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JUL 28 2010

CITY OF BURIEN

To Burien City Council
To Burien Planning Department
Re SMP Draft
July 28, 2010

I am requesting that page III-4 of the SMP Draft be corrected to state what the development of the Burien Shorelines is **Low Density Development**. The SMP Draft states that they are currently developed at the level of Moderate Density. This is incorrect. Attached is the document prepared by the citizens on the marine shorelines as to the lot sizes and use. I have already submitted detailed figures from the King County records that shows that Lake Burien is currently developed at Low Density. Per the Marine Shoreline Home Owners research, the marine shoreline is currently developed at low density also. Please make this correction.

Sincerely,
Chestine Edgar

CFTL: 08/02/10

**Re: conversation**

Tuesday, June 8, 2010 3:28 PM

From: "Michael Noakes" <noakes.michael@gmail.com>

To: "Chestine Edgar" <c_edgar2@yahoo.com>

I am amassing various tidbits of data though some elements are still a bit rough and it will be important to do more verification but these numbers should be pretty sound.

I started by collecting the assessor's data and maps for every "tax parcel". I dropped a few tiny tax parcels that represent small easements for city use and so focus on non-trivial parcels of land. A few tax parcels are being used as if they were one larger parcel for development purposes and I treat these as if they were just the one parcel. With these caveats

1) I count 413 tax parcels that have some non-trivial land within the SMP jurisdiction. I have recently computed a reasonably accurate 200' range line along the Marine shoreline. This line has allowed me to exclude a few homes that I had initially been including in my counts. It might drop by another one or two parcels as I complete my current evaluation.

2) There are 316 parcels that touch the water and 308 of these are in private hands, 3 are street ends and 3 are some other form of land being used for community purposes, and 2 are for Seahurst park. A few of these parcels are oddly shaped with a small access to the water and the bulk of the land 50 - 100' back from the water but the vast majority have a meaningful frontage.

3) We tend to focus on the waterfront properties as these are where the attention are for setback/riparian buffer concerns. Of the 308 parcels that are in private hands, 26 are vacant and the other 282 have homes.

4) Over all waterfront parcels, the average width is 81' and the average depth is 181'.

5) For M1 the values are (76' x 140'), for M3 (70' x 158'), and for M4 (56' x 185'). M2 quite different from M1, M3, M4 largely due to Seahurst park.

M1 = 10,640 sq ft

M3 = 11,060 sq ft

M4 = 10,360 sq ft

M2 = Urban Conserv.

Hope this helps,