

*City of Burien*

BURIEN PLANNING COMMISSION  
May 11, 2016  
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 May 11 2016, meeting of the Burien Planning Commission to order at 7:00 p.m.

**ROLL CALL**

Present: Kim Davis, Butch Henderson, Kaelene Nobis, Curtis Olsen, and Amy Rosenfield

Absent: Anna Markee and Douglas Weber

Administrative staff present: Brandi Eyerly, planner; Niomi Zinn, planner; David Johanson, senior planner; and Chris Craig, economic development specialist

**AGENDA CONFIRMATION**

**Direction/Action**

**Motion** was made by Vice Chair Rosenfield and seconded by Commissioner Henderson to confirm the agenda. Motion passed 5-0.

**APPROVAL OF MINUTES**

**Direction/Action**

**Motion** was made by Vice Chair Rosenfield, seconded by Commissioner Henderson, and passed 5-0 to approve the minutes of the April 27, 2016, meeting.

**PUBLIC COMMENT**

None.

**NEW BUSINESS**

**A. Mobility Study Findings**

Chris Craig, economic development specialist, gave a brief overview of the downtown mobility study begun in December 2015 to assess current conditions in the downtown study area. The study, scheduled for completion next month, will result in recommendations for future capital projects and policy changes to improve mobility and encourage economic development. He said Fehr & Peers, the firm conducting the study, is presenting its draft recommendations to the Planning Commission, Business and Economic Development Partnership and the City Council in May to receive feedback before the final study analysis is complete. Mr. Craig then introduced Kendra Breiland of Fehr & Peers.

The main focuses of the study, Ms. Breiland said, have been Burien's multi-modal connections in downtown, increasing downtown's multi-generational appeal, and elevating Burien's position in the region.

She noted that the last major parking study in downtown Burien was done in 2006. She said the new parking study revealed there are three main things to be thinking about: better leveraging of the existing supply, modification of the time limits, and restriping 152<sup>nd</sup> to back-in angled parking for increased safety and congestion relief.

Ms. Breiland said the parking study found that although use of both public and private off-street parking spaces has increased since 2006, there is still a lot of excess capacity to be used before it becomes a problem. She added that the use of on-street parking is under 60 percent, also not a problem.

The study included a two-day "storefront studio" in the Discover Burien offices, where the public stopped in to share their ideas, more than 50 of which were received and evaluated by the consultants. Ms. Breiland said accessibility, modifying parking, and public art were all "first moves" popular with participants. An online survey brought in hundreds of responses. Changing parking time limits from two hours to three hours had nearly 70 percent support from respondents and back-in angled parking had nearly 65 percent support.

Following the storefront studio, she said, the consultant team evaluated the more than 50 ideas against a variety of measures of effectiveness, including whether an action was feasible and could be done relatively quickly, the cost of the measure, and the effectiveness of the measure in meeting the goals of multimodal mobility, downtown character, economic development, and safety.

The team identified "big moves," including leveraging what parking Burien already has; making downtown walkable for everyone; creating bicycle system usable by everyone from 8 to 80 years old; transit access connecting to light rail and the airport; activating spaces in the downtown streetscape, particularly SW 153<sup>rd</sup> and SW 151<sup>st</sup> streets; and initiating good economic development actions that will precipitate more good things happening in downtown Burien.

Ms. Breiland showed the commissioners a comparison of Burien's downtown parking requirements to those of other, somewhat comparable, cities in the Puget Sound area. She reviewed the options for a potential business to provide parking in Burien: on site, obtaining a shared parking agreement with a nearby property owner, paying an in-lieu fee to support off-street parking, or revising the development proposal to reduce the number of required parking spaces. Ms. Breiland said that Burien's \$10,000 per parking space fee-in-lieu option is a very competitive rate and not an unreasonable option provided by the Burien Municipal Code. Eliminating the fee-in-lieu program would leave only three options open to an applicant. She noted that the publicly available downtown parking has only a 57 percent occupancy rate during the busiest time of the week, indicating an opportunity to potentially reduce the parking requirements.

Ms. Breiland said the recommendation is to reduce the downtown parking requirements for businesses based on downtown parking utilization, with the caveat that the City then do a parking utilization study every two years to monitor how parking utilization is increasing over time. She said this could stimulate economic development. Eventually, as use of the publicly available parking rises, the requirements would need to be stepped back to the current level.

She said additional parking recommendations include directing people to where there is parking availability; restriping to back-in angle parking; and lengthening the parking time limits.

Recommendations to improve the walking experience in downtown include being thoughtful about ADA sidewalks and crossings, and enhanced pedestrian crossings on 4<sup>th</sup> Avenue SW and SW 148<sup>th</sup> Street.

For bicycling in downtown, Ms. Breiland said the City should be looking at the entrances to downtown, at 148<sup>th</sup>, 152<sup>nd</sup> and 4<sup>th</sup>, making sure there are bicycle facilities that are comfortable for bicyclists of all

ages. She said 6<sup>th</sup> Avenue SW and SW 151<sup>st</sup> Street are great opportunities to provide biking through downtown.

Ms. Breiland said ideally there should be shuttle service between Tukwila light rail, airport and Burien Transit Center, although no funding has been identified.

She noted that SW 151<sup>st</sup> Street and SW 153<sup>rd</sup> Street offer opportunities for enhanced streetscape. Improving downtown alleys with lighting, paving and help in organizing trash collections will provide pleasant mid-block connections where people will want to walk, she said.

On the topic of economic development, Ms. Breiland advised proactive marketing of Burien's incentives, periodic evaluation of the incentives in the Zoning Code to make sure Burien is offering things that business owners want, and developing ways to entice business owners to help with the recommendations that came out of mobility study. She noted that an increase in downtown housing is vital as it provides a steady stream of customers for the downtown businesses.

She noted the recommendations aren't firm yet, and invited the commissioners to submit their ideas to Mr. Johanson or Mr. Craig, who will forward them to her for possible inclusion in the recommendations.

Commissioner Davis asked that a copy of the presentation be provided to the commissioners for further evaluation.

## **OLD BUSINESS**

### **A. Progress update – Significant Tree Retention Zoning Code**

Per the prioritized list set by the commission at its previous meeting, Brandi Eyerly, planner, reviewed Burien's existing significant tree retention regulations. Commissioner Nobis said she'd like to know what the International Society of Arboriculture (ISA) considers a significant tree. Commissioner Davis pointed out that many of the examples in the staff memo were a caliper measurement of 6 inches; there was discussion about where on the tree trunk that measurement would be taken. Mr. Johanson noted that current code about significant trees applies only to undeveloped lots; once the lot is developed there is no code requiring retention of the trees on the lot into the future, with the exception of sites containing critical areas. He said that is something the commissioners may wish to focus some attention on.

Chair Olsen suggested the discussion be postponed until the next meeting to give the commissioners more time to study the information presented in the staff memo. Vice Chair Rosenfield asked for confirmation that the discussion at the next meeting will be on three points: refining the definition of significant trees, determining whether certain species of trees should be excluded from significant tree status, and adjusting the ratios for tree replacement. Ms. Eyerly said those are the three areas staff has identified as problematic when trying to administer the current tree retention regulations.

## **PLANNING COMMISSION COMMUNICATIONS**

Chair Olsen welcomed the new commissioners.

## **DIRECTOR'S REPORT**

Mr. Johanson announced that the state Department of Ecology has conditionally approved the proposed amendments to Burien's Shoreline Master Program after requiring only two small changes. That will be going to the City Council for consideration on Monday, May 16.

He said site preparations for an approximately 240,000 sq. ft. cold storage facility the Northeast Redevelopment Area (NERA) will begin soon.

Lastly, Mr. Johanson said Burien will be hosting a Washington state Department of Commerce “Short Course on Local Planning” on Sept. 28<sup>th</sup>, a normally scheduled Planning Commission meeting date, and encouraged the commissioners to attend.

## **ADJOURNMENT**

### **Direction/Action**

Vice Chair Rosenfield moved for adjournment; Commissioner Henderson seconded. Motion carried unanimously. The meeting adjourned at 8:13 p.m.

**APPROVED:** May 25, 2016

/s/ Curtis Olsen, chair  
Planning Commission