



**PLANNING COMMISSION AGENDA**  
**March 9, 2016, 7:00 p.m.**  
**Multipurpose Room/Council Chamber**  
**Burien City Hall, 400 SW 152<sup>nd</sup> Street**  
**Burien, Washington 98166**

**This meeting can be watched live on Burien Cable Channel 21 or on [www.burienmedia.org](http://www.burienmedia.org)**

**1. ROLL CALL**

**2. AGENDA CONFIRMATION**

**3. APPROVAL OF MINUTES**

A. January 27, 2016

**4. PUBLIC COMMENT**

Public comment will be accepted on topics not scheduled for a public hearing.

**5. OLD BUSINESS**

A. None

**6. NEW BUSINESS**

- A. Public Meeting: 2016 Comprehensive Plan Docket
- B. Presentation and Discussion - 2016 Comprehensive Plan Docket and Work Program

**7. PLANNING COMMISSION COMMUNICATIONS**

**8. DIRECTOR'S REPORT**

**9. STUDY SESSION**

A. Downtown Mobility Studio Workshop Exercise

**10. ADJOURNMENT**

**Future Agendas (Tentative)**

- March 23, 2016
  - Recommendation to the City to the City Council - 2016 Comprehensive Plan Docket

- April 13, 2016
  - TBD

**Planning Commission meetings are accessible to people with disabilities. Please phone (206) 248-5517 at least 48 hours prior to the meeting to request assistance. American Sign Language (ASL) interpretation and assisted listening devices are available upon request.**

Planning Commissioners

**Butch Henderson**  
**Joel Millar**

**Curtis Olsen (Chair)**  
**Amy Rosenfield (Vice-Chair)**  
**Brooks Stanfield**

**Jim Clingan**  
**Douglas Weber**

*City of Burien*

BURIEN PLANNING COMMISSION  
January 27, 2015  
7:00 p.m.  
Multipurpose Room/Council Chambers  
MINUTES

*To hear the Planning Commission's full discussion of a specific topic or the complete meeting, the following resources are available:*

- Watch the video-stream available on the City website, [www.burienwa.gov](http://www.burienwa.gov)
- Check out a DVD of the Council Meeting from the Burien Library
- Order a DVD of the meeting from the City Clerk, (206) 241-4647

**CALL TO ORDER**

Chair Curtis Olsen called the January 27, 2016, meeting of the Burien Planning Commission to order at 7:00 p.m.

**ROLL CALL**

Present: Jim Clingan, Butch Henderson, Joel Millar, Curtis Olsen, Amy Rosenfield and Douglas Weber

Absent: Brooks Stanfield

Administrative staff present: David Johanson, senior planner; Dan Trimble, Economic Development manager; and Chris Craig, Economic Development specialist

**AGENDA CONFIRMATION**

**Direction/Action**

**Motion** was made by Commissioner Rosenfield, seconded by Commissioner Henderson to approve the agenda for the January 27, 2016, meeting. Motion passed 6-0.

**APPROVAL OF MINUTES**

**Direction/Action**

**Motion** was made by Commissioner Rosenfield, seconded by Commissioner Henderson, and passed 6-0 to approve the minutes of the December 9, 2015, meeting.

**PUBLIC COMMENT**

None.

**OLD BUSINESS**

None.

**NEW BUSINESS**

**A. Presentation and Discussion on Economic Development in Burien**

Mr. Johanson introduced Dan Trimble, Economic Development manager for Burien, and Chris Craig, Economic Development specialist, to talk about the City's economic development activities. Mr. Trimble started by reviewing the five economic development priorities identified by the City Council. They are:

1. **Developing a brand for Burien.** He explained that a brand is a collection of what individuals think of a City through the impressions that people develop over time or exposure. Burien, he noted, already has a brand, whether intentional or not. The idea of branding, he explained, is to take better control of and improve your brand through intentional actions. The City is contracting with JayRay, a firm in Tacoma, which is already working on Phase 1, research and community feedback. Mr. Trimble said so far there have been stakeholder phone interviews, focus groups for residents and businesses, and online surveys, which drew about 50 businesses and 400 residents, which he termed a “robust” response. He said the consultant also has conducted a brand audit, looking at the City’s existing communication tools, and is looking at ways to engage youth in this first phase.

In the creation of a brand identity, Mr. Trimble said, they would look at what Burien is and isn’t, and who are Burien’s competitors, and then determine what messaging resonates and what would be effective in a description of what Burien is. He noted the messaging should be based in reality but also should be slightly aspirational to tell people where Burien is going. Then the graphics are designed, and key marketing strategies are identified and implemented. Mr. Trimble said he anticipates the branding work to be completed by July this year, and would be followed by a very active marketing program.

2. **Parking and mobility.** Mr. Trimble said the parking study will be updated while taking into consideration increasing and improving mobility options in the downtown. He said it would look at creating an environment where people could come to the downtown, park in one place, and move around several shopping and dining areas in the downtown. He said the City has contracted with Fehr and Peers to do the work. Mr. Trimble noted that there already has been some community engagement work done. He introduced Chris Craig, the City’s economic development specialist, as the City’s lead on this project. Mr. Craig announced a “storefront studio” on Feb. 24-25 at the Discover Burien offices, which will be an opportunity for stakeholders, residents, businesses, and anyone else with an interest in how downtown mobility works to provide feedback on parking policies and pedestrian or bicycling concerns, or what kind of improved access they’d like to see. The hours are 10 a.m.-6 p.m. on Feb. 24<sup>th</sup> and 8:30 a.m.-4 p.m. on Feb. 25<sup>th</sup>. Participants also will learn about alternatives and ideas that have worked elsewhere and how they might work in Burien. He noted there will be a culminating event/workshop where the consultants will present the information they’ve received during those two days and provide feedback on the various alternatives. He said he anticipates that some of the draft policies or recommendations that may come out of that will be presented to the Planning Commission for feedback.
3. **Hotel/conference center.** Mr. Trimble noted that although Burien is closer to the airport than Tukwila and at equal distance to the airport as the east side of the city of SeaTac, they have many, many hotel rooms and Burien has none. He said that tremendous growth is coming to Sea-Tac Airport and he sees that as an excellent opportunity for Burien to try to get into the hospitality market. The City is working with PKF, a firm that does a lot of market data research in the hotel industry, to do a baseline analysis (not site specific) to study the downtown area and some First Avenue corridor opportunities for hotels to come in. The results of the study will be used to work with property owners and prospective developers to begin identifying specific sites where these opportunities could happen. There also is a need for hotel rooms that is generated by guests of Burien residents, medical facilities and other businesses located in Burien. He said hotels tend to cluster – where one goes, others will follow – so Burien needs to find the one willing to be the first to locate in Burien and prove the market to 3-5 others. Ideally, he added, a hotel development can be combined with a mid-range corporate event center or small community theater space.
4. **Business impediments.** Mr. Trimble said this is process improvement. He said the City is good in some areas, working with big businesses, small businesses and permitting, but what can the City do better. He said there are challenges created by outside entities, such as the Supreme Court case on signage, which may mean the City has to start over in writing code. There are things the City is

trying to move forward, he noted, things the City is trying to correct, and things that are going to be an ongoing resource battle. He said the Burien Business and Economic Development Partnership (BEDP) has been identifying various areas of concern, from landlords who aren't reinvesting in their buildings, to regulatory issues, to vacant storefronts. He said it's a very wide-ranging topic but the BEDP did a good job of narrowing it down to the higher priorities to forward to the City Council.

5. **Business retention and recruitment.** Mr. Trimble said the City Council identified this as a high priority, wanting someone who could go knock on doors and talk to business people. He said he and Mr. Craig have been developing a BRE (Business Retention Expansion) program to make a deliberate effort to visit a certain number of businesses per week citywide to collect business intelligence. Also, any time a business or prospective business person comes to the City Hall front counter for any reason, at the conclusion of their transaction Mr. Trimble or Mr. Craig is called up to chat with the person about what their needs are and open an opportunity for follow up. He said the City also has engaged with Discover Burien to do one business survey and one customer survey annually.

Mr. Trimble pointed out that the business community agreed to support an increase in the B & O tax rate on the condition that the funds be dedicated to economic development efforts; that was key to funding the branding and marketing efforts, and is very much appreciated. In return, the City Council raised the minimum threshold that people would have to pay the tax from \$100,000 to \$200,000, exempting 800 small businesses from paying the tax.

Commissioner Henderson asked to which cities Burien is comparable. Mr. Trimble replied that they will be identified as part of the branding effort.

Chair Olsen said he is concerned that the studies are based on incumbent information rather than a projected future. He suggested contacting business people outside of Burien and asking why they didn't choose to locate their businesses in Burien. Mr. Trimble replied that some of the foundational research includes external interviews. He also noted that the City's vision should be relevant to where we are but also be a bit aspirational, to inspire and get people to think about what is possible. He explained that the marketing efforts will be tailored to specific targets.

Commissioner Clingan asked if it is still possible that the car dealerships will move to the Northeast Redevelopment Area (NERA) and hotels take their places on First Avenue South. Mr. Trimble said the major dealerships all have heavily reinvested in their current sites, so they likely will not be moving. He noted there are many redevelopment opportunities on both sides of First Avenue, so he can see that eventually hotels would locate there.

Commissioner Millar asked the intent of the brand that is being created. Mr. Trimble said it would be incorporated into a full package of marketing tools. He said there will be a strategy for using the graphics and other elements to reinforce the message the City wishes to convey.

Commissioner Millar then asked if large regional employers such as Microsoft and Starbucks have been contacted. Mr. Trimble replied that as part of the research some employers, as well as corporate real estate people, have been contacted to determine their current impressions of Burien.

Commissioner Millar asked if any other airport-related opportunities have been identified. Mr. Trimble said the airport, as part of its Sustainable Airport Master Planning, has been reaching out to Burien, SeaTac, Tukwila, Normandy Park, Des Moines and other King County communities to make them aware that many airport services businesses are needing to expand to locations beyond the confines of the airport's property.

Chair Olsen asked if anyone has gone to a large hotel group and asked them why they are not locating in Burien. Mr. Trimble responded that the research hasn't gone to that extent, but four years ago he talked with hotel brokers and firms that fund hotel market expansions and was told Burien is an unproven market and there is always a reluctance to be the first one into a new market. Things have since changed in Burien,

with the Town Square condos fully occupied and new buildings being constructed, and now, he said, is the time to market what Burien has to offer.

Chair Olsen asked if any school, such as the University of Washington or Pratt Institute, has been contacted. Mr. Trimble replied that there has been interest in the past, and that the Burien Business and Economic Development Partnership (BEDP) has been interested in technical or professional training programs locating in Burien.

Mr. Trimble said the City should receive the finished mobility work in June and the branding work in July. The City also is working on a major upgrade of its website, and the biennial Community Assessment Survey will be happening this year.

Mr. Trimble then updated the commissioners on the construction of the two new buildings in Town Square and on the future eastbound SR-518 off ramp and current negotiations for a potential development in the Northeast Redevelopment Area. He praised the teamwork of City staff in Community Development, Public Works and Finance and said he couldn't do what he's doing for the City without their hard work.

Finally, Mr. Trimble called attention to the 48,000 sq. ft. CHI Franciscan Medical Pavilion now under construction at Five Corners, with urgent care, primary care, women's health services and more provided in an integrated fashion. He said it's a \$27 million investment in Burien.

Commissioner Millar asked if there is anything the commissioners can do to assist. Mr. Trimble encouraged them to participate in the public forums, starting with the two-day mobility forum coming up in February. He said he anticipated the draft recommendations will be presented to the BEDP and commission for feedback. He also suggested attending City Council meetings to offer support and spread the word that this is part of a well-thought-out plan to stimulate economic development and increase the City's tax base, which will result in more funds available for infrastructure improvements throughout the city.

In response to a question from Commissioner Millar, Mr. Trimble encouraged the commissioners to follow the City's projects on Facebook and Twitter and to send staff an e-mail if they wish to be added to e-mail update lists for the various components.

## **PLANNING COMMISSION COMMUNICATIONS**

None.

## **DIRECTOR'S REPORT**

Mr. Johanson reminded the commissioners that the application deadline for the open Planning Commission positions is February 12<sup>th</sup>.

## **ADJOURNMENT**

### **Direction/Action**

Commissioner Henderson moved for adjournment; Commissioner Millar seconded. Motion carried unanimously. The meeting adjourned at 8:42 p.m.

**APPROVED:** \_\_\_\_\_

\_\_\_\_\_  
Curtis Olsen, chair  
Planning Commission

# CITY OF BURIEN, WASHINGTON MEMORANDUM

**DATE:** March 2, 2016

**TO:** Burien Planning Commission

**FROM:** David Johanson, AICP, Senior Planner

**SUBJECT:** Public Meeting on 2016 Comprehensive Plan Amendment Docket

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## **PURPOSE**

The purpose of this agenda item is for the Planning Commission to hold a public meeting to consider testimony and at a future meeting make a recommendation to the City Council on which potential amendments to include in the City's 2016 Comprehensive Plan amendment docket. The docket serves as a work program listing items to consider as possible amendments to the Comprehensive Plan. A draft version of Resolution No. 370 establishing the 2016 Comprehensive Plan docket is included as Attachment 1.

Burien Municipal Code (BMC 19.65.095.2.A, B and C describe this step in the plan amendment process:

- A. By January 1, the City will issue notice of the annual Comprehensive Plan amendment request deadline. The amendment request deadline is March 1.
  
- B. The Director will create a preliminary docket of amendment requests received by the March 1 deadline. The Planning Commission shall hold at least one public meeting on the preliminary docket to consider testimony and make recommendations to the City Council on which amendments to consider, and may recommend a priority be assigned to each proposed amendment.
  
- C. The City Council shall consider the recommendations of the Planning Commission on the preliminary docket, and by May 1 adopt by resolution a final docket of Comprehensive Plan amendments for consideration. [Ord. 397 §4, 2003]

## **BACKGROUND**

The Growth Management Act allows cities to annually amend plans to respond to local planning policy interests. The City completed a mandatory Comprehensive Plan update process in 2014 to meet the minimum requirements of the Growth Management Act. Work in 2015 primarily focused on updating associated development regulations (Critical Areas Ordinance).

As a part of the mandatory update process the document was reviewed by the Puget Sound Regional Council (PSRC) staff to ensure our plan was consistent with the regional planning documents, namely Vision 2040. PSRC staff identified a number of items that could be included or enhanced to improve the alignment of the plan with Vision 2040. The focus this year is to continue to work to bring our plan in closer alignment with the regional plan and work on a number of docket items that were included on past dockets relating to topics of local interest. Many of these items were not mandatory to comply with the GMA and therefore were delayed until the specific required updates were complete.

A public notice of the annual amendment process was issued on December 27, 2015 (see Attachment 2). There was one application for comprehensive plan map amendment submitted by the March 1, 2016 deadline (see Attachment 3).

### **PUBLIC COMMENT**

At your upcoming meeting, staff is recommending that time be allowed for the general public to provide input on the City proposed docket. It is suggested that the typical public hearing format be used to obtain this input with the format being 3 minutes of speaking time for individuals and 5 minutes for speaker's representing a group. It is the Commission's decision whether additional time may be allowed for questions or dialog with meeting participants.

### **DOCKETING CRITERIA**

The Burien Municipal Code contains criteria that shall be used to determine if a proposed amendment should be placed on the docket. Those criteria are as follows;

#### **BMC 19.65.095 Comprehensive Plan Amendments**

4. Docketing Criteria. The City Council shall use the following criteria for deciding whether a proposed amendment is added to the docket in subsection 2.C of this section:

- A. The request has been filed in a timely manner, and either:
- B. State law requires, or a decision of a court or administrative agency has directed, such a change; or
- C. All of the following criteria are met:
  - i. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and
  - ii. The City has the resources, including staff and budget, necessary to review the proposal; and
  - iii. The proposal does not raise policy or land use issues that are more appropriately addressed by an ongoing work program item approved by the City Council; and
  - iv. The proposal will serve the public interest by implementing specifically identified goals of the Comprehensive Plan or a new approach supporting the City's vision; and
  - v. The proposal has not been considered by the City Council in the last three (3) years. This time limit may be waived by the City Council, if the proponent establishes that there exists a change in circumstances that justifies the need for the amendment.

The City received one application and has prepared a response to each of the applicable criteria listed above and has included it as Attachment 4. Staff recommends this request be included on the 2016 docket.

### **ACTION**

No action is needed at this meeting. The Planning Commission recommendation to the City Council on the 2016 Comprehensive Plan Docket is scheduled for your March 23, 2016 meeting.

Pursuant to BMC 19.65.095.2.B (see above), the Commission should make recommendations to the City Council on which amendments to consider, and may recommend a priority be assigned to each proposed amendment. The recommended priority rank is included in Attachment 1, Exhibit A, a simple high(H), medium(M) and low(L) ranking system was used.

Action by the City Council is required by May 1, 2016. The Commission has two options for consideration at your March 23<sup>rd</sup> meeting and they are provided below. Staff recommends Option 1.

**Option 1: Recommend approval of the 2016 docket.** This option recommends approval of the 2016 docket as presented.

*Option 1 suggested motion:* I move to recommend the City Council adopt Resolution No. 370 establishing the 2016 Comprehensive Plan amendment docket.

**Option 2: Modify the proposed 2016 docket.** This option would alter the proposed docket by adding and/or removing item(s).

*Option 2 suggested motion:* I move to recommend the City Council adopt Resolution No. 370 establishing the 2016 Comprehensive Plan amendment docket.

(once the motion is made and seconded, another motion may be presented)

I move to modify the Comprehensive Plan amendment docket as presented in Resolution 370 by adding \_\_\_\_\_ and/or removing \_\_\_\_\_.

And/or

I move to modify the Comprehensive Plan amendment docket as presented in Resolution 370 by amending the priority of the items as follows: \_\_\_\_\_.

**Attachments:**

- 1) DRAFT Resolution 370
- 2) Comprehensive Plan Amendment Notice Request
- 3) Application for a Comprehensive Plan Map/Rezone request, 825 South 112<sup>th</sup> Street (Morton)
- 4) Comprehensive Plan Docketing Review Criteria and Staff responses, File No. PLA 16-0451, Morton

**CITY OF BURIEN, WASHINGTON**

**RESOLUTION NO. 370**

**DRAFT**

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**A RESOLUTION OF THE CITY OF BURIEN, WASHINGTON, RELATING TO THE COMPREHENSIVE PLAN OF THE CITY OF BURIEN, AS REQUIRED AND ADOPTED PURSUANT TO THE GROWTH MANAGEMENT ACT OF 1990, AS AMENDED (RCW CHAPTER 36.70A), AND AS ADOPTED PURSUANT TO RCW CHAPTER 35A.63; ESTABLISHING THE CITY'S 2016 COMPREHENSIVE PLAN AMENDMENT DOCKET AND WORK PROGRAM.**

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WHEREAS, the Burien City Council adopted the Comprehensive Plan of the City of Burien on November 17, 1997 as required by the Growth Management Act ("GMA") of 1990, as amended, and also adopted the Comprehensive Plan pursuant to RCW Chapter 35A.63; and

WHEREAS, the Growth Management Act authorizes the City to amend the Comprehensive Plan on an annual basis and requires cities to periodically conduct a thorough review of their plans and regulations to ensure they are consistent with changes in the Act; and

WHEREAS, in 2014 the City of Burien completed the last phase a thorough Growth Management Act review and completed its last annual amendment process in December of 2015; and

WHEREAS, the City of Burien in 2011 conducted a Visioning process and desires to incorporate this vision into its Comprehensive Plan; and

WHEREAS, the City of Burien intends to update its Comprehensive Plan to comply with relevant State, regional and county planning documents; and

WHEREAS, the City of Burien followed public participation procedures as set forth by BMC 19.65.095; and

WHEREAS, on December 27, 2015 the City of Burien issued a Notice of Comprehensive Plan Review and Update, informing the general public of the update and how they may participate in establishing the scope of work; and

WHEREAS, on March 9, 2016, the City of Burien Planning Commission held a public meeting to allow for interested parties to comment on a draft docket and work program and at their \_\_\_\_\_, 2016 meeting made a recommendation to the Burien City Council; and

WHEREAS, the City Council held a public meeting to consider requests for amending the Comprehensive Plan; and

WHEREAS, the City of Burien received one (1) citizen initiated amendment request, which is included in the Docket and Work Program attached hereto as Exhibit A.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. 2016 Comprehensive Plan Amendment Docket Adopted. The City Council directs City staff and the Planning Commission to analyze, study, and make recommendations to City Council on the items listed on the Docket and Work Program attached hereto as Exhibit A.

PASSED BY THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, AT A REGULAR MEETING THEREOF THIS \_\_\_\_\_ DAY OF April, 2016.

CITY OF BURIEN  
/s/ Lucy Krakowiak, Mayor

Attest/Authenticated:  
/s/ Monica Lusk, City Clerk

Approved as to form:  
/s/ Soojin Kim, City Attorney

Filed with the City Clerk: April \_\_\_\_, 2016  
Resolution Passed: April \_\_\_\_, 2016  
Resolution No. 370

**RESOLUTION 370—EXHIBIT A**  
**2016 COMPREHENSIVE PLAN AMENDMENTS**  
**DOCKET AND WORK PROGRAM**  
**April \_\_\_\_\_, 2016**

**2016 Prioritized Comprehensive Plan Docket Items**

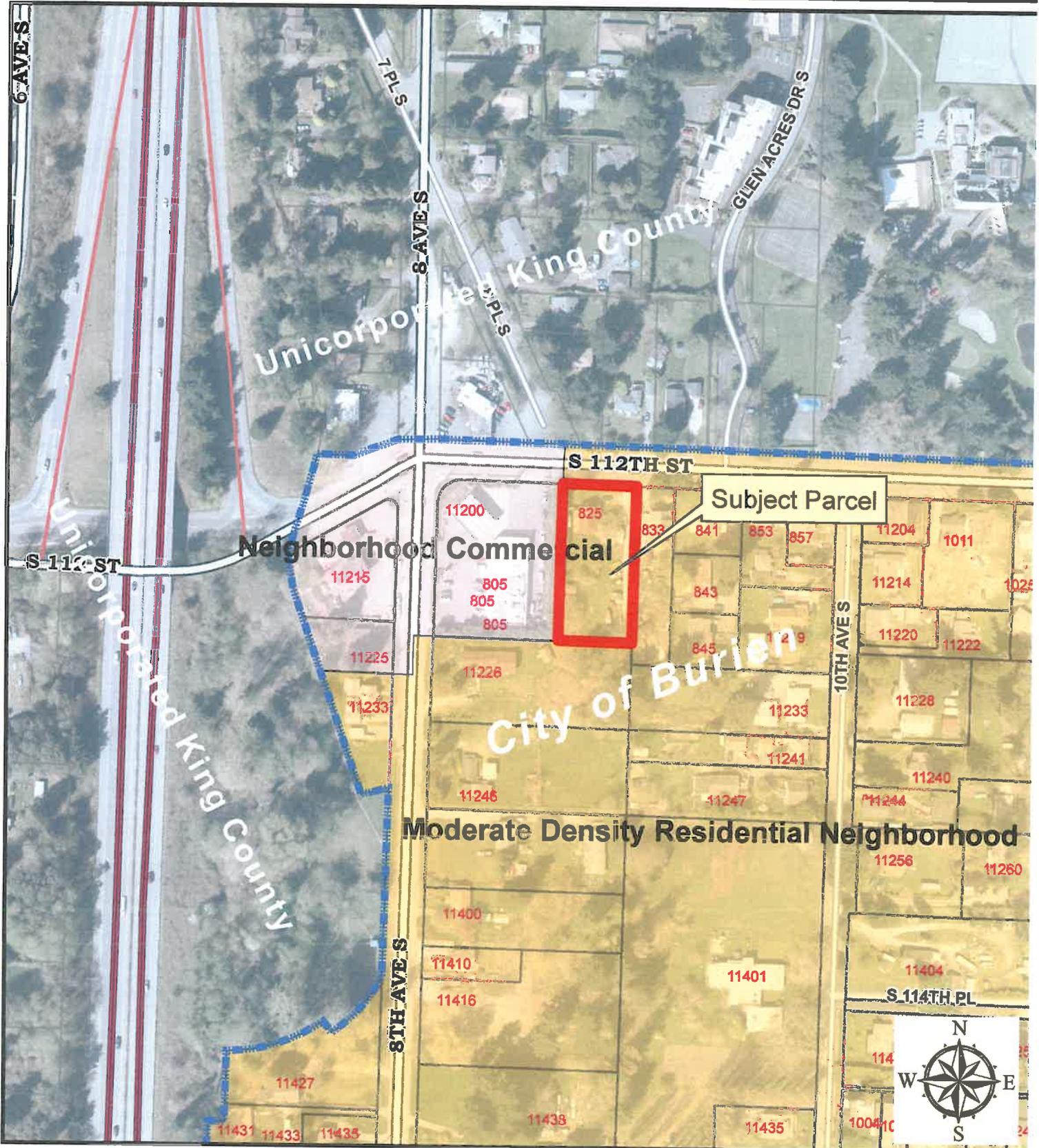
Item No.	Priority	Topic	Item Description/Background
<b>1</b>	<b>H</b>	Integrate required elements of Vision 2040 <ul style="list-style-type: none"> <li>• Document how housing and employment targets were extended to 2035.</li> <li>• Reference the Transportation Master Plan to include the supporting technical analysis on existing conditions and analysis of the system addressing the GMA requirements.</li> <li>• Support the updates to the Housing Element by preparing an inventory and needs analysis.</li> </ul>	Ongoing docket item. To best compete for grants and other funding sources Burien’s document must be certified by PSRC. This requires the plan to include goals and policies that align and are consistent with this regional planning document.
<b>2</b>	<b>H</b>	Comply with applicable State Environmental Policy Act Review Requirements.	Ongoing docket item. SEPA processes must be followed each update cycle.
<b>3</b>	<b>H</b>	Update Economic Development Element consistent with City Council adopted economic development priorities.	The economic development element should be updated to incorporate all the work completed over the past year regarding economic development and to formalize the policy direction contained therein. Incorporate outcomes of the Downtown Mobility Study.
<b>4</b>	<b>H</b>	Update Figure TR 2.5, Primary Truck Routes, to coordinate with new map as adopted by Ordinance.	Technical amendment to ensure consistency with a more recently adopted ordinance regarding truck routes (Ord. 633).
<b>5</b>	<b>M</b>	Streamline Plan, combine or eliminate goals and/or policies as needed or are no longer applicable.	Ongoing docket item. The City continually evaluates the plan for opportunities to streamline and simplify its contents.
<b>6</b>	<b>H</b>	Update Downtown section in coordination with preparation of a Growth Center Plan (following TS completion in 2016).	A PSRC required item. Regional Growth Center plans are required by PSRC. (Added in 2015). The item was initially scheduled to coincide with Town Square completion, but given delays in the developments progress the item has been moved further into the future. Some components of the plan may be able to start earlier than indicated here and be supported by the outcomes of the downtown Mobility Study.

<b>Ref. No.</b>	<b>INDIVIDUAL PROPOSED AMENDMENTS</b>	<b>Proposed By</b>
2016-1	<p><b>Comprehensive Plan Map Amendment Request</b></p> <p><b>Parcel No.:</b> 336140-0005</p> <p><b>Addresses:</b> 825 South 112<sup>th</sup> Street</p> <p><b>File No.</b> PLA 16-0451</p> <p><b>Request:</b> Comprehensive Plan change from Moderate Density Residential Neighborhood to Neighborhood Commercial.</p>	So Yong Morton

# Morton Comprehensive Plan Map Amendment Request

File No. PLA 16-0451

## VicinityMap





# Comprehensive Plan Amendment Request Notice

City of Burien

400 SW 152nd Street, Suite 300

Burien, Washington 98166-3066

## Comprehensive Plan Update

The City of Burien is initiating its annual Comprehensive Plan amendment process for 2016. The City is accepting new individual requests to be considered during the 2016 Comprehensive Plan docketing process.

The final Comprehensive Plan Docket will be determined by the City Council in April following a recommendation by the Planning Commission.

## Request Submittal Deadline March 1, 2016, 5:00 pm

Individuals and organizations may propose amendments to the Comprehensive Plan. The deadline for submittal of these Comprehensive Plan Amendment requests is 5:00 pm, March 1, 2016. Please note that zoning change requests may also require an amendment to the Comprehensive Plan land use map. Application packets are available at City Hall and on the city website [www.burienwa.gov](http://www.burienwa.gov). A filing fee is required for amendment requests. We also recommend meeting with Planning staff (see contact information below) prior to filing.

## Public Meeting March 9, 2016, 7:00 pm

The Burien Planning Commission will hold a public meeting for interested parties to learn about and comment on the preliminary docket of amendment requests on March 9, 2016, at 7:00 pm at the Burien Library/City Hall Multi-Purpose Room. This meeting will be televised live on BCTV Channel 21, and streamed live and archived at [www.burienmedia.org](http://www.burienmedia.org).

## File Availability

The 2016 Comprehensive Plan Amendment file is available for viewing at Burien City Hall during regular business hours. All Planning Commission and City Council packets also are available online at [www.burienwa.gov](http://www.burienwa.gov). To be notified of future meetings related to the Comprehensive Plan, please sign up for our comprehensive plan e-mail list at <http://www.burienwa.gov/list.aspx>.

## How to Comment

Written comments regarding the Comprehensive Plan preliminary docket may be submitted in person, via mail, e-mail or by facsimile. Oral comments can be provided at the preliminary docket meeting or during the public comment portions of Planning Commission and City Council meetings, at the discretion of the Chair. Additional notice of public hearings on specific amendments will be provided.

## Project Planner (for submittal of written comments or for more information)

David Johanson, AICP  
Department of Community Development  
City of Burien  
400 SW 152<sup>nd</sup> Street, Suite 300  
Burien, WA 98166  
Phone: (206) 248-5522 E-Mail: [davidj@burienwa.gov](mailto:davidj@burienwa.gov)

Date of Notice: December 27, 2015



# Burien

Washington, USA

## Comprehensive Plan Amendment Request

400 SW 152<sup>nd</sup> Street, Suite 300 Burien, WA 98166  
Phone: (206) 241-4647 • FAX: (206) 248-5539  
www.burienwa.gov

<u>Amendment Type</u> <input checked="" type="checkbox"/> Map amendment <input type="checkbox"/> Text amendment	<u>Reference Number</u> (staff will assign) <u>PLA 16-0451</u>
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APPLICANT INFORMATION		
Name: <u>So Yong Morton</u>	Company:	Daytime Phone: *
Mailing Address: *		E-mail: *
Contact person: <u>Gerald F. Robison</u>	E-Mail: <u>Jerry</u>	Daytime Phone: *
Property owner: <u>So Yong Morton, Robert Moore, James Moore</u>	<u>@grobisonlaw.com</u>	Daytime Phone: *
Mailing Address: *		E-Mail: *

SITE INFORMATION (if applicable)	
Site Address: <u>825 S. 112<sup>th</sup> St.</u>	Parcel Number: <u>336140-0005</u>
Existing Zoning District: <u>RS 7200</u>	Existing Comprehensive Plan: <u>Mod Density Res.</u>
	Requested Plan designation: <u>NC</u>
Number of Acres: <u>0.6</u>	Current Land Use: <u>S.F. Res.</u>
Critical areas present: <input type="checkbox"/> Wetlands <input type="checkbox"/> Streams <input checked="" type="checkbox"/> Critical Aquifer <input type="checkbox"/> Landslide Hazard Area <input type="checkbox"/> Fish & Wildlife	
<u>Aquifer Recharge Area</u>	
Brief description of proposal (attach additional sheets if necessary): <u>* Direct all contact through Gerald F. Robison, 648 S. 152<sup>nd</sup>, #7          Burien, WA 98148          (206) 243-4219</u>  <u>Amend map from Residential to NC.</u> <u>See attached</u>	

**RECEIVED**  
FEB 29 2016  
CITY OF BURIEN

### SIGNATURE

I, So Yong Morton, declare that I am the owner of the property involved in this application, and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I designate Gerald F. Robison to act as my agent with respect to this application. I agree to reimburse the City of Burien for the costs of professional engineers and other consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Dated: 2-22-16

Signature: [Handwritten Signature]

Application for Amendment of Comprehensive Plan Map, Attachment to Comprehensive Plan Amendment Application.

**Description of Request:**

Property owners desire to amend the comprehensive plan map so that the property they own at 825 S. 112<sup>th</sup> St., which is the subject of this application and is currently designated at Moderate Density Residential, has the same comprehensive plan designation as the adjoining property they own at 805 S. 112<sup>th</sup> St., which is designated Neighborhood Center.

The applicants bought the subject property after the previous owner complained that operation of the gas station and convenience store on their adjoining property interfered with his ability to enjoy his home.

**Description of the property:**

The subject property is located 300 feet east of 8<sup>th</sup> Ave. S., on the south side of S. 112<sup>th</sup> St.. It is 112.5 feet wide by 236 feet deep, a total of 26,550 square feet (0.60 acre), sloping gently upward to the south from the street. At present the property is a typical large suburban residential lot, with a single family home.

**Description of the neighborhood:**

The property is located in the northwest corner of the Boulevard Park neighborhood, adjacent to the neighborhood center located at the intersection of 8<sup>th</sup> Ave. S., S. Glendale Way and S. 112<sup>th</sup> St., on the northern boundary of the City of Burien. In Burien, the neighborhood center presently includes the adjoining property, which is improved with a gas station/convenience store and small strip mall that includes two restaurants, a beauty salon and a party store. On the west side of 8<sup>th</sup> Ave S., the neighborhood center includes a former gas station that is now a fruit and vegetable store, and an adjoining house that was rezoned a few years ago to allow for possible future re-development of the property. Across the City limits there is an auto repair shop (in an old gas station) and a convenience store.

The adjoining neighborhood is entirely residential. The 2010 census indicates a population of about 7,000 people within three quarters of a mile from the property (including areas of Burien and unincorporated King County). The Glenacres Condominiums are directly across the street, in unincorporated King County. Otherwise, the immediate neighborhood is mostly single family residential, with large apartment complexes about three quarters of a mile to the north, and smaller apartment complexes a similar distance to the east. The next nearest commercial/retail/office areas are located about a half mile west along First Avenue S. (separated from the Boulevard Park neighborhood by Highway 509), and nearly a mile east on Des Moines Memorial Drive S.

The property has frontage on S. 112<sup>th</sup> St., which is an east-west collector arterial, which connects on the west to 8<sup>th</sup> Ave. S. (a north-south collector arterial, 300 feet from the property), SR 509 (northbound only, a freeway about 600 feet away from the subject property), and First Ave. S. (a principal arterial about one half mile away from the property), and on the east to Des Moines Memorial Drive S. (a minor arterial about three quarters of a mile away). A sidewalk

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runs along Glendale Way and S. 112<sup>th</sup> St., from SR 509, past the property and continuing all the way to Des Moines Memorial Drive S.

Metro bus route 128 passes the subject property with an eastbound stop about 200 feet west of the property and a westbound stop about 300 feet east of the property. The schedule calls for 40 eastbound and 37 westbound buses per day on weekdays, and 36 buses each way on Saturdays and Sundays, with buses every 20 minutes or so during the peak commute times.

**Discussion of Comprehensive Plan Amendment Criteria:**

**A. Best means for meeting an identified public benefit:**

Goal BU.1. Calls for the City to, "Provide a broad range of attractive and strategically located business activity centers/nodes that serve as focal points for employment, commerce and culture for their adjacent residential neighborhoods ...".

Policy BU 1.2. Calls for the city to, "Provide areas for businesses that serve neighborhoods ..., and minimize traffic congestion, visual and other impacts on the surrounding residential areas."

Policy BU 1.3. Provides that the NC designation should allow for relatively small areas that provide limited scale convenience goods and services to serve the everyday needs of the surrounding single family neighborhoods or to provide locally based employment opportunities, and that customers and employees are encouraged to walk rather than drive to these areas.

Policy LU 1.5. Calls for expanding Burien's economic base by attracting the types of economic activities that best meet the needs and desires of the community, while protecting well established residential areas from encroachment by incompatible non-residential uses.

Policy LU 1.7. Calls for the recognizing the rights of individuals to use and develop private property in a manner consistent with City regulations.

The meaning of "identified public benefit" is not clear in the comprehensive plan, but the plan does call for development of services in nodes that serve the surrounding residential areas with limited scale convenience goods and services, and attracting businesses that meet the needs and desires of the community.

In this case, the property is adjacent to an existing node that satisfies many of those needs and desires, but does not provide, for example, any professional office space, medical or dental office space, assisted living facilities or formal day care,. Those needs are not in fact adequately provided for anywhere within a mile or more from this location, leaving most of the several thousand residents in the area to travel a mile or more to reach such services.. Nor is there any room to add such facilities in the existing node without taking away one or more of the existing services that are provided there.

Expanding the existing node to include the subject property is the best way to meet the need for local facilities in the Boulevard Park neighborhood.

**B. The proposed amendment is consistent with the GMA, PSRC plans, KCCPP and Burien CP:**

The Growth Management Act, RCW 36.70A.020, sets out 13 planning goals, and those planning goals inform all the other planning documents. Not all of those are relevant to the present application, but this application is consistent with those that are relevant.

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The 1<sup>st</sup> and 2<sup>nd</sup> goals seek to encourage development in urban areas and reduce urban sprawl. The requested amendment will allow one residence on a large lot to be replaced with a much more urban business use. This application is consistent with those goals.

The 3<sup>rd</sup> and 4<sup>th</sup> goals don't apply to this application.

The 5<sup>th</sup> goal encourages economic development that is consistent with adopted comprehensive plans, promotes the recruitment of new businesses and encourages growth in areas experiencing insufficient economic development. This application is consistent with the adopted comprehensive plan, will make space available for a new business in area that is currently under served, and will encourage new economic development in an area that has not experienced economic growth in decades.

The remaining goals are not relevant to this application.

C. The proposed amendment will result in a net benefit to the community:

When the property is redeveloped Burien will lose the one old single family home that is now on the property, and the possible two additional homes that could be added by short platting under the present zoning. An inconsequential affect on the supply of housing in Burien.

The proposed amendment will allow redevelopment that will bring services to the neighborhood that are not presently available there.

The benefit to the community from adding services not now available, plus the benefit to the City as a whole of increasing economic activity and tax revenues, substantially outweighs the loss of one existing and two potential single family homes.

On a smaller scale, the former owner of the existing house complained that the lights at the gas station, and the noise of cars coming and going interfered with his peaceful enjoyment of his home. This proposal would eliminate the future possibility of locating single family homes next to the gas station.

D. The revised Comprehensive Plan will be internally consistent:

The proposed map amendment will revise only the map, not the Comprehensive Plan. As discussed elsewhere in this application, the map amendment is consistent with the comp plan.

E. The capability of the land can support the projected land use:

The property is in an aquifer recharge area, but otherwise is not in any critical area that would bar development for a use consistent with the NC zone. The land rises very gently from the street to the back of the property. There are no areas of standing water on the property. There is no question that the land can support any use that would be allowed in the NC zone.

F. Adequate public facility capacity to support the projected land use exists, or can be provided by the property owner:

The property has 112.5 feet of frontage on a collector arterial with curbs, storm drainage and a sidewalk fronting the property, close by another arterial (8<sup>th</sup> Ave. S.), and SR 509.

Even though the subject property is not presently connected to the sanitary sewer, the applicant has previously extended the sewer main to the abutting property on the west side of the subject property. That sewer was installed with the intention that it will also serve the subject

property when it is redeveloped.

All other utilities are available in the street.

G. The proposed amendment is compatible with nearby uses:

To the west, the subject property abuts a retail commercial property, with a gas station/convenience store, two small restaurants, and two other businesses. The proposed office/service use on the subject property is compatible with that use.

To the south and east, the subject property abuts single family residences. The proposed use will be more compatible with those uses than the present use is with the existing retail development to the west. There will be no gas station built on the property, and the two convenience stores already located in the business node will certainly preclude the addition of another convenience store. The most likely development on the site will be an office use of some kind which will have little or no impact on neighboring residences. Any impact such development might otherwise have on neighboring residences will be mitigated or eliminated by the buffers, landscaping, and other development requirements that will be imposed on any development under the Burien zoning code.

Across the street to the north, in unincorporated King County, there are single family homes, and the Glenacres condominiums and golf course. The subject property will have little or no impact on those uses (other than providing a new service for the residents) and is compatible with those uses.

H. The proposed amendment will not prevent the City from achieving its GMA population and employment targets:

The loss of one existing single family home and two potential building sites will not affect the City's ability to achieve its population target.

The addition of new office or retail space will enhance the City's ability to achieve its employment target.

I. Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate and or the map change will correct a Comprehensive Plan designation that was inappropriate when established:

The present Moderate Density Residential designation was carried over from King County's designation after the area was annexed into Burien. It seemed appropriate at the time since the property was used as a single family residence, had long been zoned single family, and there was no request at the time for a different designation. But, even though it seemed appropriate at the time, it probably was not.

Since King County originally designated the subject property as single family the area has gained population, with large condominium and apartment complexes to the north, and more homes to the south and east, without adding any new office or retail designated areas. King County granted permits for construction of the present gas station/convenience store/strip mall abutting the west side of the subject property, a use that is more intensive than the old gas station that was located there previously, without changing the designation of the subject property even though it abuts the property on which the County allowed a much more intensive use.

Conditions had changed since the single family designation was first established, such that it was no longer appropriate when the property was annexed into Burien, but because no one requested a change, the County had not changed it. The applicant did not own the subject property at that time, so she could not make such a request. The man who owned the subject property at the time did not request a change. In the absence of any request for a change, the City did not study the appropriateness of the single family designation for that individual parcel when it converted the County's designations under the Burien Comprehensive Plan and Zoning Code. So, even though the single family designation was not appropriate even then, it became the city's designation for the property.

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**SUPPLEMENTAL ATTACHMENT TO APPLICATION**  
**Application of So Morton regarding property located at 825 S. 112<sup>th</sup> St.**

Discussion of evaluation criteria set forth in Burien Comprehensive Plan Policy BU 1.3

1. The subject property is located in the low intensity commercial node located at the intersection of S. 112<sup>th</sup> St. and 8<sup>th</sup> Ave. S. Figure 2LU-3, Comprehensive Plan.
2. The surrounding residential area is designated as Moderate Density Residential. City of Burien Comprehensive Plan (Map LU-1), Revised by ORD. 630 - Effective January 5, 2016.
3. The subject property is on a General Bikeway. Figure 15, Transportation Master Plan, May 2012.
4. The subject property is located on Metro Transit route 128, with east and west bound stops within 300 feet of the property. The Metro schedule indicates transit frequency of about 21 minutes during peak transit times. Figure 4, Transportation Master Plan, May 2012, includes the subject property on a transit route having Peak Transit Frequency of 21-30 minutes.
5. The only designation affecting the subject property is an Aquifer Recharge Area. Figure 2-EV1 - Sensitive/Critical Areas Map, Burien Comprehensive Plan, December 2012
6. The subject property has street frontage on S. 112<sup>th</sup> St., which is designated as a Collector Arterial in Figure 2, Transportation Master Plan, May 2012.
7. The subject property is located on a street that has pedestrian and non-motorized connections.  
The sidewalk on S 112<sup>th</sup> St., fronting the subject property, runs from SR 509 to Des Moines Memorial Drive S., where it connects to sidewalks on Des Moines Memorial Drive S. and S. 120<sup>th</sup> St., which in turn connect into the City's general system of sidewalks. Figure 5, Transportation Master Plan, May 2012.  
The existing sidewalk connects to a nearby Pedestrian Activity Center near the eastern edge of the subject property. Figure 14, Transportation Master Plan, May 2012.  
The subject property is located on a General Bikeway that connects to the west with other General Bikeways at 8<sup>th</sup> Ave. S., 4<sup>th</sup> Ave. SW, and 26<sup>th</sup> Ave SW, and to Neighborhood Bikeway at 8<sup>th</sup> Ave. SW. It connects to with Existing Bicycle Lanes on Des Moines Memorial Blvd S., and S. 120<sup>th</sup> St., and Neighborhood Bikeway at Roseburg Ave. S. Through those connections the subject property connects to every Bicycle Priority Route in the City. Figure 15, Transportation Master Plan, May 2012.

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Handwritten notes: '4th', '112th', '113th' with arrows pointing to specific locations on the map.

## 2016 Comprehensive Plan Map Amendment Request, File No. PLA 16-0451

### Comprehensive Plan Docketing Criteria Review

The following is a review of the docketing criteria for the requested comprehensive plan map amendment (file No. PLA 16-00451). Each of the criteria is followed by a staff response. The responses are based on the application received from the applicant on February 29, 2016.

#### **BMC 19.65.095 Comprehensive Plan Amendments.**

4. Docketing Criteria. The City Council shall use the following criteria for deciding whether a proposed amendment is added to the docket in subsection 2.C of this section:

A. The request has been filed in a timely manner, and either:

***Response:** The applicant submitted an application and all associated filing fees on February 29, 2016, which is prior to the March 1, 2016 submittal deadline. This criteria has been satisfied.*

B. State law requires, or a decision of a court or administrative agency has directed, such a change; or

***Response:** Not applicable.*

C. All of the following criteria are met:

i. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

***Response:** The requested change of the comprehensive plan map is a matter that is directly related to the comprehensive plan including but not limited to a change of the long range planning map and evaluating the change using applicable land use designation criteria.*

ii. The City has the resources, including staff and budget, necessary to review the proposal; and

***Response:** The City has the resources to review this request.*

iii. The proposal does not raise policy or land use issues that are more appropriately addressed by an ongoing work program item approved by the City Council; and

***Response:*** *There is no other work program item the will more appropriately address the request.*

iv. The proposal will serve the public interest by implementing specifically identified goals of the Comprehensive Plan or a new approach supporting the City's vision; and

***Response:*** *The request will match the land use designation consistent with an adjacent designation immediately to the west of the subject property. The subject parcel currently contains a single-family residence.*

*The request will be reviewed in greater detail to determine if the proposed land use designation change will be consistent with the goals and policies of the comprehensive plan.*

v. The proposal has not been considered by the City Council in the last three (3) years. This time limit may be waived by the City Council, if the proponent establishes that there exists a change in circumstances that justifies the need for the amendment.

***Response:*** *The requested land use designation change has not been considered by the City Council in the last three years.*