide Design Guidelines, and on sites one acre or larger in size, Chapter [17.69](#) BMC, Design Review Board. (Ord. 1322 § 8, 1996; Ord. 1260 § 14, 1994; Ord. 1206 § 3, 1992).

¹Prior legislation: Ords. 890 (Chapter 4), 1136 § 2, 1187 § 2, and 1200 § 4.

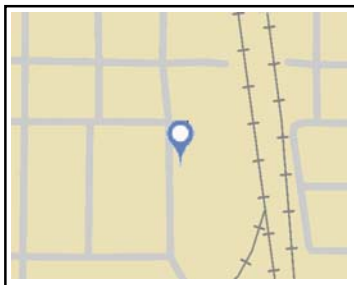
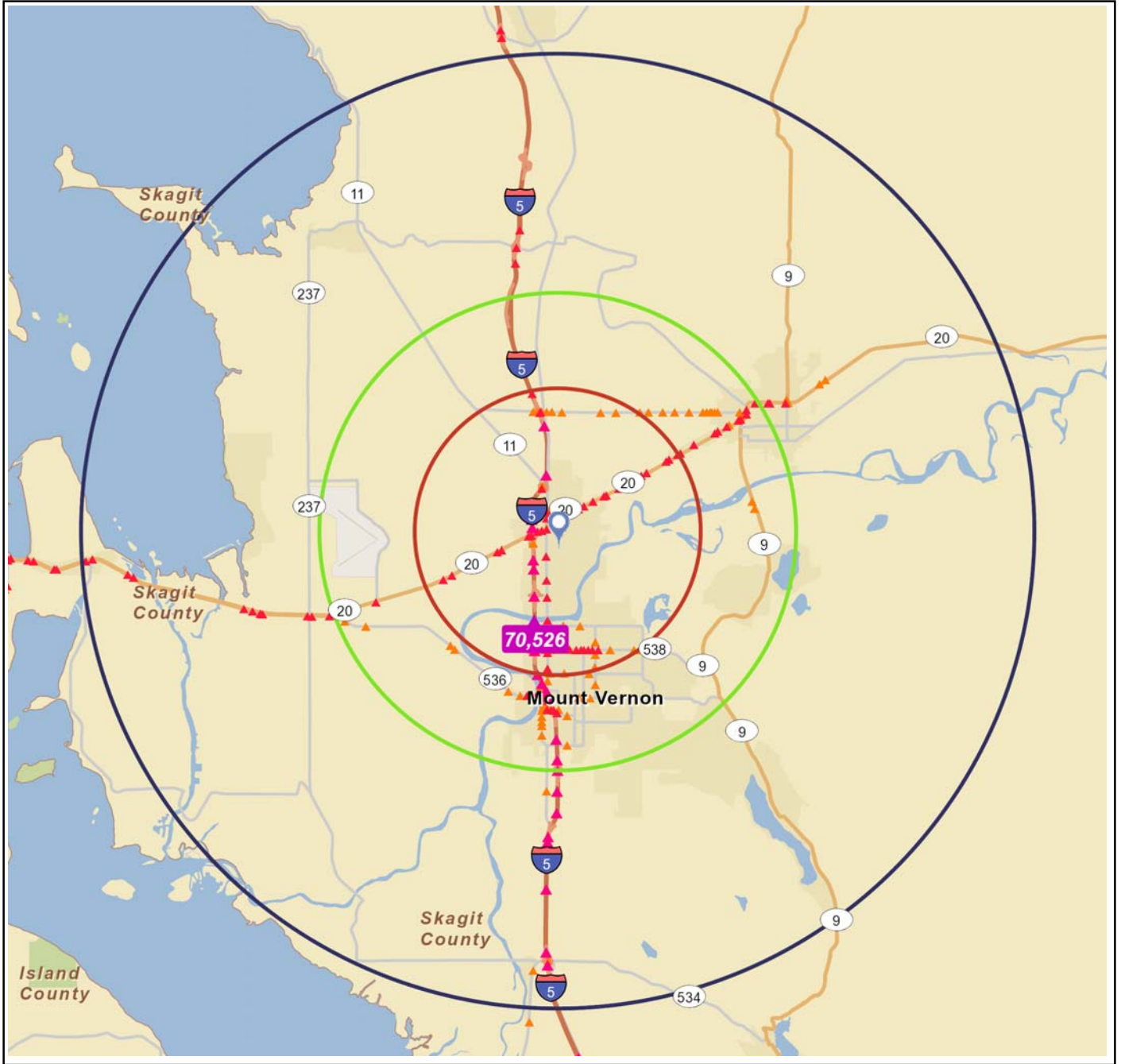


Traffic Count Map

Prepared by STDBOnline

628 S Spruce
628 S Spruce St, Burlington, WA 98233-2238
Ring: 3, 5, 10 Miles

Latitude: 48.471351
Longitude: -122.330627



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: © 2010 MPSI Systems Inc. d.b.a. DataMetrix®



Executive Summary

Learned Commercial, Inc.

628 S Spruce St, Burlington,...

Latitude: 48.471351

Longitude: -122.330627

Ring: 3, 5, 10 Miles

	3 miles radius	5 miles radius	10 miles radius
2010 Population			
Total Population	23,709	57,104	84,334
Male Population	49.8%	49.6%	49.7%
Female Population	50.2%	50.4%	50.3%
Median Age	31.7	34.0	36.2
2010 Income			
Median HH Income	\$51,991	\$52,632	\$52,827
Per Capita Income	\$21,209	\$22,419	\$23,095
Average HH Income	\$59,415	\$61,686	\$62,489
2010 Households			
Total Households	8,417	20,369	30,485
Average Household Size	2.77	2.74	2.71
2010 Housing			
Owner Occupied Housing Units	55.7%	59.7%	62.7%
Renter Occupied Housing Units	39.6%	35.3%	31.0%
Vacant Housing Units	4.6%	5.0%	6.3%
Population			
1990 Population	14,342	35,663	54,242
2000 Population	19,646	47,885	71,214
2010 Population	23,709	57,104	84,334
2015 Population	25,315	60,627	89,609
1990-2000 Annual Rate	3.2%	2.99%	2.76%
2000-2010 Annual Rate	1.85%	1.73%	1.66%
2010-2015 Annual Rate	1.32%	1.2%	1.22%

In the identified market area, the current year population is 84,334. In 2000, the Census count in the market area was 71,214. The rate of change since 2000 was 1.66 percent annually. The five-year projection for the population in the market area is 89,609, representing a change of 1.22 percent annually from 2010 to 2015. Currently, the population is 49.7 percent male and 50.3 percent female.

Households			
1990 Households	5,610	13,714	20,485
2000 Households	7,096	17,309	25,940
2010 Households	8,417	20,369	30,485
2015 Households	8,978	21,599	32,374
1990-2000 Annual Rate	2.38%	2.36%	2.39%
2000-2010 Annual Rate	1.68%	1.6%	1.59%
2010-2015 Annual Rate	1.3%	1.18%	1.21%

The household count in this market area has changed from 25,940 in 2000 to 30,485 in the current year, a change of 1.59 percent annually. The five-year projection of households is 32,374, a change of 1.21 percent annually from the current year total. Average household size is currently 2.71, compared to 2.68 in the year 2000. The number of families in the current year is 21,132 in the market area.

Housing

Currently, 62.7 percent of the 32,536 housing units in the market area are owner occupied; 31.0 percent, renter occupied; and 6.3 percent are vacant. In 2000, there were 27,219 housing units - 63.3 percent owner occupied, 31.0 percent renter occupied and 5.6 percent vacant. The rate of change in housing units since 2000 is 1.76 percent. Median home value in the market area is \$240,188, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.43 percent annually to \$298,316. From 2000 to the current year, median home value changed by 5.06 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



628 S Spruce St, Burlington,...

Latitude: 48.471351

Longitude: -122.330627

Ring: 3, 5, 10 Miles

	3 miles radius	5 miles radius	10 miles radius
Median Household Income			
1990 Median HH Income	\$28,386	\$28,471	\$28,230
2000 Median HH Income	\$40,900	\$41,425	\$42,393
2010 Median HH Income	\$51,991	\$52,632	\$52,827
2015 Median HH Income	\$58,555	\$59,558	\$60,013
1990-2000 Annual Rate	3.72%	3.82%	4.15%
2000-2010 Annual Rate	2.37%	2.36%	2.17%
2010-2015 Annual Rate	2.41%	2.5%	2.58%
Per Capita Income			
1990 Per Capita Income	\$13,226	\$13,806	\$13,584
2000 Per Capita Income	\$18,728	\$19,761	\$20,450
2010 Per Capita Income	\$21,209	\$22,419	\$23,095
2015 Per Capita Income	\$24,077	\$25,785	\$26,685
1990-2000 Annual Rate	3.54%	3.65%	4.18%
2000-2010 Annual Rate	1.22%	1.24%	1.19%
2010-2015 Annual Rate	2.57%	2.84%	2.93%
Average Household Income			
1990 Average Household Income	\$33,769	\$35,526	\$35,430
2000 Average Household Income	\$51,678	\$53,813	\$55,207
2010 Average HH Income	\$59,415	\$61,686	\$62,489
2015 Average HH Income	\$67,671	\$71,124	\$72,329
1990-2000 Annual Rate	4.35%	4.24%	4.54%
2000-2010 Annual Rate	1.37%	1.34%	1.22%
2010-2015 Annual Rate	2.64%	2.89%	2.97%

Households by Income

Current median household income is \$52,827 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$60,013 in five years. In 2000, median household income was \$42,393, compared to \$28,230 in 1990.

Current average household income is \$62,489 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$72,329 in five years. In 2000, average household income was \$55,207, compared to \$35,430 in 1990.

Current per capita income is \$23,095 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$26,685 in five years. In 2000, the per capita income was \$20,450, compared to \$13,584 in 1990.

Population by Employment

Currently, 88.7 percent of the civilian labor force in the identified market area is employed and 11.3 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 90.5 percent of the civilian labor force, and unemployment will be 9.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 64.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.7 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 55.4 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 25.9 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 77.9 percent of the market area population drove alone to work, and 3.9 percent worked at home. The average travel time to work in 2000 was 24.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 14.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 26.3 percent were high school graduates only (29.6 percent in the U.S.)
- 11.7 percent had completed an Associate degree (7.7 percent in the U.S.)
- 13.7 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 7.9 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.