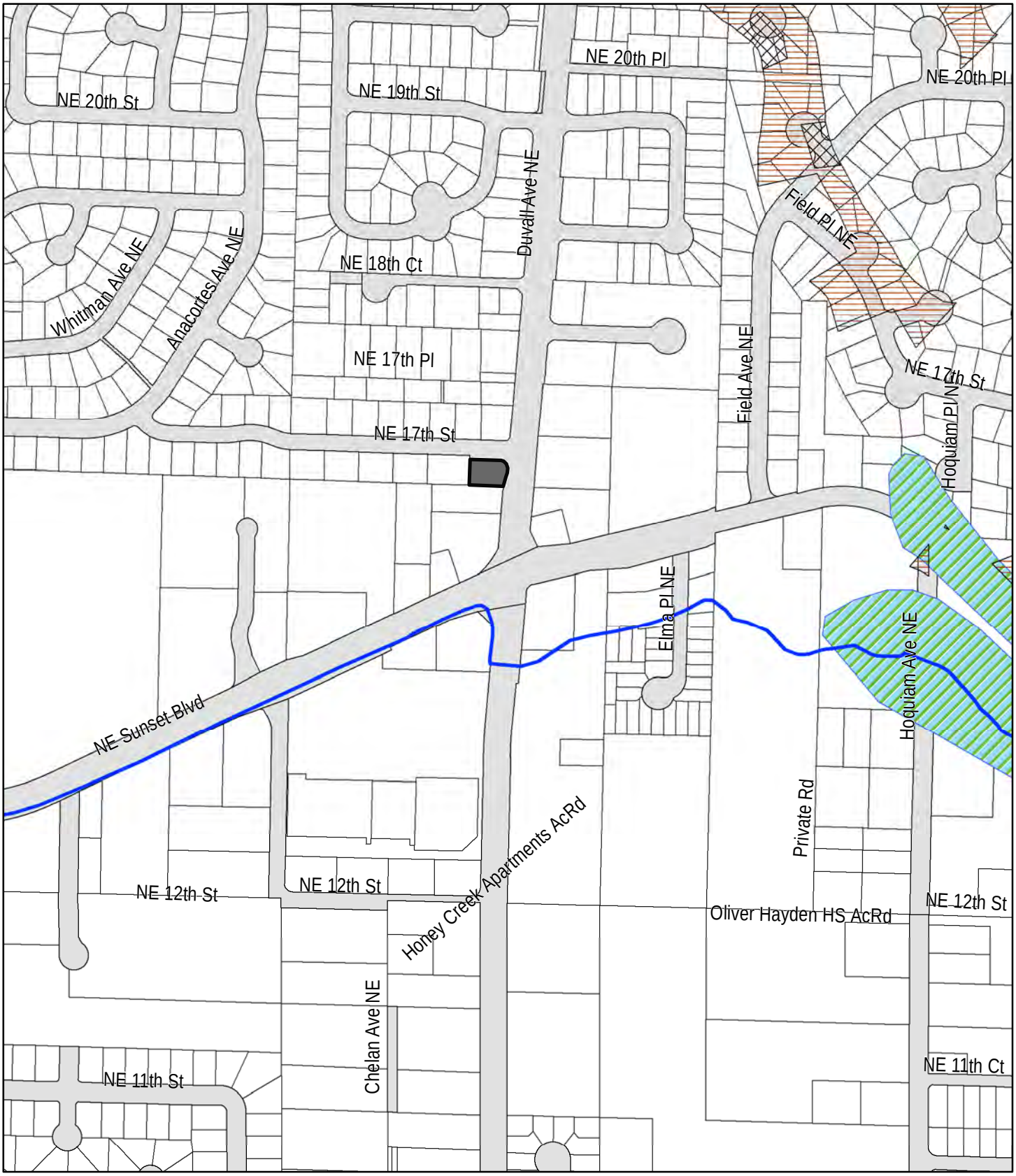

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March 23, 2011

CPA 2011 - M06 Duvall, Parcel # 5169700129

Critical Areas: Streams, Flood Hazard and Landslide Areas

0 300 600 Feet

1:5,000

N

City Limits

cpa11 m06 Boundary

Landslide Severity

VERY_HIGH

HIGH

MODERATE

UNCLASSIFED

100 Yr Flood (FEMA Proposed)

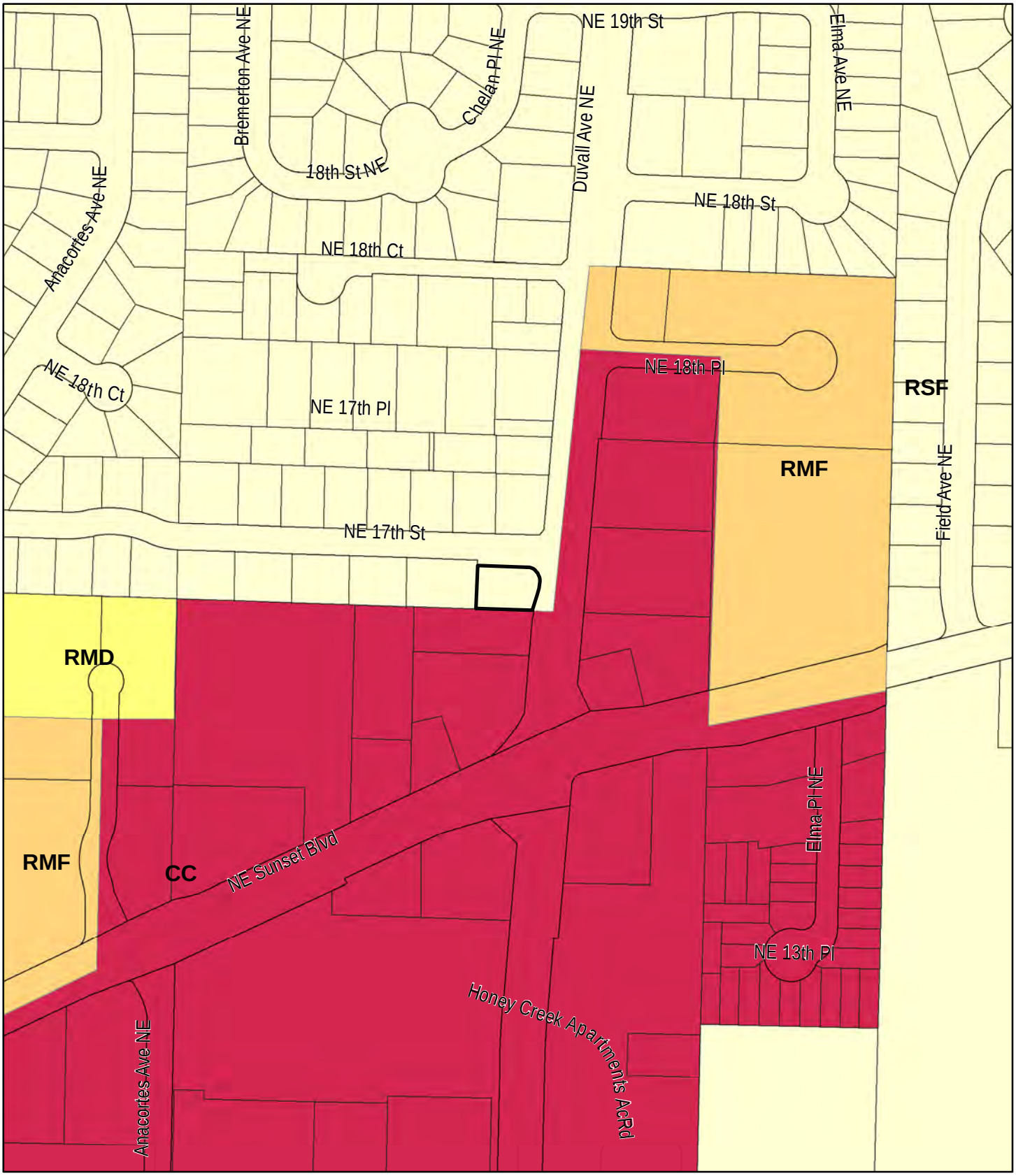
Floodway (FEMA Proposed)

Flood Cross Sections (FEMA)

Streams

Wetlands

Community & Economic Development
Alex Pietsch, Administrator
Adriana Abramovich, Planning Technician II
City of Renton



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March 23, 2011

CPA 2011 - M06 Duvall, Parcel # 5169700129

Existing Comprehensive Plan Land Use Designations

0 210 420 Feet

1:3,000

N

Community & Economic Development
Alex Pietsch, Administrator
Adriana Abramovich, Planning Technician II

City of Renton

cpa11 m06 Boundary

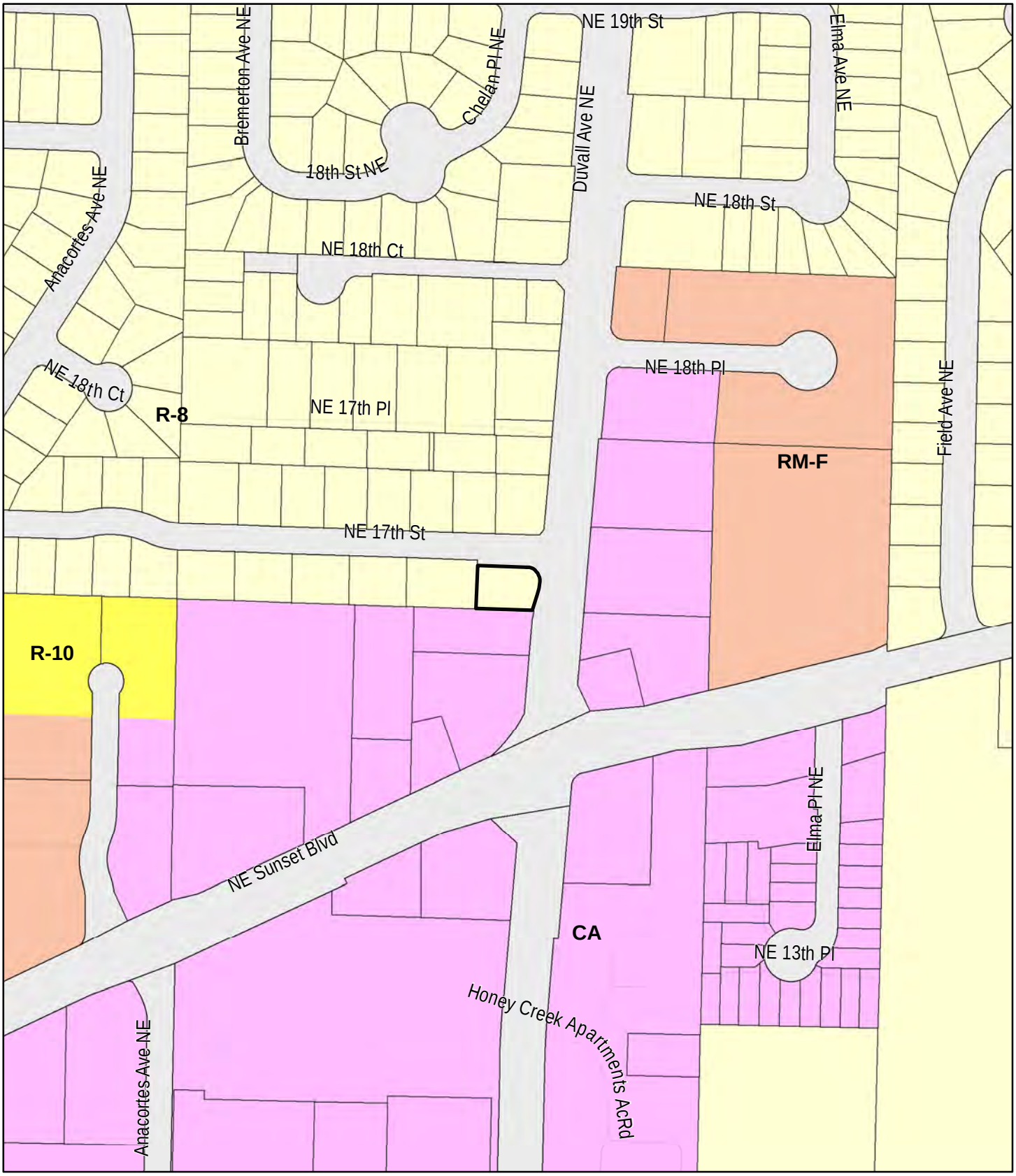
Landuse

CC Commercial Corridor

RMD Residential Medium Density

RMF Residential Multifamily

RSF Residential Single Family



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March 23, 2011

CPA 2011 - M06 Duvall, Parcel # 5169700129

Existing Zoning

0 215 430 Feet

1:3,000

N

cpa11 m06 Boundary

ZONING

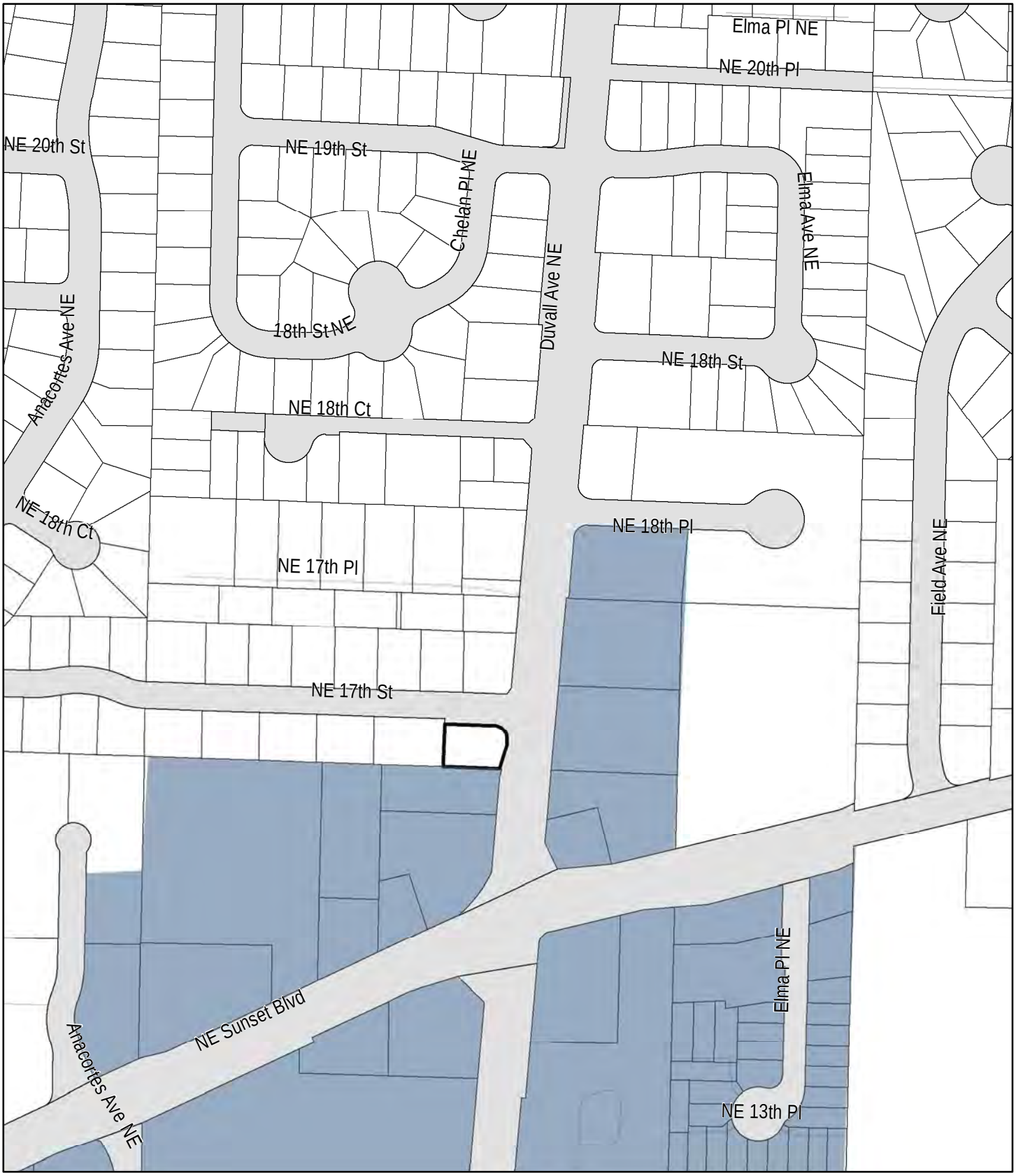
Commercial Arterial

Residential 8 du/ac

Residential 10 du/ac

Residential Multi-Family

Community & Economic Development
Alex Pietsch, Administrator
Adriana Abramovich, Planning Technician II
City of Renton



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March 23, 2011

CPA 2011 - M06 Duvall, Parcel # 5169700129

Overlay - Design Districts

0 250 500 Feet

1:3,000

N

cpa11 m06 Boundary

Urban Design Overlay

Zone

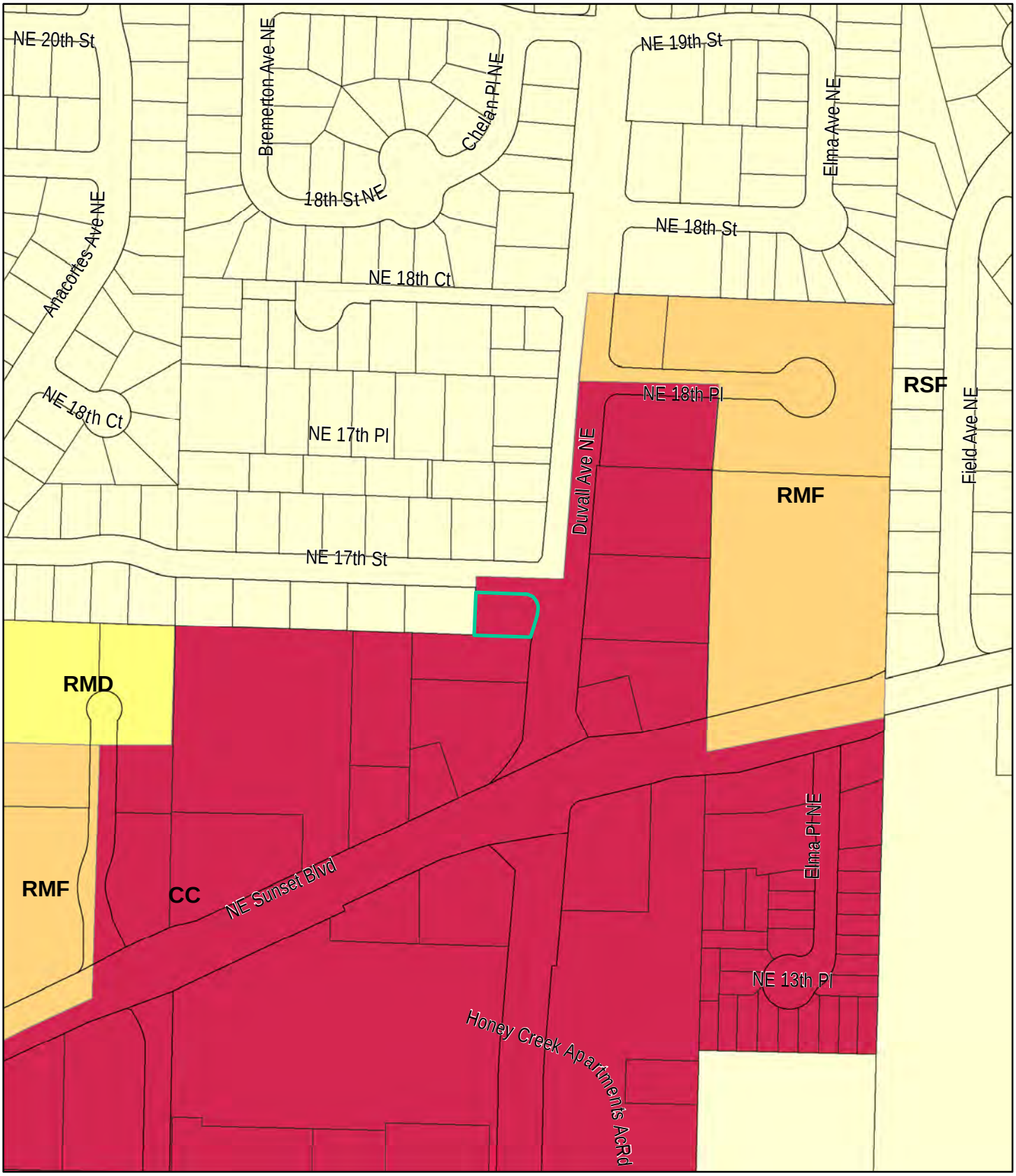
D

Community & Economic Development

Alex Pietsch, Administrator

Adriana Abramovich, Planning Technician II

City of Renton



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March 23, 2011

CPA 2011 - M06 Duvall, Parcel # 5169700129

Staff Recommendation Comprehensive Plan Land Use Designation (CC)

0 215 430 Feet

1:3,000

N

Community & Economic Development
Alex Pietsch, Administrator
Adriana Abramovich, Planning Technician II

City of Renton

cpa11 m06 Boundary

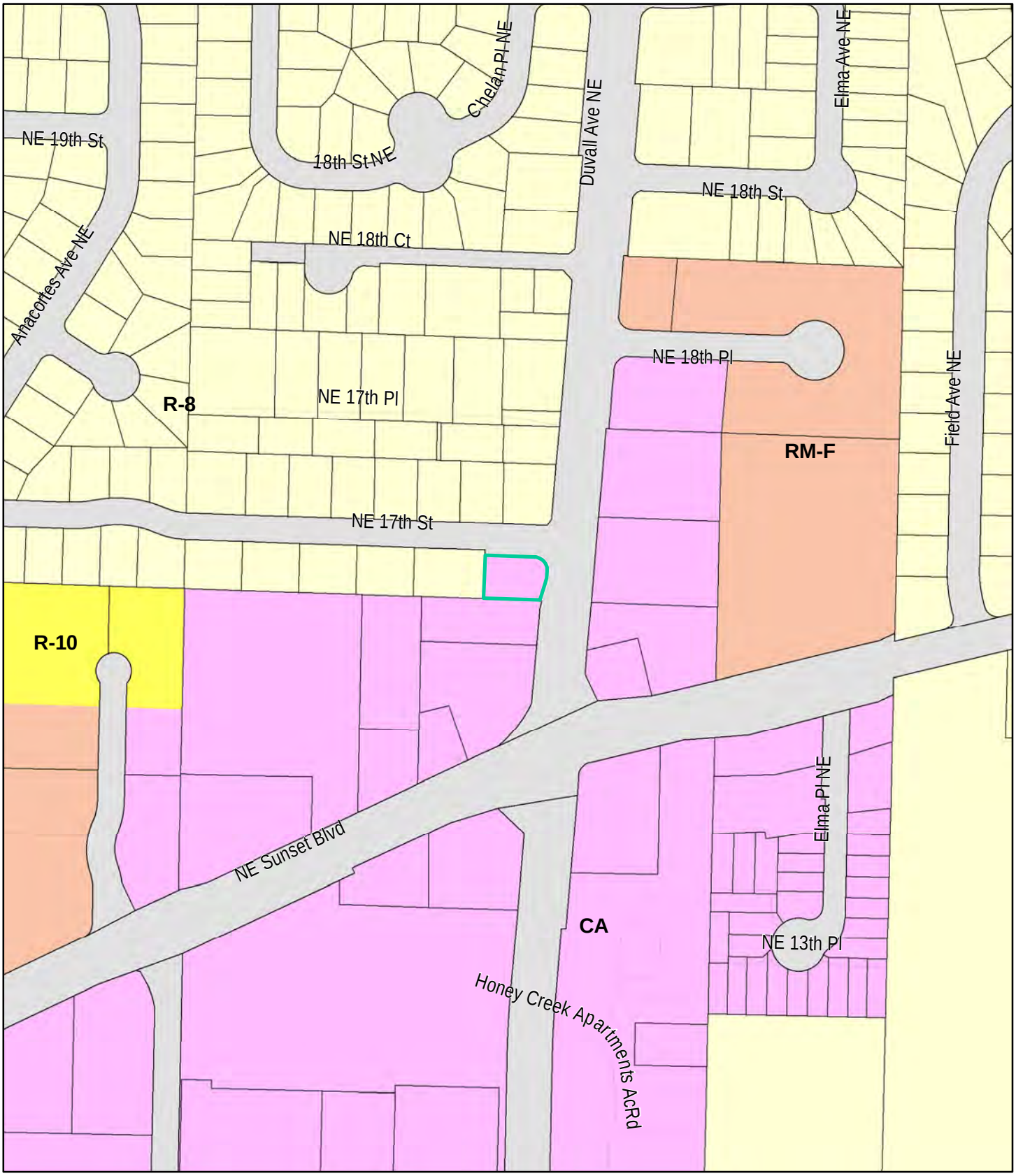
Landuse

CC Commercial Corridor

RMD Residential Medium Density

RMF Residential Multifamily

RSF Residential Single Family



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March 23, 2011

CPA 2011 - M06 Duvall, Parcel # 5169700129

Staff Recommendation Zoning (CA)

0 255 510 Feet

1:3,000

N

Community & Economic Development
Alex Pietsch, Administrator
Adriana Abramovich, Planning Technician II

City of Renton

cpa11 m06 Boundary

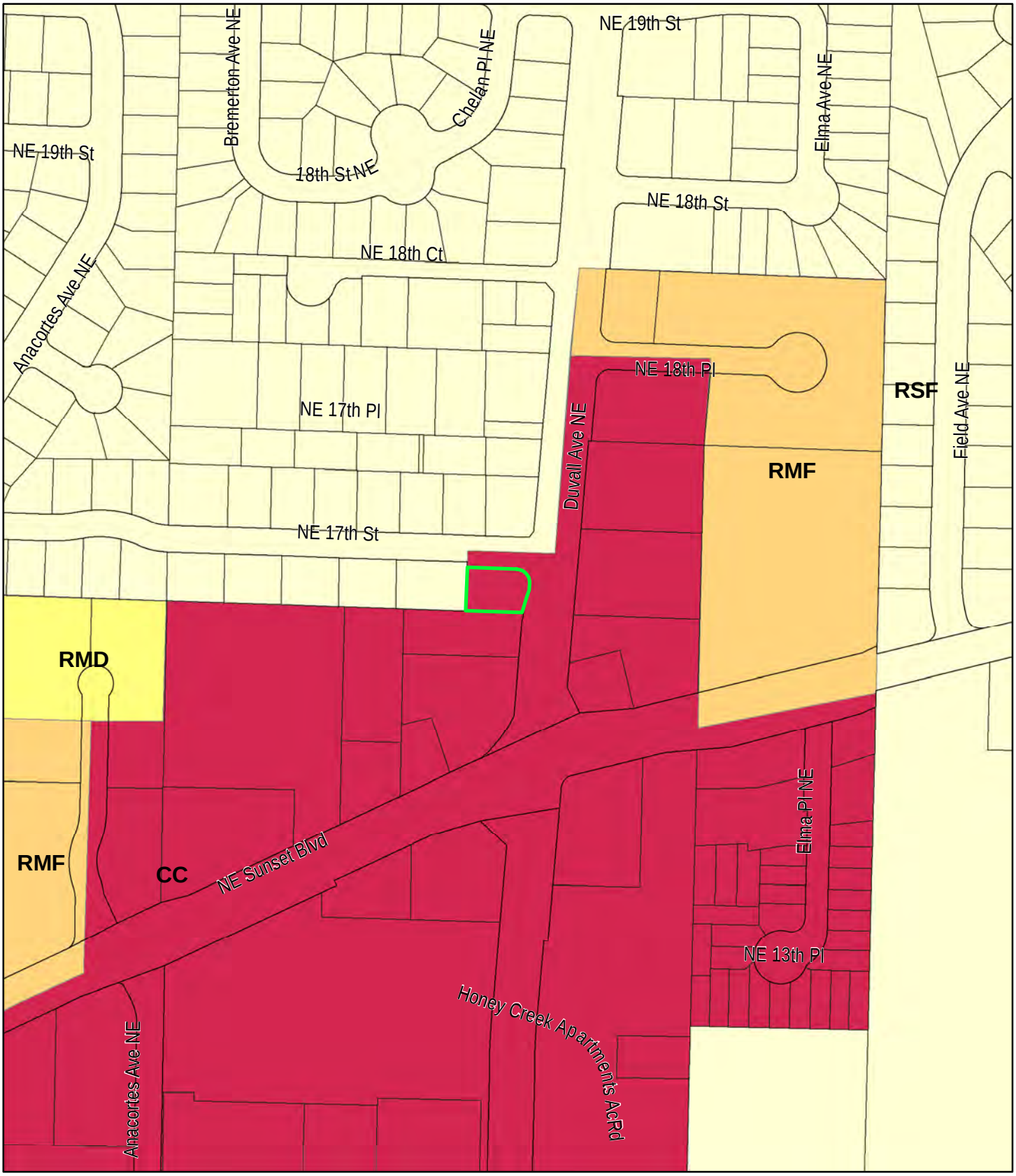
Requested Zoning

Commercial Arterial

Residential 8 du/ac

Residential 10 du/ac

Residential Multi-Family



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CPA 2011 - M06 Duvall, Parcel # 5169700129

Requested Comprehensive Plan
Land Use Designation (CC)

0 212.5 425 Feet
1:3,000

N

Community & Economic Development
Alex Pietsch, Administrator
Adriana Abramovich, Planning Technician II

City of Renton

cpa11 m06 Boundary

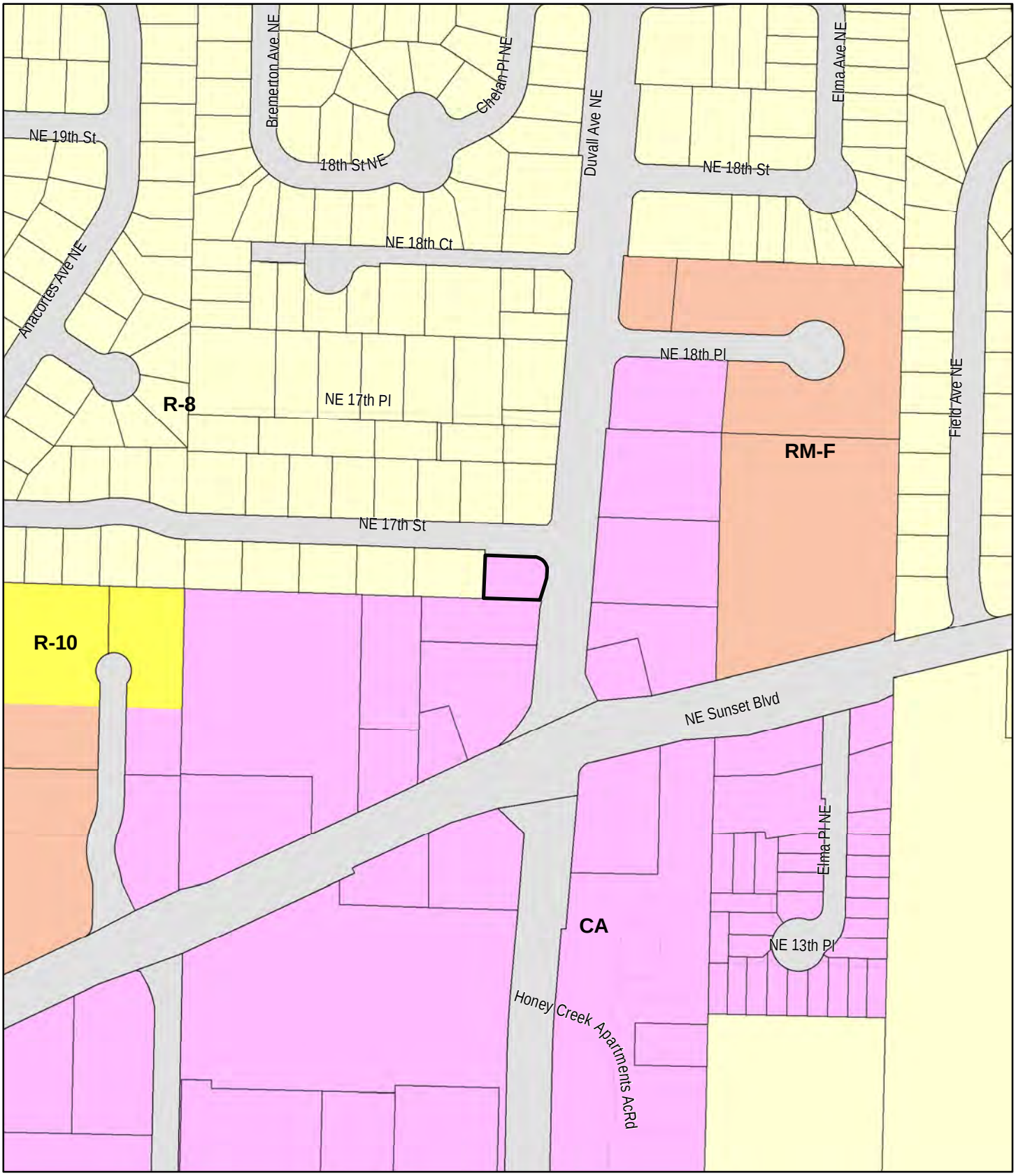
Landuse

CC Commercial Corridor

RMD Residential Medium Density

RMF Residential Multifamily

RSF Residential Single Family



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March 23, 2011

CPA 2011 - M06 Duvall, Parcel # 5169700129

Requested Zoning (CA)

0 255 510 Feet

1:3,000

N

Community & Economic Development
Alex Pietsch, Administrator
Adriana Abramovich, Planning Technician II

City of Renton

cpa11 m06 Boundary

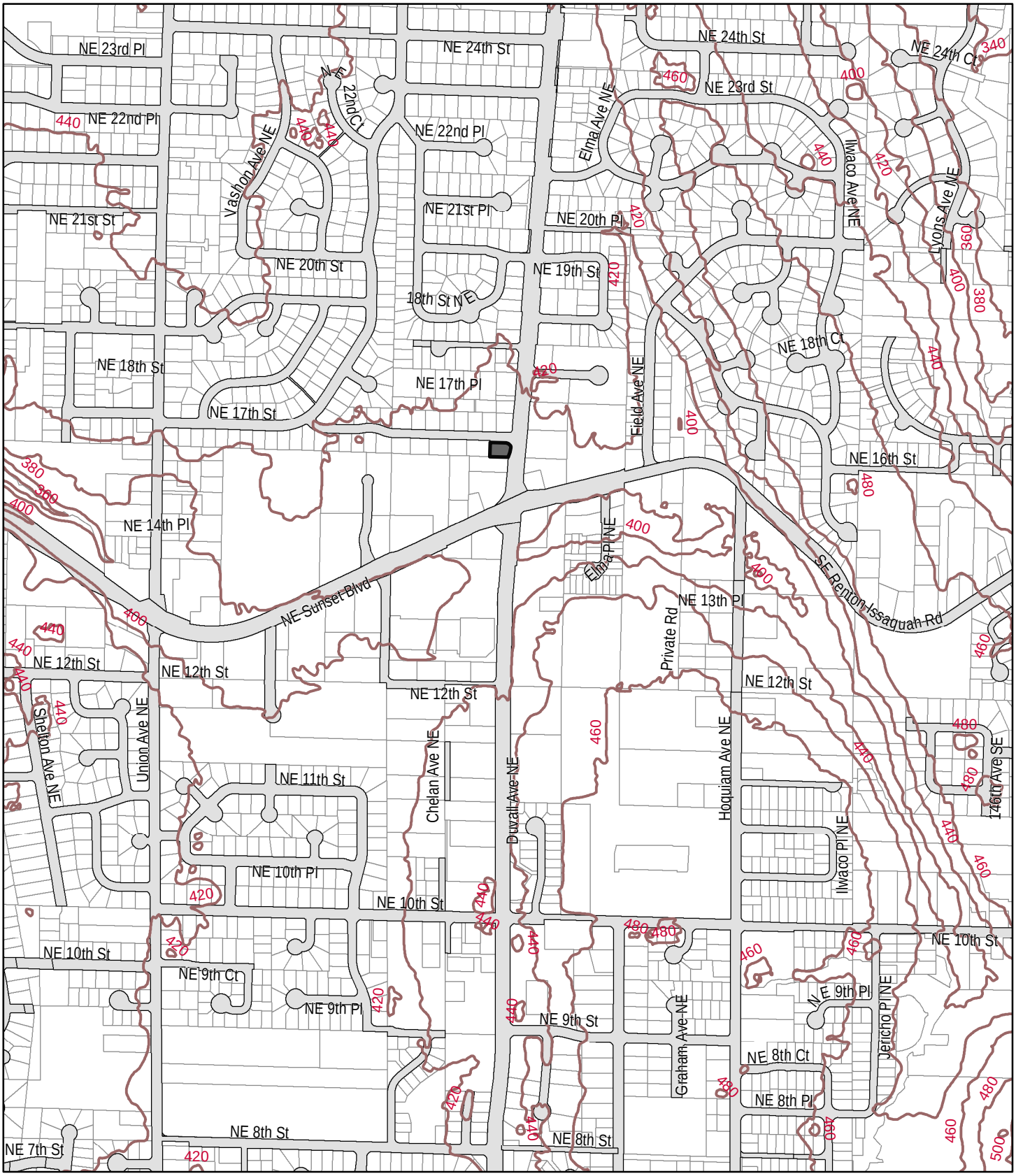
Requested Zoning

Commercial Arterial

Residential 8 du/ac

Residential 10 du/ac

Residential Multi-Family



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March 23, 2011

CPA 2011 - M06 Duvall, Parcel # 5169700129

Topography

0 500 1,000 Feet

1:10,000

N

cpa11 m06 Boundary

20 Ft Contour Line

Community & Economic Development
Alex Pietsch, Administrator
Adriana Abramovich, Planning Technician II
City of Renton