

CPA #2010-M-01 SUNSET BLUFFS

Initiated by: Merlino Land Development Co., Inc. (MLDC) and Virtu Sunset View, L.L.C. (Virtu)
Applicant: Merlino Land Development Co., Inc. (MLDC), and Virtu Sunset View, L.L.C. (Virtu)

History

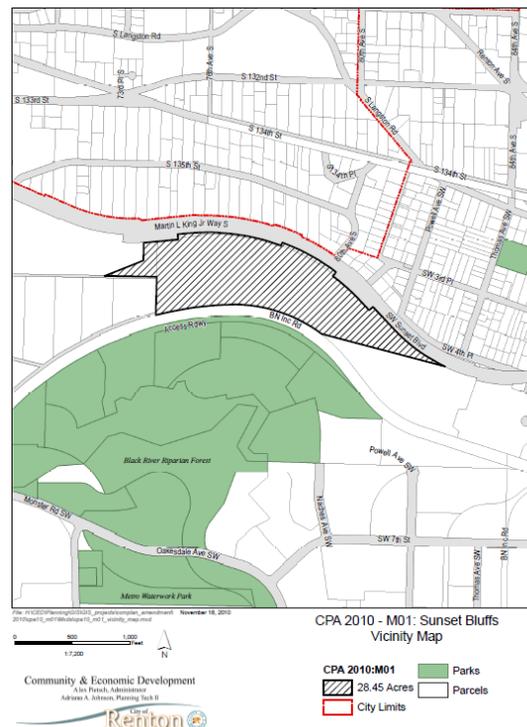
The subject Comprehensive Plan Amendment was originally submitted to be reviewed during the 2009 Comprehensive Plan Amendment cycle. However, on November 2, 2009, a letter was received from David Halinen (applicant's contact) requesting the City defer the decision on the Comprehensive Plan Amendment until the next year's cycle. This request was made to allow time for an associated docket amendment request, D-41 *Office in the IL*, and resolution to the buffer proposed by Staff on the Virtu property. A second letter was received on November 12, 2010, amending the original request for CO zoning on the MLDC property to IL zoning (Attachment A). A third letter was received on November 17, 2010 requesting amendments to the original request for IL zoning and EAV land use designation on the Virtu property. The requested changes are shown in Attachment B.

General Description

A proposal for a Comprehensive Plan Amendment was submitted for three separate parcels located within the vicinity of the Sunset View Apartments at 2101 SW Sunset Boulevard. This proposal includes the SE corner of the Sunset View Apartments and abutting properties to the east. The request is comprised of two parts, which are as follows:

Part A (MLDC):

Part A includes the property owned by Merlino Land Development Company (MLDC) which is made up of two tax parcels (1323049006 and 1323049010) approximately 27.09 acres in size. This Comprehensive Plan Amendment would redesignate the MLDC property from Residential Medium Density (RMD) and Residential Low Density (RLD) land use designations and Residential 10 (R-10) and Resource Conservation (RC) zoning to Employment Area Valley (EAV) land use designation and Industrial Light (IL) zoning. This site has currently been graded pursuant to the approved Sunset Bluff preliminary plat.



Part B (Virtu):

Part B includes the property owned by AG/Virtu Sunset View, LLC (Virtu) which is comprised of a portion of one tax parcel (0001400009) which is approximately 53,177 square feet in size. This amendment would re-designate 25,530 square feet of the property from Residential Medium Density (RMD) land use designation and Residential 10 (R-10) zoning to Employment Area Valley (EAV) land use designation and Industrial Light (IL) zoning, 13,823 square feet of the property from RMD land use designation and R-10 zoning to Residential Multifamily (RM) land use designation and Residential Multi-Family (RM-F) zoning, and 13,824 square feet of the site from RM land use designation and RM-F zoning to EAV land use designation and IL zoning. The Virtu property is a vacant corner portion of the site of the existing Sunset View Apartments.

The subject site is bounded on the north by SW Sunset Boulevard and the east by a residential multi-family complex. Immediately south of the site is the BNSF railroad right-of-way and beyond the railroad is the Black River Riparian Forest. To the west of the site is the QIP property zoned IL (QIP property was the only portion of the original 2009 Comprehensive Plan Amendment request that moved forward and was approved in 2009).

Impact Analysis

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

Under the current RMD and RM land use and R-10, RM-F, and RC zoning, the subject property (28.31 acres) would theoretically be eligible for a maximum of 131 dwelling units. Although, the subject site contains many critical areas and special features which would limit the maximum development potential.

The applicant, MLDC, applied for a preliminary plat for a single-family residential development in 2004, for the MLDC property (27.09 acres). This plat was approved with 65 single-family residential lots. An existing development agreement restricted the maximum number of residential units that could be permitted on the property to 69. This number may be a more practical number for maximum density than the theoretical 120 dwelling units, which would be the maximum for this portion of the site. Furthermore, the R-10 zone allows for multi-family units in addition to single-family. If the subject development was proposed with multi-family units instead of single-family, there could be the potential to increase the 65 approved dwelling units on the subject site. However, the existing development agreement also restricted the type of residential development to single-family.

A portion of the MLDC property is designated RLD on the Comprehensive Plan Map and is zoned RC. Under the current condition, this area (1.05 acres) would not be eligible for any dwelling units as the maximum density is one dwelling unit per ten acres.

The applicant has proposed to change the land use designation to EAV and the zone to IL for both the MLDC property and the majority of the Virtu property. However, a 13,823 square foot area on the Virtu property is proposed to be changed from RMD land use designation and R-10 zoning to RM land use designation and RM-F zoning, which would theoretically increase the density for this small piece of the Virtu site. Under the existing R-10 zoning the theoretical maximum residential capacity would be 2 dwelling units. This capacity would increase to 5

dwelling units if the requested amendment to RM land use designation and RM-F zoning were approved. Overall this would be an increase of 3 units.

Under the EAV land use designation and the IL zoning, no residential uses would be allowed on the subject property, resulting in a loss of 131 potential residential units. Factoring in the increase of the 3 units from the R-10 to RM-F upzone, the loss of residential units for the overall request would be 128. However, new uses that would be permitted with the new zoning classification would foster an increase in the employment base for the City of Renton. This amendment would be consistent with the rate of growth (the growth target identified by the Comprehensive Plan for the year 2022 is 9,300 new jobs), development, and conversion of land as envisioned in the Plan. Objective LU-EEE encourages economic growth resulting in greater diversity and stability in the employment and tax bases by providing adequate land capacity through zoning amounts of land to meet the needs for future employers.

Effect on the City's capacity to provide adequate public facilities

Water and sewer infrastructure is minimal in the subject area. There is an existing wastewater line north of the MLDC property within SW Sunset Boulevard and an existing 12-inch water main along the easterly 930 feet of MLDC in SW Sunset Boulevard. Water and sewer service would be provided by the City of Renton. Any new development within the area would be required to construct the necessary infrastructure to provide adequate sewer and water services to the new development.

City services including police, fire, emergency response, and refuse collection are already in place. Existing access to the subject properties is not improved. In order for sufficient police, fire, emergency response and refuse collection at the subject site, new right-of-way improvements would be required. The change in type of development from residential to light industrial would not affect the ability of the City to provide adequate public facilities.

Effect on the rate of population and employment growth

The proposed amendment would result in a potential loss of approximately 128 residential dwelling units and a potential gain of approximately 478 employees.

Whether Plan objectives are being met as specified or remain valid and desirable

The following Comprehensive Plan polices relate to the proposal:

Objective LU-HHH: *Provide for a mix of employment-based uses, including commercial, office, and industrial development to support the economic development of the City of Renton.*

This proposed amendment would provide for employment-based uses, including commercial, office, and industrial development opportunities. Currently under the RMD designation, many of these uses are not permitted. This amendment would provide for development opportunities that would support the economic development of the City of Renton.

Objective LU-EEE: *Encourage economic growth resulting in greater diversity and stability in the employment and tax bases by providing adequate land capacity through zoning amounts of land to meet the needs of future employers.*

This proposed amendment would result in an increase in available industrial zoned land, which would provide the opportunity for potential future development, resulting in a potential increase in employment base for the City of Renton. This amendment would therefore support economic growth, diversity, and stability in the employment and tax bases of the City.

Objective LU-FFF: *Promote the development of low impact, light industrial uses, particularly those within the high-technology category, in Employment Area-Valley and employment Area-Industrial designations where potentially adverse impacts can be mitigated.*

This proposed amendment would promote the development of low impact light industrial uses and associated office. The potentially adverse impacts from the possible future development of the subject sites could be mitigated at the time of project development through Environmental Review (SEPA).

The amendment may meet Objectives of the EAV land use designation although, goal #7(g) of the Land Use Element of the Comprehensive Plan promotes neighborhoods that are safe and provide healthy environments in which to live. The Virtu property is located on the same parcel as the Sunset View Apartments. This piece of property is forested and provides a buffer from the existing residential development on site and the potential IL zoning on the MLDC property. Based on goal #7(g) of the Land Use Element, allowing a light industrial use on the same parcel as an existing residential use would not be consistent with this goal. However, the 13,823 square foot area proposed to be rezoned to RM-F would not only eliminate a potential R-10 spot zone but allow for buffering of the Sunset View Apartments. The small triangle shaped area is vegetated with large trees and natural understory vegetation and would not be developed as industrial. However, at the time of specific project review for the IL zone, no grading, filling, or vegetation removal shall impact the RM-F zoned portion of the Virtu site in order to preserve this buffer. Maintaining this existing vegetation immediately south of the Sunset View Apartments to provide a buffer from the future light industrial uses on the subject site would satisfy goal #7. It is also important to note, that development of the lower portion of the Virtu property into a residential use would not be compatible with the light industrial uses that would be immediately adjacent to the Virtu site, both to the south and west.

The small portion of the Virtu property that is proposed to be re-zoned to IL on the east side of the existing apartments is planned for development by the City of Renton for a future water reservoir. This reservoir is required to be located at a specific elevation so water pressure requirements can be met. The extension of the IL zone north in this location allows for consistency in permitting the reservoir in the future. The IL zoning immediately to the east of the Sunset View Apartments would also be inconsistent with the RM-F zoning without screening. However, the City will provide screening of the water reservoir when constructed. Additionally, the construction of a large utility such as a water reservoir is permitted in all zones

of the City with a Conditional Use Permit. As such, this utility could be constructed at the subject location with or without this rezone.

Effect on general land values or housing costs

Where properties are rezoned from residential to commercial/industrial uses, as is the case with this proposal, many factors are the primary determinants of whether and how much an individual property's market value increases. These factors include location, supply of buildable sites, and the demand for commercial industrial land. The proximity of this property to I-405 and Hwy 167 will likely increase its value as an industrial and office property. Furthermore, the proximity of this property to the Metro Treatment Plant would likely reduce perceived residential property values. The Metro Treatment Plant's proximity to IL zone property would not likely have a negative effect on property values as in a residential zoned property. The small section of property to be upzoned from R-10 to RM-F would theoretically increase the maximum density on the Virtu site, resulting in an increase in property value for the residential portion of the Virtu property. This proposal would likely increase these properties' values.

Whether capital improvements or expenditures are being made or completed as expected

In order for further development to occur on these sites the developer would be required to provide the necessary improvements for sewer, water, and access (right-of-way dedication and improvements). This would result in little to no additional effects on capital improvements or expenditures.

Consistency with GMA, the Plan, and Countywide Planning Policies

The GMA, Countywide Planning Policies, and the Comprehensive Plan emphasize the importance of coordination between jurisdictions when planning for future growth. As noted above under "Whether Plan objectives are being met as specified or remain valid and desirable," staff has identified consistency with the City's Comprehensive Plan Objectives.

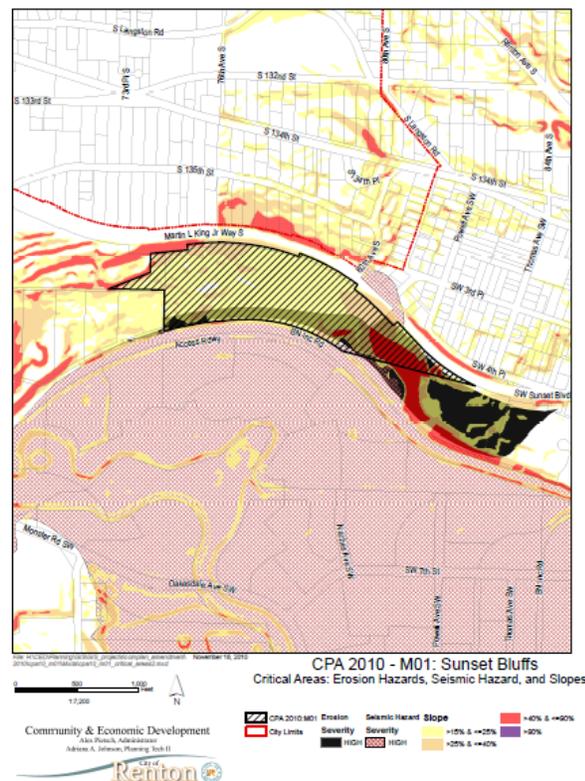
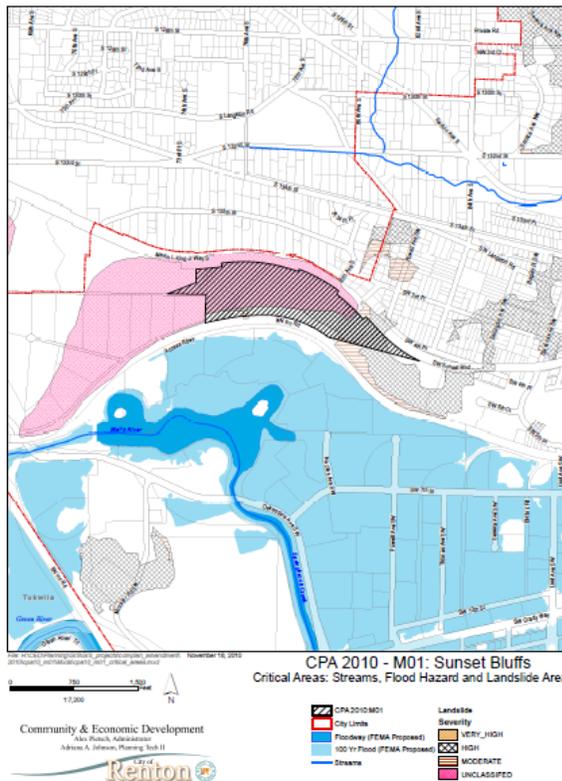
GMA asks jurisdictions to implement thirteen different goals in their Comprehensive Plans and development regulations. Jurisdictions are given the discretion and authority to balance the implementation of these goals in accordance with local priorities, as long as the goals are met. In this case, the goals that must be balanced include promoting economic growth and providing adequate land capacity through zoning amounts of land to meet the needs of future employers for the City and the goal of protecting the environment. Renton's Critical Areas Ordinance should be adequate to meet the goal of protecting the environment, regardless of the land use designation or zoning of the property. Likewise, as discussed in the section above on the "Effect on population growth and employment," the City has adequate capacity to meet its growth targets.

Like GMA and the Comprehensive Plan, this amendment would be consistent with Countywide Planning Policies. Policy U-107 states: most population and employment growth should locate in the contiguous Urban Growth Area in western King County, especially in Cities and their Potential Annexation Areas and Policy U-109 states: King County supports the development of Urban Centers to meet the region's needs for housing, jobs, services, culture and recreation

and to promote health. These Countywide Planning Policies guide the development of urban centers, which are located in cities and should accommodate concentrations of housing and employment. This amendment would provide for a variety of uses within one geographic area of the City, to include residential, heavy industrial, and a City park (all existing) and the addition of light industrial and office uses to the area.

Effect on critical areas and natural resource lands

Sensitive areas have been mapped over the entire site, including wetlands, streams, critical habitat, sensitive slopes, protected slopes, high and very high landslide hazards, and high erosion hazards.



The MLDC property, which encompasses the site of the previously planned approved Sunset Bluff Residential Subdivision, has largely been cleared and graded in preparation for the preliminary approved residential development. About 4.7 acres of the east end of the MLDC property remain forested. This area has been identified as Protected Slopes (sloped 40 percent or grader) on the City of Renton’s Sensitive Areas Maps. The entire site (MLDC and Virtu properties) in general, slopes from north to south with nearly the entire land area ranging between 15 to 25 percent slopes, with pockets of slopes up to 40 percent, and small pockets without regulated slopes. All portions of the site in excess of 15 percent slopes are within a high erosion hazard area, pursuant to the City’s Sensitive Areas Maps. Given this topography, the entire area is mapped as an “unclassified” landslide hazard area in the City’s Sensitive Areas Maps. In 2004, the MLDC property owner completed a Geotechnical Investigation, prepared by

Earth Consultants Inc., that identified the “unclassified” landslide hazards, on this portion of the site, as a medium landslide hazard area.

The MLDC property contains parts of a Category 1 and a Category 3 wetland in addition to a Class 4 stream, which were identified in a Wetland Delineation, prepared by Theresa R. Henson Consulting, on August 29, 2000. The Category 1 wetland is approximately 3 acres and is located on the east portion of the MLDC property’s south boundary. Approximately 6,078 square feet of this wetland are located on the subject site. The Category 3 wetland is approximately 400 square feet and is located along the western portion of the MLDC property south boundary. Approximately 258 square feet of this wetland is located on the subject site. The stream is located in the eastern one third of the MLDC property. Pursuant to the provided Wetland Delineation, the stream is not used by significant numbers of fish, if it is used by any fish at all. In addition, the applicant provided a Wetland Reconnaissance, prepared by Raedeke Associates, Inc. dated February 4, 2009. This reconnaissance concluded that there were no wetlands located on the Virtu property.

Furthermore, the proposed Comprehensive Plan Amendment is in the vicinity of a Great Blue Heron Colony on City of Renton parkland, known as the Black River Riparian Forest and Wetland. Heron nesting colonies are considered priority areas per Washington State Department of Fish and Wildlife (WDFW). Nesting bald eagles also live near the colony, as well as a wide variety of animal species. This area is south of the proposed amendment and is separated from the site by the BNSF rail line.

The Wildlife Reconnaissance, prepared by Raedeke Associates, Inc. states that the great blue heron nesting colony is located about 950 feet south of the SW corner of the MLDC property. This report indicated that in addition to the great blue heron colony, three bald eagle nests are mapped within approximately 1.5 miles of the subject site. The closest of which is 1,100 feet south of the site within the Black River Riparian Forest. In Washington State, bald eagles are protected by the Bald Eagle Protection Act of 1984 and the Bald Eagle Protection Rules. These rules require a Bald Eagle Management Plan for proposed projects that fall within a Bald Eagle Management Zone (800 feet of a nest, or within 250 feet of shoreline if also within 0.5 mile of a nest). Based on the nests found within the vicinity of the subject site, a Bald Eagle Management Plan would not be required. In addition to the above mentioned species, the following species of “importance” were identified within the provided report: Pileated Woodpeckers (a “State candidate” species) and the Band-tailed Pigeon (a “Species of Recreation, Commercial and/or Tribal Importance”). The report concluded that even though there was evidence of the aforementioned species, it is unlikely that the critical habitat necessary for these species survival is sufficient on the subject site.

In addition to the Wildlife Reconnaissance, Raedeke Associates, Inc. prepared a Great Blue Heron Assessment, dated February 2, 2009 for the subject amendment. The conclusions made within this report indicate that rezoning the subject area from R-10 and RC to IL should have no adverse impact upon the heron colony. In short, the author of the Great Blue Heron Assessment gave the following reason for their decision:

- Disturbance would be reduced compared to current uses of the site and would not increase compared to the residential uses currently allowed on site;
- Black River herons have adapted to the existing heavy-industrial Black River Quarry, which would have more impact than IL uses;
- The heron colony has shown no negative impacts associated with commercial office park development to the southeast and east of the colony;
- The subject sites distance from the heron colony;
- The new uses allowed with the rezone would not involve children and/or dogs, cats or household pets that theoretically might venture into the Black River Riparian Forest.

Depending on the proposed use for the subject site, all of the above environmental considerations would need to be evaluated in determining the appropriate intensity of use. In addition, project level mitigation measures would need to be identified at the future development stage, which could be accomplished through the City's Critical Areas Ordinance and Environmental Review (SEPA).

Effect on other considerations

It should be noted that the Virtu property went through a Comprehensive Plan Amendment in 2007. This request changed the Virtu property from Residential Multifamily (RM) land use designation to a Residential Medium Density (RMD) land use designation. This request changed the properties from Residential Multi-Family zoning to R-10 zoning. This resulted in a downzone for the Virtu property. The small portion of the proposed amendment that would change the Virtu site's RMD land use designation and R-10 zoning to RM land use and RM-F zoning would result in a reversal of the 2007 amendment.

The MLDC property is made up of two parcels. The main parcel is comprised of the majority of the land area, approximately 26.26 acres. The second parcel is a small linear parcel that parallels SW Sunset Boulevard, approximately 0.83 acres. At the time of development of either or both of the MLDC property, sidewalks shall be provided along SW Sunset Boulevard to accommodate for the anticipated employment growth in the area as a result of the requested land use designation (EAV) and rezone (IL).

Review Criteria

RMC 4-9-020G states that the proposal shall demonstrate that the requested amendment is timely and meets at least one of the following criteria:

1. The request supports the Vision embodied in the Comprehensive Plan, or
2. The request supports the adopted business plan goals established by the City Council, or
3. The request eliminates conflicts with existing elements or policies, or
4. The request amends the Comprehensive Plan to accommodate new policy directives of the City Council.

This amendment meets Criteria #1. A key component of the Vision embodied in the Comprehensive Plan is to provide a "...full spectrum of employment opportunities for all economic segments..."

Staff Recommendation

Staff recommends approval of the amendment as requested. This proposal would provide a transition from the heavy industrial to the west and the residential uses to the north and east. Furthermore, the potential office and light industrial uses on the site may have less impact than residential uses on the Great Blue Heron Colony located in the Black River Riparian Forest.

Implementation Requirements

Part A: Amend the Comprehensive Plan Map to change the land use designation to EAV and concurrently amend the Zoning Map to change the zoning to IL from R-10 and RC for the subject parcels.

Part B: Amend the Comprehensive Plan Map to change the land use designation to EAV and RM and concurrently amend the Zoning Map to change the zoning to IL and RM-F from R-10 and RM-F.

Merlino Land Development Co., Inc.

9125-10th Avenue South

Seattle, WA 98108

(206) 762-9125

HAND-DELIVERED AND
VIA EMAIL (CVincent@Rentonwa.gov)

November 11, 2010

City of Renton Department of Community and Economic Development
Planning Division
1055 S. Grady Way, Sixth Floor
Renton, Washington 98057

Attn: C. E. ("Chip") Vincent, Planning Director

Re: Our request for approval during 2010 of our pending proposal that (1) the MLDC Property portion of CPA #2009-M-03 SUNSET BLUFFS (held over from 2009) be changed from a request for CO zoning to a request for IL zoning for the MLDC Property (and an EAV Land Use Map designation) and (2) the processing of AG/Virtu Sunset View, L.L.C.'s ("Virtu's") IL Zoning and EAV Land Use Map designation request (also held over from 2009) be finalized during 2010

Dear Chip:

I am writing to request the City's immediate help in getting our pending above-referenced Comprehensive Plan Amendment and rezone matters wrapped up during 2010 so that we can be in a position to accommodate a GM Nameplate facility on a portion of our property. I refer you to pages 1 and 2 of the April 27, 2010 letter to you from our land use attorney, David Halinen, for details concerning our above-referenced pending proposal.

We realize that the Title IV Docket #D-41 revisions to the IL zone regulations text amendments (on the Council's November 15, 2010 meeting agenda for second and final reading) will most likely be adopted prior to the completion of the IL rezoning that we are seeking.

Please contact David Halinen at (206) 443-4684 if you need any further information or wish to discuss details concerning this matter. Thank you for your cooperation.

Sincerely,

MERLINO LAND DEVELOPMENT CO., INC.



Don Merlino

cc: David L. Halinen, Halinen Law Offices, P.S.

Denis Law, Mayor, City of Renton

Suzanne Dale Estey, City of Renton Economic Development Director

CITY OF RENTON
RECEIVED
NOV 12 2010
BUILDING DIVISION



November 17, 2010

VIA EMAIL (VDolbee@Rentonwa.gov)

City of Renton Department of Community and Economic Development
 Planning Division
 1055 S. Grady Way, Sixth Floor
 Renton, Washington 98057

Attn: Vanessa Dolbee, Senior Planner

Re: CPA #2009-M-03 SUNSET BLUFFS (renumbered CPA #2010-M-01)

Request that AG/Virtu Sunset View, L.L.C.'s ("Virtu's") portion of CPA #2009-M-03 (held over from 2009) be modified

Dear Ms. Dolbee:

I am writing you on behalf of AG/Virtu Sunset View, L.L.C. ("Virtu") to request a modification to Virtu's portion of CPA #2009-M-03 SUNSET BLUFFS. We are now proposing three areas for Comprehensive Plan Amendments and corresponding rezones, specifically the areas referred to as Virtu Property Area 1, Area 2 and Area 3 that are legally described on the attached legal description exhibits and graphically depicted on Sheet 2 of 2 of the two attached map exhibit sheets. The requested changes are summarized in the table below:

Area Number	Square footage	Existing Comprehensive Plan Land Use Map Designation	Proposed Comprehensive Plan Land Use Map Designation	Existing Zoning	Proposed Zoning
1	25,530 +/-	RMD	EAV	R-10	IL
2	13,323 +/-	RMD	RM	R-10	RM-F
3	13,323 +/-	RM	EAV	RM-F	IL

I understand that a public hearing is scheduled to be held before the Renton Planning Commission at 6:00 PM on Tuesday, November 23, 2010 concerning the remaining portions of CPA #2009-M-03 SUNSET BLUFFS as now renumbered CPA #2010-M-01 (namely, the above Virtu Property portion as well as the MLDC Property portion). We understand that IL zoning is now being proposed for the MLDC property and we have no objection to that change.

Please let me know if you need any additional information.

Sincerely,



VIRTU INVESTMENTS, L.L.C.
Charles Janway, Vice-President
Attachments

LEGAL DESCRIPTION
VIRTU PROPERTY AREA 1

That portion of the Easterly 716.8 feet of the Northerly 1510.74 feet of Donation Land Claim of C.E. Brownell, designated as Claim No. 41 and being a portion of Sections 13 and 14 in Township 23 North, Range 4 East, Willamette Meridian, described as follows:

BEGINNING at the intersection of the East line of said Donation Land Claim with the South line of said Northerly 1510.74 feet;

THENCE North 88° 34' 18" West, 400.38 feet along said South line;

THENCE North 79° 39' 30" East, 309.06 feet;

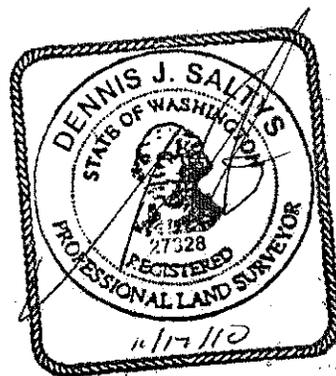
THENCE North 01° 27' 12" East, 79.92 feet;

THENCE North 68° 00' 36" East, 106.55 feet to a point on the East line of said Donation Land Claim, said point being 184.65 feet North of said intersection;

THENCE South 01° 27' 12" West, 184.65 feet along said East line to the POINT OF BEGINNING.

Situate in the City of Renton, County of King, State of Washington.

Containing approximately 25,530 square feet, more or less.



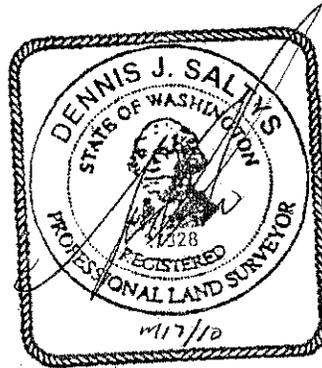
LEGAL DESCRIPTION
VIRTU PROPERTY AREA 2

That portion of the Easterly 716.8 feet of the Northerly 1510.74 feet of Donation Land Claim of C.E. Brownell, designated as Claim No. 41 and being a portion of Sections 13 and 14 in Township 23 North, Range 4 East, Willamette Meridian, described as follows:

COMMENCING at the intersection of the East line of said Donation Land Claim with the South line of said Northerly 1510.74 feet;
THENCE North 88° 34' 18" West, 400.38 feet along said South line to the TRUE POINT OF BEGINNING;
THENCE North 79° 39' 30" East, 309.06 feet;
THENCE North 01° 27' 12" East, 79.22 feet;
THENCE South 68° 00' 36" West, 357.95 feet to said South line;
THENCE South 88° 34' 18" East, 25.87 feet along said South line to the TRUE POINT OF BEGINNING.

Situate in the City of Renton, County of King, State of Washington.

Containing approximately 13,823 square feet, more or less.



LEGAL DESCRIPTION
VIRTU PROPERTY AREA 3

That portion of the Easterly 716.8 feet of the Northerly 1510.74 feet of Donation Land Claim of C.E. Brownell, designated as Claim No. 41 and being a portion of Sections 13 and 14 in Township 23 North, Range 4 East, Willamette Meridian, lying South of Sunset Highway (Primary State Highway No. 2 and also known as SR 900, Empire Way South, Martin Luther King Jr. Way South and Sunset Boulevard), described as follows:

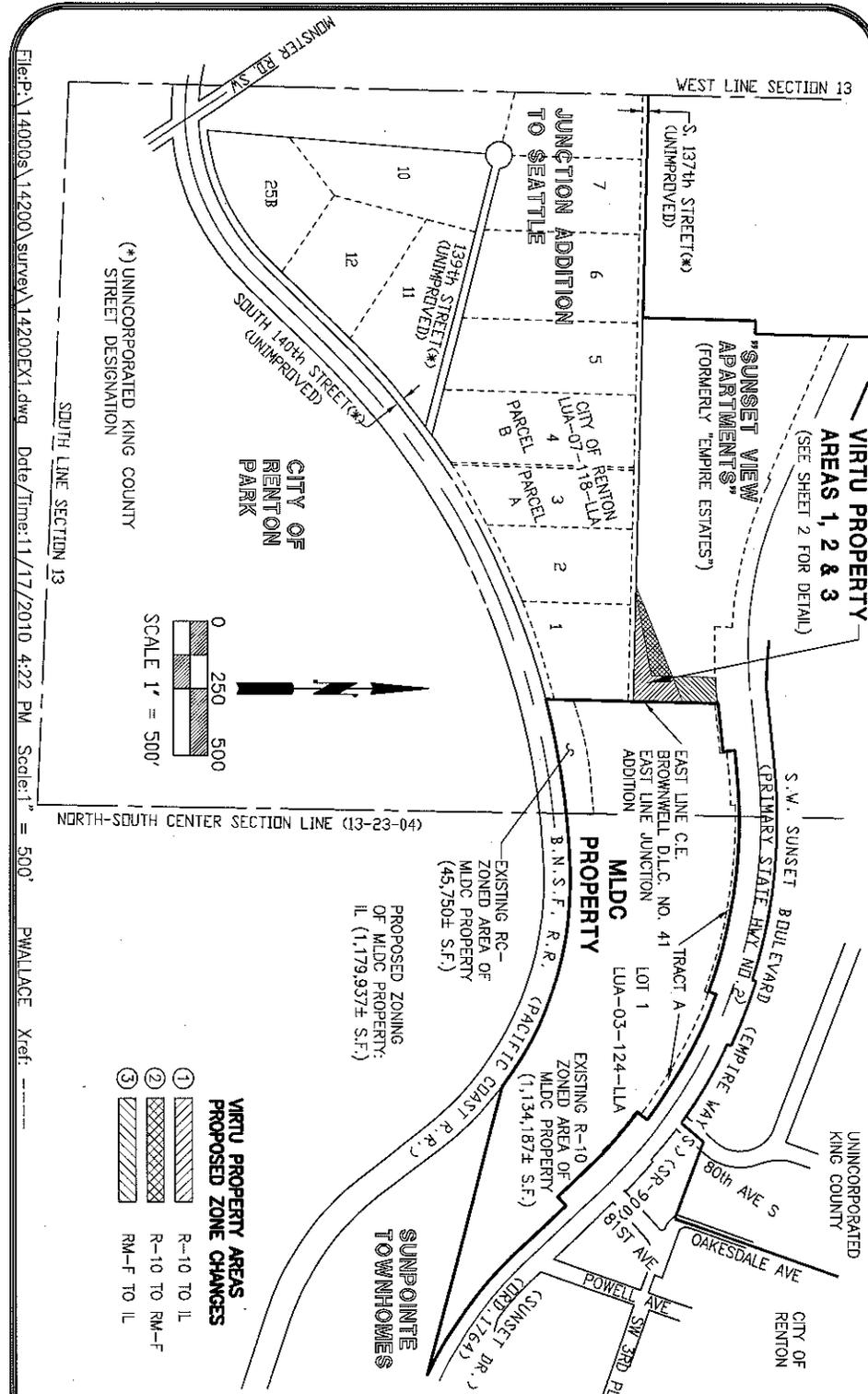
COMMENCING at the intersection of the East line of said Donation Land Claim with the South line of said Northerly 1510.74 feet;
THENCE North $88^{\circ} 34' 18''$ West, 400.38 feet along said South line;
THENCE North $79^{\circ} 39' 30''$ East, 309.06 feet;
THENCE North $01^{\circ} 27' 12''$ East, 79.22 feet to the TRUE POINT OF BEGINNING;
THENCE CONTINUING North $01^{\circ} 27' 12''$ East, 157.73 feet to a point on the South margin of said Sunset Highway (Primary State Highway No. 2), said point being a point on a curve, the radius point which bears North $02^{\circ} 56' 30''$ West;
THENCE Easterly along said margin along the arc of a curve concave to the North. Having a radius of 2131.85 feet, through a central angle of $01^{\circ} 32' 58''$ and an arc length of 57.65 feet;
THENCE along said margin North $83^{\circ} 31' 42''$ East, 40.83 feet to the East line of said Donation Land Claim;
THENCE South $01^{\circ} 27' 12''$ West, 126.12 feet along said East line to a point which bears North $68^{\circ} 00' 36''$ East from the TRUE POINT OF BEGINNING;
THENCE South $68^{\circ} 00' 36''$ West, 106.65 feet to the TRUE POINT OF BEGINNING.

Situate in the City of Renton, County of King, State of Washington.

Containing approximately 13,823 square feet, more or less.



Project Name: Sunset Bluff
November 17, 2010



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**MLDC PROPERTY AND VIRTU
PROPERTY AREAS 1, 2 & 3
COMP. PLAN AMEMDMENTS
AND REZONES EXHIBIT**

RENTON, WASHINGTON

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

BARGHAUSEN
CONSULTING ENGINEERS, INC.

CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

DRAWN BY
PCW

CHECKED BY
DJS

JOB NO.
14200

SHEET
1 OF 2

- VIRTU PROPERTY AREAS
PROPOSED ZONE CHANGES**
- ① R-10 TO IL
 - ② R-10 TO RM-F
 - ③ RM-F TO IL

EXISTING RC-
ZONED AREA OF
MDC PROPERTY
(45,750± S.F.)

PROPOSED ZONING
OF MDC PROPERTY:
IL (1,179,937± S.F.)

EXISTING R-10
ZONED AREA OF
MDC PROPERTY
(1,134,187± S.F.)

EXISTING R-10
ZONED AREA OF
MDC PROPERTY
(1,134,187± S.F.)

EXISTING R-10
ZONED AREA OF
MDC PROPERTY
(1,134,187± S.F.)

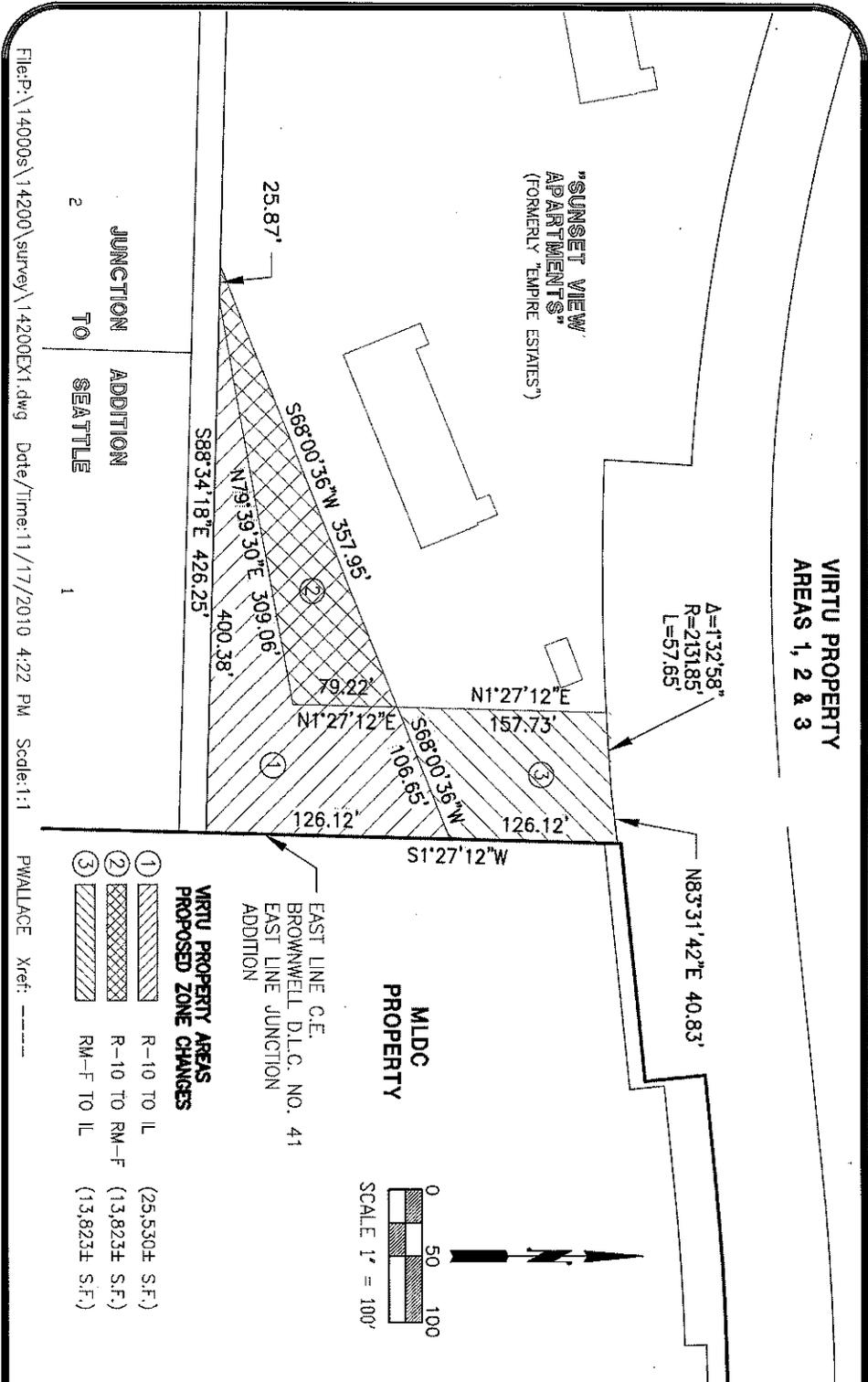
EXISTING R-10
ZONED AREA OF
MDC PROPERTY
(1,134,187± S.F.)

EXISTING R-10
ZONED AREA OF
MDC PROPERTY
(1,134,187± S.F.)

EXISTING R-10
ZONED AREA OF
MDC PROPERTY
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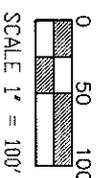
EXISTING R-10
ZONED AREA OF
MDC PROPERTY
(1,134,187± S.F.)



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- VIRTU PROPERTY AREAS PROPOSED ZONE CHANGES**
- ① R-10 TO IL (25,530± S.F.)
 - ② R-10 TO RM-F (13,823± S.F.)
 - ③ RM-F TO IL (13,823± S.F.)

EAST LINE C.E. BROWNWELL D.L.C. NO. 41
EAST LINE JUNCTION ADDITION



MLDC PROPERTY AND VIRTU PROPERTY AREAS 1, 2 & 3
COMP. PLAN AMEMDMENTS AND REZONES EXHIBIT
RENTON, WASHINGTON

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
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BARGHAUSEN
CONSULTING ENGINEERS, INC.

CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

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JOB NO. 14200
SHEET 2 OF 2