



LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



For Lease

**1309 & 1315 Bouslog Road
Burlington, WA**

- ◆ 2—15, 750+/- sf buildings
- ◆ Currently roll-up doors and open shell
- ◆ Owner can deliver from 1,750 sf to 10,500+/- sf and finish to suit
- ◆ Zoned C-2
- ◆ Lease rate is without TI contribution, however, each offer will be dealt with on its own merits.
- ◆ \$.55 psf per mo NNN



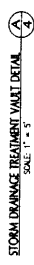
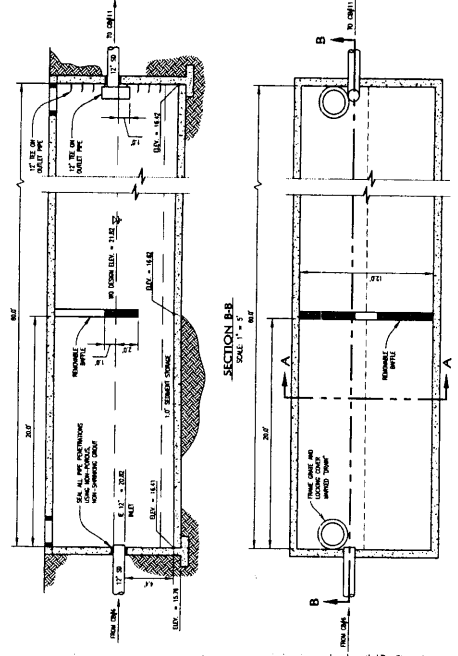
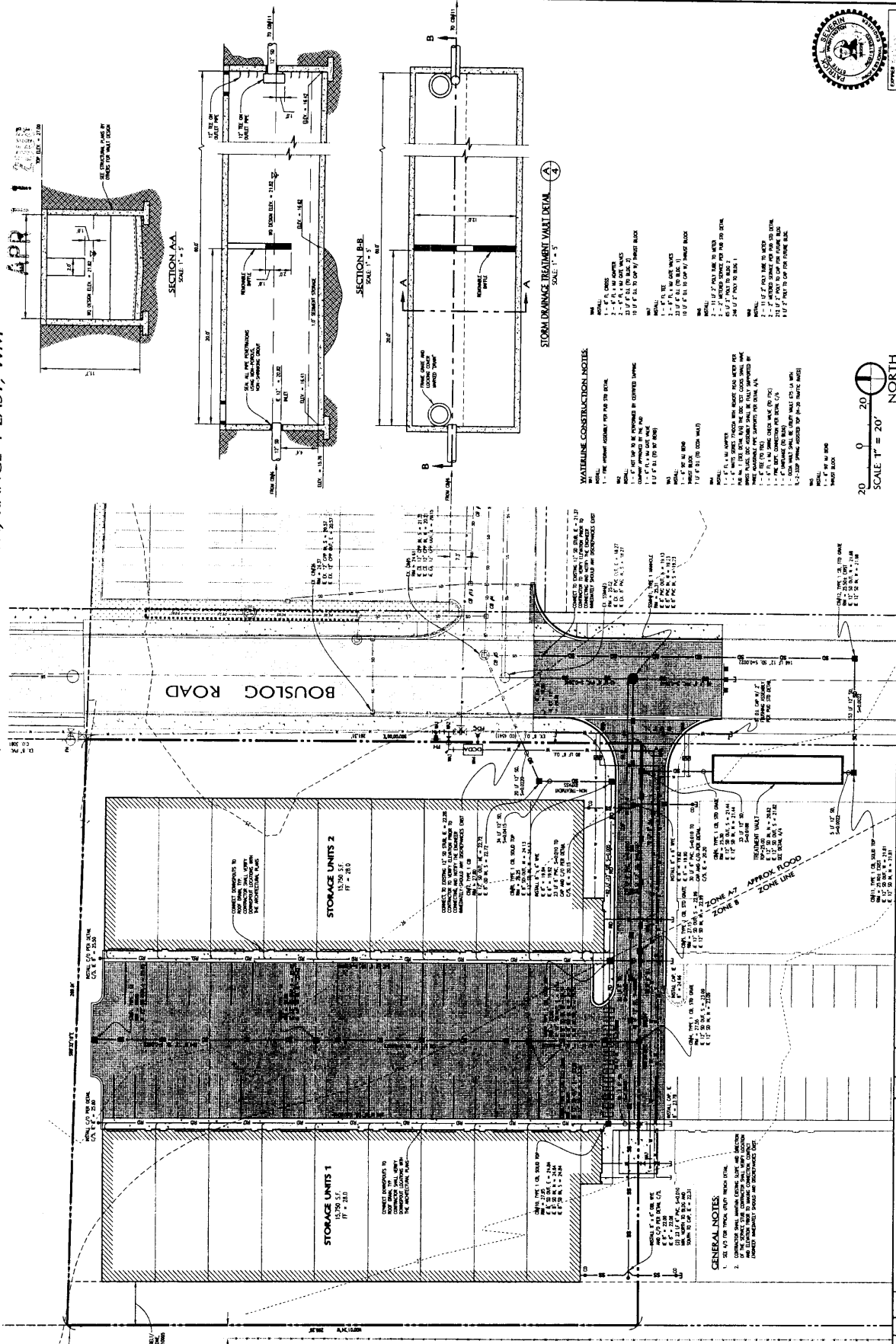
CLAY LEARNED

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

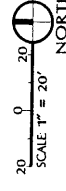
All info deemed reliable however verification recommended

BEFORE

PORTION OF THE SE 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM



- GENERAL NOTES:**
1. SEE THE TYPICAL FOUNDATION DETAIL.
2. ALL FOUNDATION SHALL BE 15% ABOVE FINISHED GRADE.
3. ALL FOUNDATION SHALL BE 15% ABOVE FINISHED GRADE.
4. ALL FOUNDATION SHALL BE 15% ABOVE FINISHED GRADE.
- WATERLINE CONSTRUCTION NOTES:**
1. THE PERMANENT ADJUSTMENT FOR THE 20% SETTLE.
2. ALL PIPE SHALL BE 15% ABOVE FINISHED GRADE.
3. ALL PIPE SHALL BE 15% ABOVE FINISHED GRADE.
4. ALL PIPE SHALL BE 15% ABOVE FINISHED GRADE.
- STORM DRAINAGE TREATMENT VAULT DETAIL:**
1. SEE GENERAL NOTES FOR THE WALL DETAIL.
2. SEE GENERAL NOTES FOR THE WALL DETAIL.



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 17025 • 1111 Cleveland Avenue, Suite 202
Tulsa, OK 74114 • Tel. 918-464-2010 Fax 918-464-4043

WAREHOUSE SITE PLAN PHASE I
FOR
SKAGIT CROSSINGS, LLC
PORTION OF THE SE 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, WASHINGTON

UTILITY PLAN

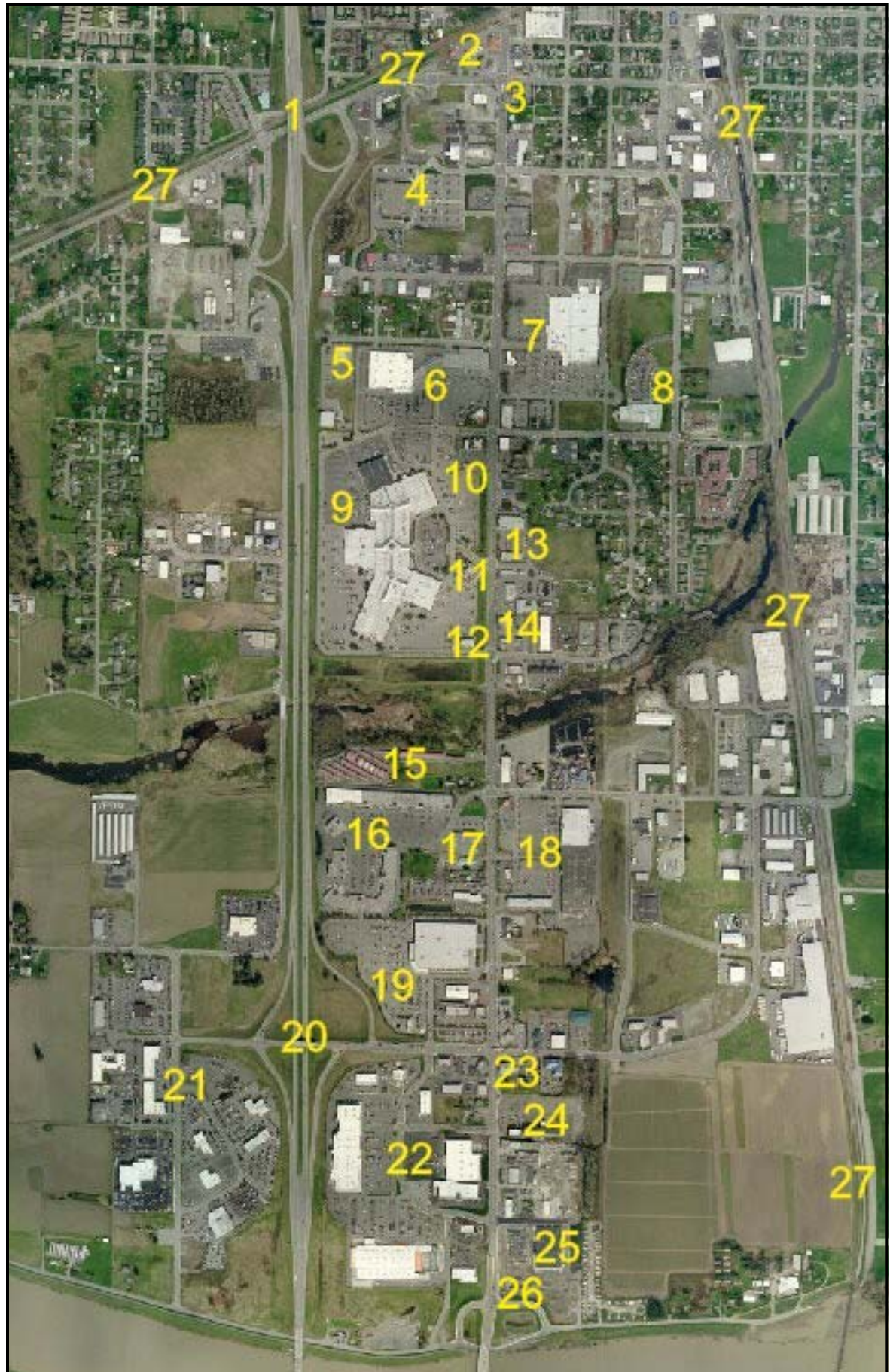
DATE: JANUARY 2008
DRAWN BY: P. SEVERIN
CHECKED BY: P. SEVERIN
RED BOOKFACE
DATE: JANUARY 2008

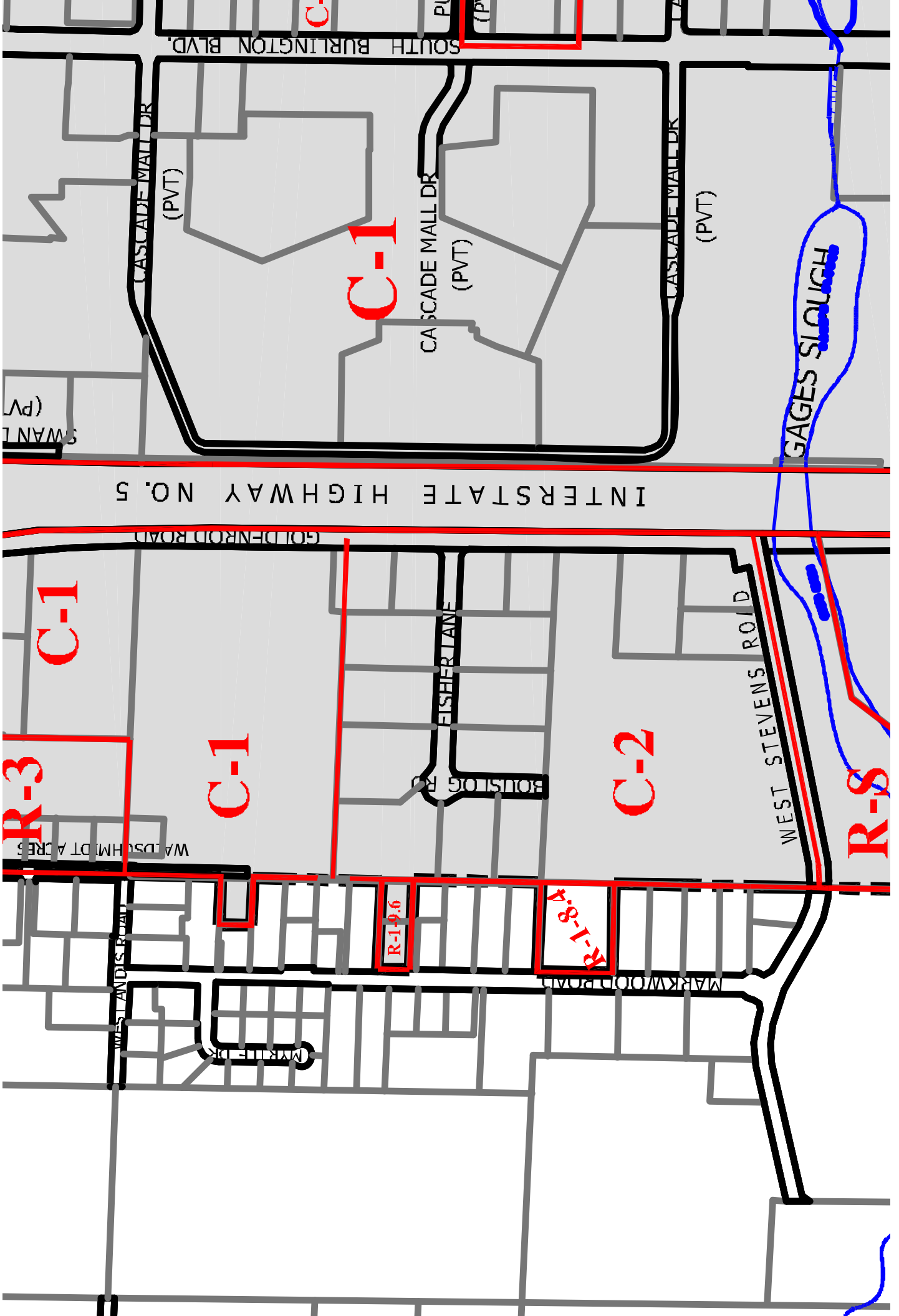
CALL 48 HOURS BEFORE YOU DIG
1-800-474-5555

4 OF 7

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
Starbucks
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
Food Pavillion
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
~~Linen & Things~~
Old Navy
Olive Garden
Boat World
Starbucks
McDonald's
Kohl's
23. Whidbey Island Bank
24. Hampton Inn
25. Sportman's Warehouse
26. Discount Tire Center
27. Burlington Northern RR





INTERSTATE HIGHWAY NO. 5

GOLDENROD ROAD

C-1

R-3

C-1

R-1-9.6

HOUSING RD

FISHERTANE

C-2

R-1-8.4

MARKWOOD ROAD

WESTLANDIS ROAD

MYRTLE DR

WALDSCHMIDT ACRES

WEST STEVENS ROAD

R-8

GAGES SLOUGH

CASCADE MALL DR (PVT)

CASCADE MALL DR (PVT)

CASCADE MALL DR (PVT)

SOUTH BURLINGTON BLVD.

SWAN L (PV)

~~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 [17.43](#) 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).~~

Chapter 17.39
C-2 HEAVY COMMERCIAL DISTRICT⁹

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).

~~Chapter 17.42~~

~~M-1 INDUSTRIAL DISTRICT¹⁰~~

~~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~~



Executive Summary

Prepared By: Learned Commercial, Inc.

Site Type: Radius	1313 Goldenrod Dr Burlington, WA 98233 Radius: 3.0 mile	1313 Goldenrod Dr Burlington, WA 98233 Radius: 5.0 mile	1313 Goldenrod Dr Burlington, WA 98233 Radius: 10.0 mile
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2008 Population

Total Population	29,058	52,406	84,133
Male Population	49.9%	49.6%	49.6%
Female Population	50.1%	50.4%	50.4%
Median Age	31.1	33.6	36.2

2008 Income

Median HH Income	\$50,686	\$52,499	\$53,711
Per Capita Income	\$21,762	\$23,165	\$24,364
Average HH Income	\$60,962	\$64,096	\$66,099

2008 Households

Total Households	10,343	18,603	30,378
Average Household Size	2.77	2.76	2.71
1990-2000 Annual Rate	2.22%	2.37%	2.36%

2008 Housing

Owner Occupied Housing Units	57.8%	62.2%	65.4%
Renter Occupied Housing Units	37.9%	33.3%	28.6%
Vacant Housing Units	4.3%	4.5%	6.0%

Population

1990 Population	18,239	33,562	55,465
2000 Population	24,697	45,315	72,548
2008 Population	29,058	52,406	84,133
2013 Population	32,189	57,835	93,116
1990-2000 Annual Rate	3.08%	3.05%	2.72%
2000-2008 Annual Rate	1.99%	1.78%	1.81%
2008-2013 Annual Rate	2.07%	1.99%	2.05%

In the identified market area, the current year population is 84,133. In 2000, the Census count in the market area was 72,548. The rate of change since 2000 was 1.81 percent annually. The five-year projection for the population in the market area is 93,116, representing a change of 2.05 percent annually from 2008 to 2013. Currently, the population is 49.6 percent male and 50.4 percent female.

Households

1990 Households	7,199	12,925	20,969
2000 Households	8,971	16,344	26,487
2008 Households	10,343	18,603	30,378
2013 Households	11,407	20,466	33,552
1990-2000 Annual Rate	2.22%	2.37%	2.36%
2000-2008 Annual Rate	1.74%	1.58%	1.68%
2008-2013 Annual Rate	1.98%	1.93%	2.01%

The household count in this market area has changed from 26,487 in 2000 to 30,378 in the current year, a change of 1.68 percent annually. The five-year projection of households is 33,552, a change of 2.01 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 21,124 in the market area.

Housing

Currently, 65.4 percent of the 32,306 housing units in the market area are owner occupied; 28.6 percent, renter occupied; and 6.0 percent are vacant. In 2000, there were 27,826 housing units— 63.4 percent owner occupied, 30.8 percent renter occupied and 5.8 percent vacant. The rate of change in housing units since 2000 is 1.83 percent. Median home value in the market area is \$288,181, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 2.42 percent annually to \$324,736. From 2000 to the current year, median home value changed by 8.61 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



Site Type: Radius	1313 Goldenrod Dr Burlington, WA 98233 Radius: 3.0 mile	1313 Goldenrod Dr Burlington, WA 98233 Radius: 5.0 mile	1313 Goldenrod Dr Burlington, WA 98233 Radius: 10.0 mile
Median Household Income			
1990 Median HH Income	\$28,008	\$29,005	\$28,329
2000 Median HH Income	\$40,603	\$41,678	\$42,445
2008 Median HH Income	\$50,686	\$52,499	\$53,711
2013 Median HH Income	\$58,320	\$60,701	\$61,898
1990-2000 Annual Rate	3.78%	3.69%	4.13%
2000-2008 Annual Rate	2.72%	2.84%	2.89%
2008-2013 Annual Rate	2.85%	2.95%	2.88%
Per Capita Income			
1990 Per Capita Income	\$13,635	\$14,059	\$13,696
2000 Per Capita Income	\$19,530	\$19,990	\$20,553
2008 Per Capita Income	\$21,762	\$23,165	\$24,364
2013 Per Capita Income	\$24,712	\$26,509	\$27,752
1990-2000 Annual Rate	3.66%	3.58%	4.14%
2000-2008 Annual Rate	1.32%	1.8%	2.08%
2008-2013 Annual Rate	2.58%	2.73%	2.64%
Average Household Income			
1990 Average Household Income	\$34,709	\$36,101	\$35,660
2000 Average Household Income	\$53,244	\$54,402	\$55,348
2008 Average HH Income	\$60,962	\$64,096	\$66,099
2013 Average HH Income	\$69,623	\$73,719	\$75,559
1990-2000 Annual Rate	4.37%	4.19%	4.49%
2000-2008 Annual Rate	1.65%	2.01%	2.17%
2008-2013 Annual Rate	2.69%	2.84%	2.71%

Households by Income

Current median household income is \$53,711 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$61,898 in five years. In 2000, median household income was \$42,445, compared to \$28,329 in 1990.

Current average household income is \$66,099 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$75,559 in five years. In 2000, average household income was \$55,348, compared to \$35,660 in 1990.

Current per capita income is \$24,364 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$27,752 in five years. In 2000, the per capita income was \$20,553, compared to \$13,696 in 1990.

Population by Employment

Total Businesses	2,352	3,803	5,273
Total Employees	16,892	25,658	35,008

Currently, 94.5 percent of the civilian labor force in the identified market area is employed and 5.5 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.6 percent of the civilian labor force, and unemployment will be 5.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 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:

- 53.4 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 18.2 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 28.4 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 77.7 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 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 14.8 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 26.9 percent were high school graduates only (29.6 percent in the U.S.)
- 10.2 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.)
- 7.6 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)