



LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



For Sale

**Lot 4 BSP –2-00
Burlington, Washington**

- ◆ 3.06+/- acres
- ◆ In The Plaza with Pier 1 and Burlington Family Dentistry
- ◆ Directly across from The Cascade Mall
- ◆ Monument sign on Burlington Blvd
- ◆ Cross parking
- ◆ \$1,400,000



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

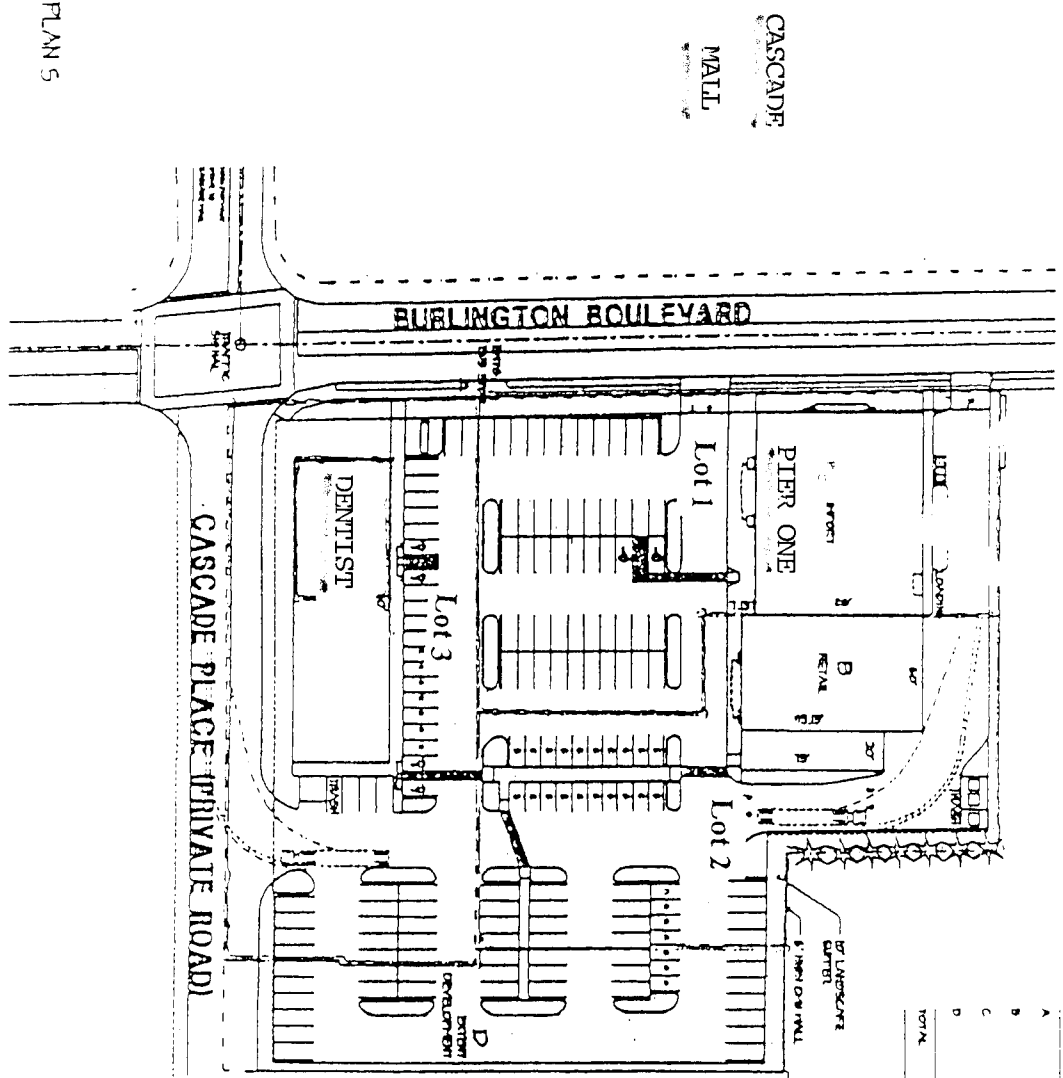
EXHIBIT B1
SHOPPING CENTER SITE PLAN

PROJECT DATA

SITE AREA 500,400 SQ. FT.
ZONING C-1

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AREA LABELATION			
QUALITY	USE	AREA	SITE AREA
A	PIER 1 SPORT	1,400 SQ. FT.	26,400 SQ. FT.
B	RETAIL	1,044 SQ. FT.	20,880 SQ. FT.
C	RETAIL	8,000 SQ. FT.	160,000 SQ. FT.
D	ENTERTAINMENT	1,125 SQ. FT.	22,500 SQ. FT.
TOTAL		10,569 SQ. FT.	210,780 SQ. FT.



Lot 4 Future Development Parcel
(not to scale, see the Declaration for particulars)

SITE PLAN 5

BURLINGTON RETAIL

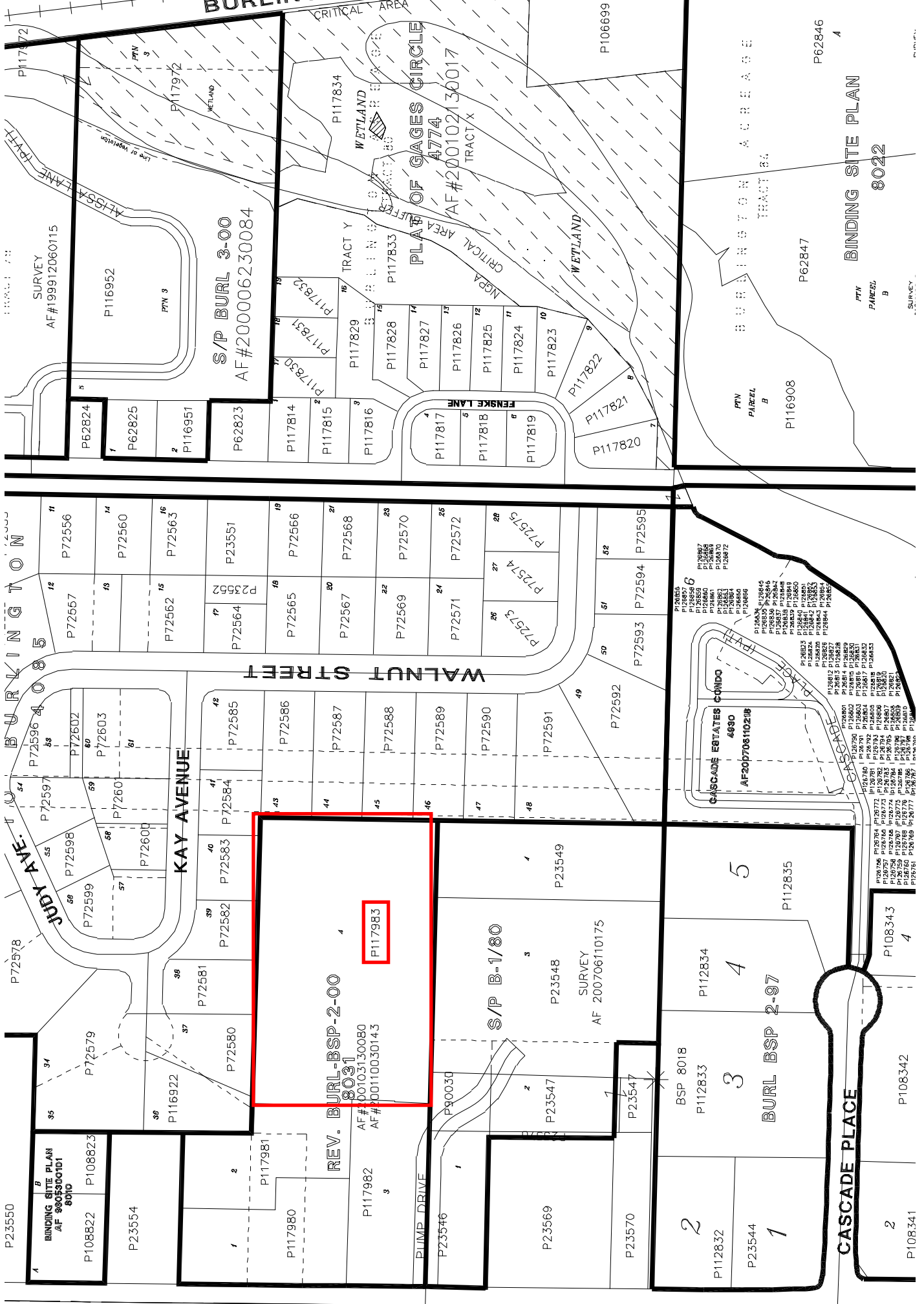
BURLINGTON, WASHINGTON

SCALE: 1" = 100'-0"



ARMADAO ASSEQUIST COMPANY
215 SIXTH AVE. / SEATTLE, WA 98101 / (206) 463-1940

FRUHEIT & HO
ARCHITECTS, INC. P.S.
14700 1st Ave. NW, Suite 200, Shoreline, WA 98148 / (206) 837-7100
PROJECT NO. 89020 DWG. NO. 892007-01



P23550

BINDING SITE PLAN
AF #903300101
8010

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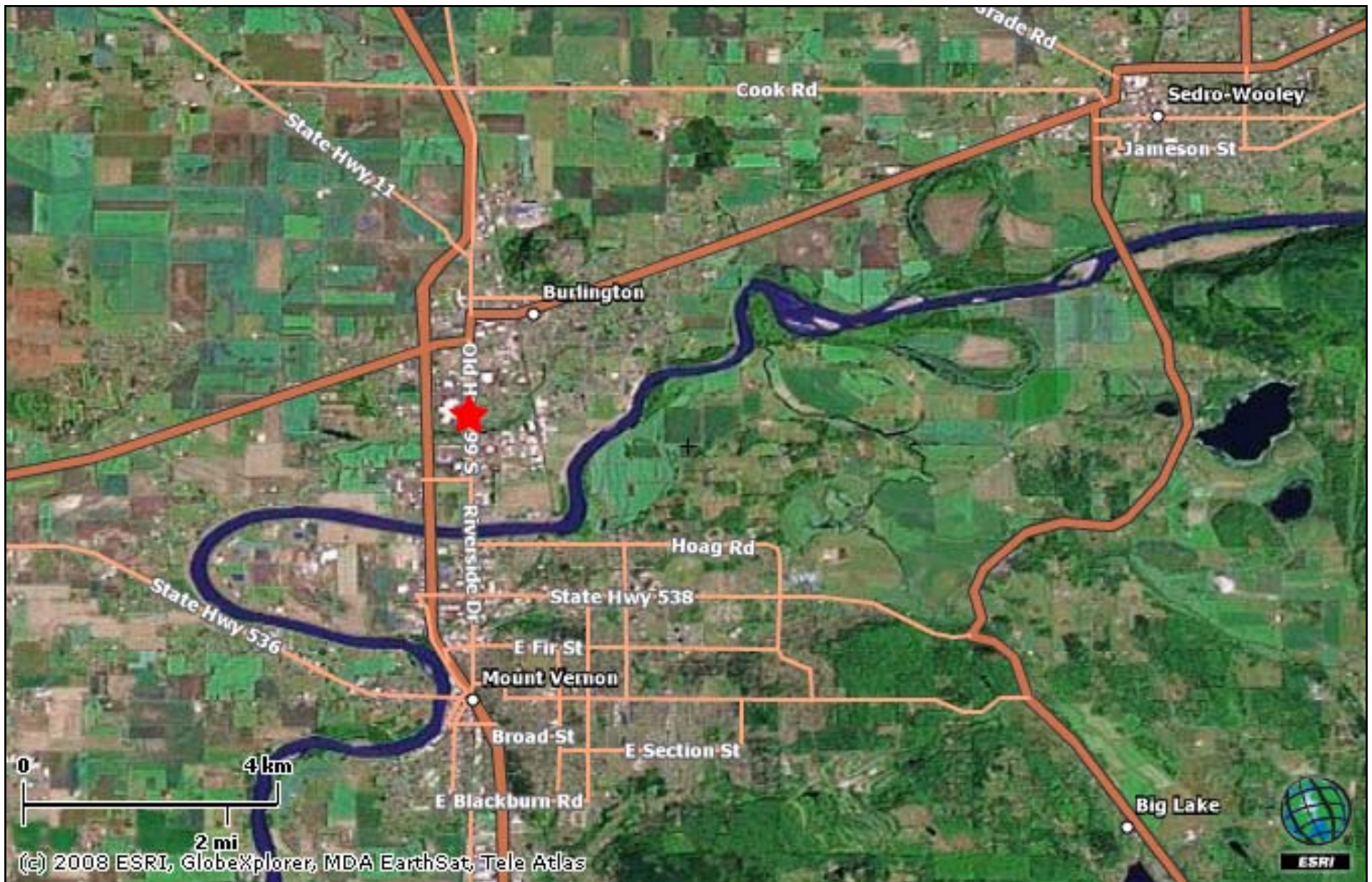
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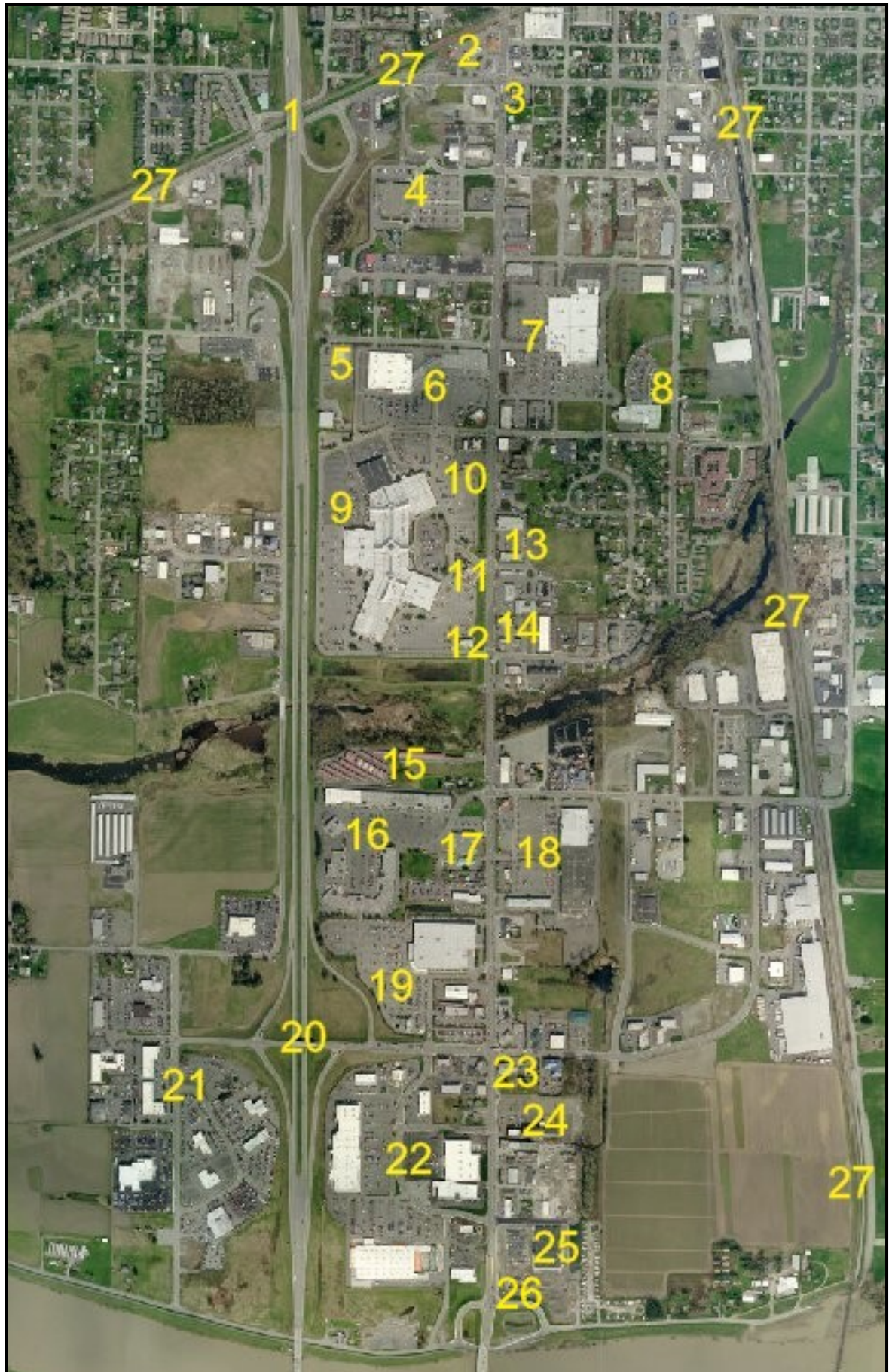
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**Lot 4 BSP
Burlington Blvd.
Burlington, Washington**

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
Hollywood Video
Alfy's Pizza
Horizon Bank
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
Pet Co.
Ross
Old Navy
Olive Garden
Starbucks
McDonald's
Kohl's
23. Whidbey Island Bank
24. Hampton Inn
25. Wholesale Sports
26. Discount Tire Center
27. Burlington Northern RR



Lot 4 BSP
 1220 S Burlington Blvd,
 Burlington, WA 98233-3316

Latitude: 48.462723
 Longitude: -122.334038
 Rings: 0.5, 1, 3 Miles

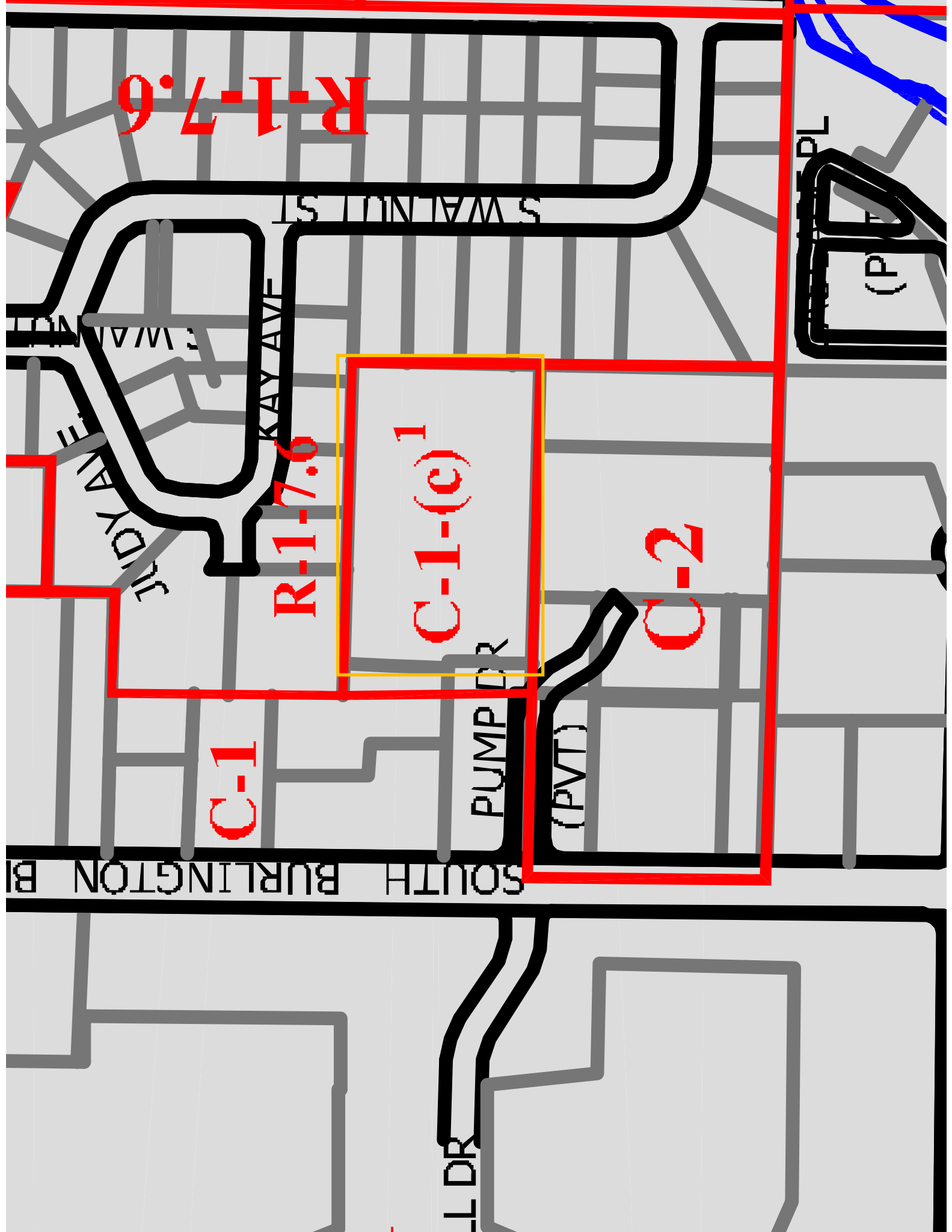
Site Type: Ring



- 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



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R-1-7.6

C-1-(c)1

C-2

C-1

PUMP DR

(PVT)

(P)

PL

SOUTH BURLINGTON BL

S WALNUT ST

KAY AVE

E WALNUT

WALNUT AVE

ALL DR

Chapter 17.36
C-1 GENERAL
COMMERCIAL DISTRICT¹

Sections:

17.36.010	Intent.
17.36.020	Permitted primary uses.
17.36.025	Accessory uses.
17.36.030	Uses requiring permit.
17.36.040	Development standards.
17.36.050	Supplemental development standards.

17.36.010 Intent.

The intent and objective of this classification and its application is to provide for the location of a grouping of uses which are considered compatible uses having common or similar performance standards in that they represent types of enterprises involving the rendering of services, both professional or to the person, or on-premises retail activities. This zone represents the prime commercial designation for small to moderate scale commercial activities and should be developed in a manner which is consistent with and attracts pedestrian oriented activities. This zone encourages leisure shopping and provides amenities conducive to attracting shoppers.

There are several blocks zoned C-1 general commercial in old downtown Burlington located along Fairhaven, Victoria and Washington between Burlington Boulevard and Anacortes Avenue. The goal of the commercial zoning in this area is to attract new businesses and uses, and to upgrade existing businesses and uses that enhance the district as a whole, without having an adverse impact on parking or changing the character of the area. the process for improving the central business district, old downtown, is an on-going process that will continue over many years. See also BMC [17.09.070](#). (Ord. 1396 § 46, 1999; Ord. 1206 § 3, 1992).

17.36.020 Permitted primary uses.

Property located in downtown Burlington as mapped in the comprehensive plan that is zoned C-1 general commercial shall comply with the B-1 business district zoning regulations, unless a conditional use permit is authorized by the city council. See also BMC [17.09.070](#).

Hereafter all buildings, structures, or parcels of land zoned general commercial, but located outside downtown Burlington, shall only be used for the following, unless otherwise provided for in this title:

- A. Apartments or other multifamily housing types, provided they are located in a mixed use building with commercial on the lower floor(s) and apartments on the upper floor(s);
- B. Art, music and photography studios;
- C. Automobile parking facilities;
- D. Automotive parts and accessories sales;
- E. Banking and related financial institutions, excluding drive-in facilities and located in a mixed use building;
- F. Bowling alleys, bingo halls, skating rinks and other commercial recreation;
- G. Bus passenger terminals;
- H. Caretaker apartment;
- I. Civic, social, and fraternal clubs;
- J. Day care, including home based, mini day care, day care center, preschools or nursery schools;

- K. Existing automobile service stations;
- L. Funeral homes;
- M. Hospitals and health care, to include small animal, but does not allow outside runs or kennels;
- N. Hotels;
- O. Medical service;
- P. Meeting rooms and/or reception facilities;
- Q. Motels;
- R. Nursing homes;
- S. Offices;
- T. Personal and household retail sales and service;
- U. Printing and publishing;
- V. Religious institutions;
- W. Residences, existing single-family and duplex;
- X. Restaurants and fast-food restaurants, including outdoor seating, but excluding drive-in facilities;
- Y. Schools, including art, business, barber, beauty, dancing, martial arts and music;
- Z. Theaters, except drive-in;
- AA. Trailer parks within 1,000 feet of the Skagit River Dike, subject to the following requirements:
 - 1. A flood evacuation plan shall be prepared by the applicant, approved by the city and posted on the site. The plan shall include the following elements at a minimum:
 - a. A requirement that wheels shall not be removed from units,
 - b. A requirement that the hitch shall not be removed from units,
 - c. A requirement that only quickly removable, knockdown skirting shall be used,
 - d. A requirement that a plan is in place to move the units out;
 - 2. The site shall have a row of screening trees or hedge around the perimeter;
 - 3. The site shall be designed and maintained as a permanent long-term viable use, rather than an interim use and shall meet city standards for utilities and infrastructure;
 - 4. The site shall be located in an area where it is unlikely to create land use conflicts with either industrial or residential properties;
 - 5. The site shall be developed to minimize drainage impacts, with gravel and lawn and minimal asphalt;
 - 6. The site shall take advantage of FEMA recommendations for location and shall be planned for ease of evacuation in the event of flood danger;
 - 7. Park rules shall be approved by the city and posted on the site;
 - 8. Health department and other required permits shall be obtained for the use;
 - 9. A children's play area approved by the city shall be provided on the site;

BB. 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;

CC. Uses permitted in the C-2 heavy 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. (Ord. 1396 § 47, 1999; Ord. 1365 § 1, 1998; Ord. 1356 § 3, 1997; Ord. 1322 § 4, 1996; Ord. 1260 § 11, 1994; Ord. 1227 § 3, 1993; Ord. 1206 § 3, 1992).

17.36.025 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. (Ord. 1396 § 48, 1999).

17.36.030 Uses requiring 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 regulations, subsections A, E, F, G, and H;

B. Arcades;

C. Brewpubs;

D. Dance halls;

E. Drive-in facilities, including banks and restaurants, when located on a tenant pad on an existing development site or at a signalized intersection;

F. Government facilities, excluding offices and related uses that are permitted outright;

G. Household goods storage, provided the following requirements are met:

1. No more than two main entrances and/or exits to the building and access to the individual storage area shall be from the inside of the building;
2. Landscaping and architectural improvements required to ensure compatibility with present and potential C-1 uses in the vicinity;

3. The site does not front on Burlington Boulevard;

H. Taverns;

I. Utility substations. (Ord. 1630 § 2, 2007; Ord. 1396 § 49, 1999; Ord. 1365 § 2, 1998; Ord. 1361 § 1, 1998; Ord. 1356 § 4, 1997; Ord. 1322 § 5, 1996; Ord. 1206 § 3, 1992).

17.36.040 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 front yard setback on Fairhaven Avenue is 0 feet.

1. When a wider sidewalk or additional landscaping is approved at the building entrance.

2. When a setback is necessary to maintain the continuity of the street front because of the setback line of the buildings on either side.

H. 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. Irregular 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.

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

J. Parking: see chapter 17.54 BMC.

K. Landscaping: see chapter 17.50 BMC.

L. Signs: see chapter 17.63 BMC. (Ord. 1237 § 6, 1993; Ord. 1233 § 3, 1993; Ord. 1206 § 3, 1992).

17.36.050 Supplemental development standards.

A. All uses shall be conducted entirely within a building or structure except:

1. Automobile parking lots;
2. Automobile sales and leasing;
3. Display or sales of goods that do not extend eight feet past the front of the building, do not block entrances or interfere with pedestrian travel, do not interfere with the parking areas and do not encroach upon public property;
4. Outdoor seating for restaurants, theaters, or other entertainment;
5. Play areas for day cares;
6. Refuse containers;
7. Temporary uses as permitted by the fire marshal, building official, planning director or city engineer pursuant to the applicable ordinances;
8. Unloading and loading areas;
9. Utility substations.

B. Any repairing done on the premises shall be incidental only, and limited to custom repairing of the types of merchandise sold on the premises at retail. The floor area devoted to such repairing shall not exceed 30 percent of the total floor area occupied by the particular enterprise, except that the limitations of this subsection shall not apply to shoe, radio, television, or other small appliance repair services.

C. Storage shall be limited to accessory storage of commodities sold at retail on the premises or materials used in the limited fabrication of commodities sold at retail on the premises.

D. Operations conducted on the premises shall not be objectionable beyond the property boundary lines by reason of noise, odor, fumes, gases, smoke, vibration, hazard, or other causes.

E. 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.

F. 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.

G. New construction shall comply with the Citywide Design Guidelines, and chapter 17.69 BMC, Design Review Board, on sites one acre or larger in size. (Ord. 1322 § 6, 1996; Ord. 1260 § 12, 1994; Ord. 1206 § 3, 1992).



**1220 S Burlington Blvd, Burlington, WA
98233-3316**

Site Type: Ring

Radius: 3 Miles

Radius: 5 Miles

Radius: 10 Miles

2009 Population

Total Population	31,983	53,814	86,690
Male Population	49.9%	49.6%	49.6%
Female Population	50.1%	50.4%	50.4%
Median Age	31.2	33.9	36.5

2009 Income

Median HH Income	\$50,247	\$52,681	\$53,884
Per Capita Income	\$21,066	\$22,774	\$23,863
Average HH Income	\$59,335	\$62,944	\$64,758

2009 Households

Total Households	11,262	19,125	31,448
Average Household Size	2.80	2.75	2.70

2009 Housing

Owner Occupied Housing Units	55.0%	59.7%	62.6%
Renter Occupied Housing Units	40.2%	35.2%	29.9%
Vacant Housing Units	4.8%	5.1%	7.6%

Population

1990 Population	20,161	34,220	56,880
2000 Population	27,268	46,088	74,276
2009 Population	31,983	53,814	86,690
2014 Population	34,325	57,673	93,109
1990-2000 Annual Rate	3.07%	3.02%	2.7%
2000-2009 Annual Rate	1.74%	1.69%	1.68%
2009-2014 Annual Rate	1.42%	1.39%	1.44%

In the identified market area, the current year population is 86,690. In 2000, the Census count in the market area was 74,276. The rate of change since 2000 was 1.68 percent annually. The five-year projection for the population in the market area is 93,109, representing a change of 1.44 percent annually from 2009 to 2014. Currently, the population is 49.6 percent male and 50.4 percent female.

Households

1990 Households	7,870	13,179	21,538
2000 Households	9,798	16,649	27,213
2009 Households	11,262	19,125	31,448
2014 Households	12,051	20,447	33,728
1990-2000 Annual Rate	2.22%	2.36%	2.37%
2000-2009 Annual Rate	1.52%	1.51%	1.58%
2009-2014 Annual Rate	1.36%	1.35%	1.41%

The household count in this market area has changed from 27,213 in 2000 to 31,448 in the current year, a change of 1.58 percent annually. The five-year projection of households is 33,728, a change of 1.41 percent annually from the current year total. Average household size is currently 2.70, compared to 2.67 in the year 2000. The number of families in the current year is 21,797 in the market area.

Housing

Currently, 62.6 percent of the 34,017 housing units in the market area are owner occupied; 29.9 percent, renter occupied; and 7.6 percent are vacant. In 2000, there were 29,147 housing units—63.2 percent owner occupied, 30.1 percent renter occupied and 6.6 percent vacant. The rate of change in housing units since 2000 is 1.68 percent. Median home value in the market area is \$251,912, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.88 percent annually to \$304,681. From 2000 to the current year, median home value changed by 6.01 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



1220 S Burlington Blvd, Burlington, WA
98233-3316

Site Type: Ring

Radius: 3 Miles

Radius: 5 Miles

Radius: 10 Miles

Median Household Income

	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
1990 Median HH Income	\$28,459	\$28,755	\$28,336
2000 Median HH Income	\$40,371	\$41,615	\$42,525
2009 Median HH Income	\$50,247	\$52,681	\$53,884
2014 Median HH Income	\$53,336	\$56,745	\$57,830
1990-2000 Annual Rate	3.56%	3.77%	4.14%
2000-2009 Annual Rate	2.39%	2.58%	2.59%
2009-2014 Annual Rate	1.2%	1.5%	1.42%

Per Capita Income

	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
1990 Per Capita Income	\$13,685	\$13,969	\$13,704
2000 Per Capita Income	\$19,128	\$19,962	\$20,561
2009 Per Capita Income	\$21,066	\$22,774	\$23,863
2014 Per Capita Income	\$21,721	\$23,527	\$24,636
1990-2000 Annual Rate	3.41%	3.63%	4.14%
2000-2009 Annual Rate	1.05%	1.43%	1.62%
2009-2014 Annual Rate	0.61%	0.65%	0.64%

Average Household Income

	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
1990 Average Household Income	\$34,927	\$35,876	\$35,768
2000 Average Household Income	\$52,521	\$54,308	\$55,485
2009 Average HH Income	\$59,335	\$62,944	\$64,758
2014 Average HH Income	\$61,361	\$65,158	\$66,929
1990-2000 Annual Rate	4.16%	4.23%	4.49%
2000-2009 Annual Rate	1.33%	1.61%	1.68%
2009-2014 Annual Rate	0.67%	0.69%	0.66%

Households by Income

Current median household income is \$53,884 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$57,830 in five years. In 2000, median household income was \$42,525, compared to \$28,336 in 1990.

Current average household income is \$64,758 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$66,929 in five years. In 2000, average household income was \$55,485, compared to \$35,768 in 1990.

Current per capita income is \$23,863 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$24,636 in five years. In 2000, the per capita income was \$20,561, compared to \$13,704 in 1990.

Population by Employment

	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
Total Businesses	1,916	2,865	3,826
Total Employees	20,059	30,224	39,007

Currently, 91.1 percent of the civilian labor force in the identified market area is employed and 8.9 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 93.7 percent of the civilian labor force, and unemployment will be 6.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 64.3 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:

- 54.9 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 18.6 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 26.5 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 77.8 percent of the market area population drove alone to work, and 4.0 percent worked at home. The average travel time to work in 2000 was 24.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 14.6 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 27.1 percent were high school graduates only (29.8 percent in the U.S.)
- 10.5 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.8 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.9 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.