



Burien
WASHINGTON

PLANNING COMMISSION AGENDA
January 10, 2012, 7:00 p.m.
Multipurpose Room/Council Chamber
Burien City Hall, 400 SW 152nd Street
Burien, Washington 98166

This meeting can be watched live on Burien Cable Channel 21 or streaming live and archived video on www.burienmedia.org

1. ROLL CALL

2. AGENDA CONFIRMATION

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

4. APPROVAL OF MINUTES December 13, 2011

5. NEW BUSINESS None

6. OLD BUSINESS a. Discussion of North Burien Zoning (Boulevard Park Area)

7. FUNCTIONAL PLANNING UPDATES a. Transportation Master Plan, Parks Recreation and Open Space Plan, Drainage Master Plan

8. PLANNING COMMISSION COMMUNICATIONS

9. DIRECTOR'S REPORT

10. ADJOURNMENT

- Future Agendas (Tentative)** January 24, 2012:
- North Burien Zoning
 - Zoning Code Amendments
- February 14, 2012:
- Zoning Code Amendments

Planning Commissioners
Jim Clingan (Chair)
Ray Helms
Nancy Tosta (Vice Chair)

Greg Duff
Brooks Stanfield

Rachel Pizarro
John Upthegrove

City of Burien

BURIEN PLANNING COMMISSION
December 13, 2011
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
- 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 Jim Clingan called the December 13, 2011, meeting of the Burien Planning Commission to order at 7 p.m.

ROLL CALL

Present: Jim Clingan, Greg Duff, Ray Helms, Brooks Stanfield, John Upthegrove

Absent: Rachel Pizarro, Nancy Tosta

Administrative staff present: David Johanson, senior planner; Chip Davis, senior planner; Scott Greenberg, Community Development Department director

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Helms, seconded by Commissioner Stanfield, to approve the agenda for the December 13, 2011, meeting. Motion passed 5-0.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Duff, seconded by Commissioner Stanfield, and passed 5-0 to approve the minutes of the November 8, 2011, meeting.

NEW BUSINESS

UW Student Presentation on Community Gardens

University of Washington students Maddie Beeders, Garrett Gerlach, Brandon Pietenpol and Molly Thornton presented the results of their research into how the City of Burien can enable private development of community gardens. A fifth member of their group, Devin Myers, was unable to attend the Planning Commission meeting.

Direction/Action

None

Discussion of Zoning Code Amendments

Scott Greenberg introduced a preliminary set of Zoning Code amendments and asked for comments and questions from the commissioners.

Direction/Action

A few more items will be presented to the commissioners at their next meeting and then a public hearing on the proposed amendments will be scheduled in either late January or early February.

OLD BUSINESS

Discussion of North Burien Zoning (Ambaum Boulevard Corridor)

David Johanson presented a conceptual zoning alternative for the Ambaum Boulevard Southwest corridor. He also pointed out two recent articles that were included in the commissioners' packets to provide different perspectives and latest trends in land-use planning.

Direction/Action

There was consensus that the alternative presented will serve as the preferred alternative moving forward.

FUNCTIONAL PLANNING UPDATES

Scott Greenberg reported that the Transportation Master Plan policies were adopted by the City Council the night before; the transportation master plan should be complete by the end of the first quarter 2012. There is about a 90 percent draft of the Parks, Recreation and Open Space Plan now available on the City's website and a presentation by the consultant to the City Council is tentatively scheduled for January 23rd. A draft of the Drainage Master Plan will be presented to the advisory committee sometime around the end of January or first of February.

PLANNING COMMISSION COMMUNICATIONS

Commissioner Uptegrove expressed disappointment that the City Council did not appoint him to the shoreline committee working with the Department of Ecology to resolve the last few disputed issues.

DIRECTOR'S REPORT

None.

ADJOURNMENT

Direction/Action

Commissioner Helms moved for adjournment; the meeting was adjourned at 8:27 p.m.

APPROVED: _____

Jim Clingan, chair
Planning Commission

CITY OF BURIEN, WASHINGTON MEMORANDUM

DATE: December 21, 2011

TO: Burien Planning Commission

FROM: David Johanson, AICP, Senior Planner

SUBJECT: North Burien, Boulevard Park Preferred Land Use Alternative

PURPOSE

The purpose of this agenda item is to continue the Planning Commission deliberations regarding land use alternatives for the North Burien area. The long-term goal is to establish Comprehensive Plan map designations and possibly adjust zoning designations for the North Burien area.

The focus of the discussion at your January 10th meeting will be on the Boulevard Park corridor.

BACKGROUND

In January 2010, the City Council passed Ordinance 527 annexing “North Burien” into the City of Burien. The annexation became effective on April, 1, 2010. Subsequently the City adopted interim zoning in February of that same year (Ord. 533).

On May 10, 2011, the Commission received preliminary land use data summarizing the current land uses in the study area and compared the area to the whole city. In addition to the existing land use information, a series of maps was provided showing historic King County zoning, historic county Comprehensive Plan designations and current City of Burien zoning.

At your September 13th meeting the Commission was provided a copy of the comments received at the North Burien Land Use Open House held on August 16th. At that meeting, the Commission discussed the open house event and the comments that were received.

On September 27, 2011, the Planning Commission was presented with a series of land use alternatives outlining three different approaches for possible land use changes for North Burien.

At your October 25, 2011, meeting the Commission agreed to study each corridor separately starting with 1st Avenue South.

BOULEVARD PARK CORRIDOR ALTERNATIVE

Staff has prepared a conceptual alternative for the Boulevard Park corridor and Attachment 1 summarizes the proposed changes in a table format. The changes are graphically shown on a map (Attachment 2). In addition we are also providing two other maps showing the existing zoning (Attachment 3) and the existing conditions/land uses (Attachment 4).

ACTION

No formal action is necessary.

Staff is requesting that the Planning Commission discuss the proposed alternative and direct staff to make changes to that alternative based on your discussion. Formal action on the complete set of changes for the entire area will be considered in the future, most likely in the 1st quarter of 2012.

NEXT STEPS

Once a preferred alternative has been agreed upon, staff will conduct one or possibly two community open houses to receive citizen comments. Those comments then will be discussed by the Commission and adjustments may be made before a public hearing is scheduled. Ultimately, the Planning Commission will make a recommendation to the City Council.

Attachments:

- 1) Boulevard Park Corridor DRAFT table of possible changes
- 2) Land Use Alternative DRAFT, Boulevard Park Corridor
- 3) Existing Zoning, Boulevard Park Corridor
- 4) Existing Conditions, Boulevard Park Corridor

BOULEVARD PARK

Draft

PREFERRED ALTERNATIVE (Table of possible changes)

The Boulevard Park alternative recognizes the presence of multiple transit routes along with a long-standing neighborhood commercial node. Former King County zoning along this corridor is an excessive patchwork of many different zones at various densities and locations. This alternative eliminates many of the inconsistencies and concentrates higher levels of residential development intensity near the neighborhood commercial center. It slightly shrinks the commercial land designations along the corridor focusing activity into one centralized location. The alternative guides future residential units to be constructed in close proximity to local goods and services, thereby creating a walkable neighborhood focal point. Underperforming commercial areas both north and south of Des Moines Memorial Dr. and South 120th are reduced in size, while at the intersection of Des Moines Memorial Dr. and South 128th the scale and intensity of the possible commercial uses is now more limited recognizing its proximity to the single-family neighborhoods.

This approach implements the vision that falls under the “Environment, Livable” vision statement. It states that “Burien makes sustainable land, energy, water and transportation choices.” The slightly higher residential densities near the long-standing commercial center also may encourage and/or enable reinvestment and redevelopment. Enabling more residences at this location may, in turn, provide more incentives for businesses to locate in this location because as redevelopment occurs there will be a larger population base to support business activity. This approach implements the vision statement of “Diversity, Multi-centered,” which states that “Burien cultivates a thriving array of business and community centers.”

A number of residential areas are down-zoned to match existing uses or surrounding character thereby focusing new development potential in the primary node as described above.

The guiding theme in this alternative includes:

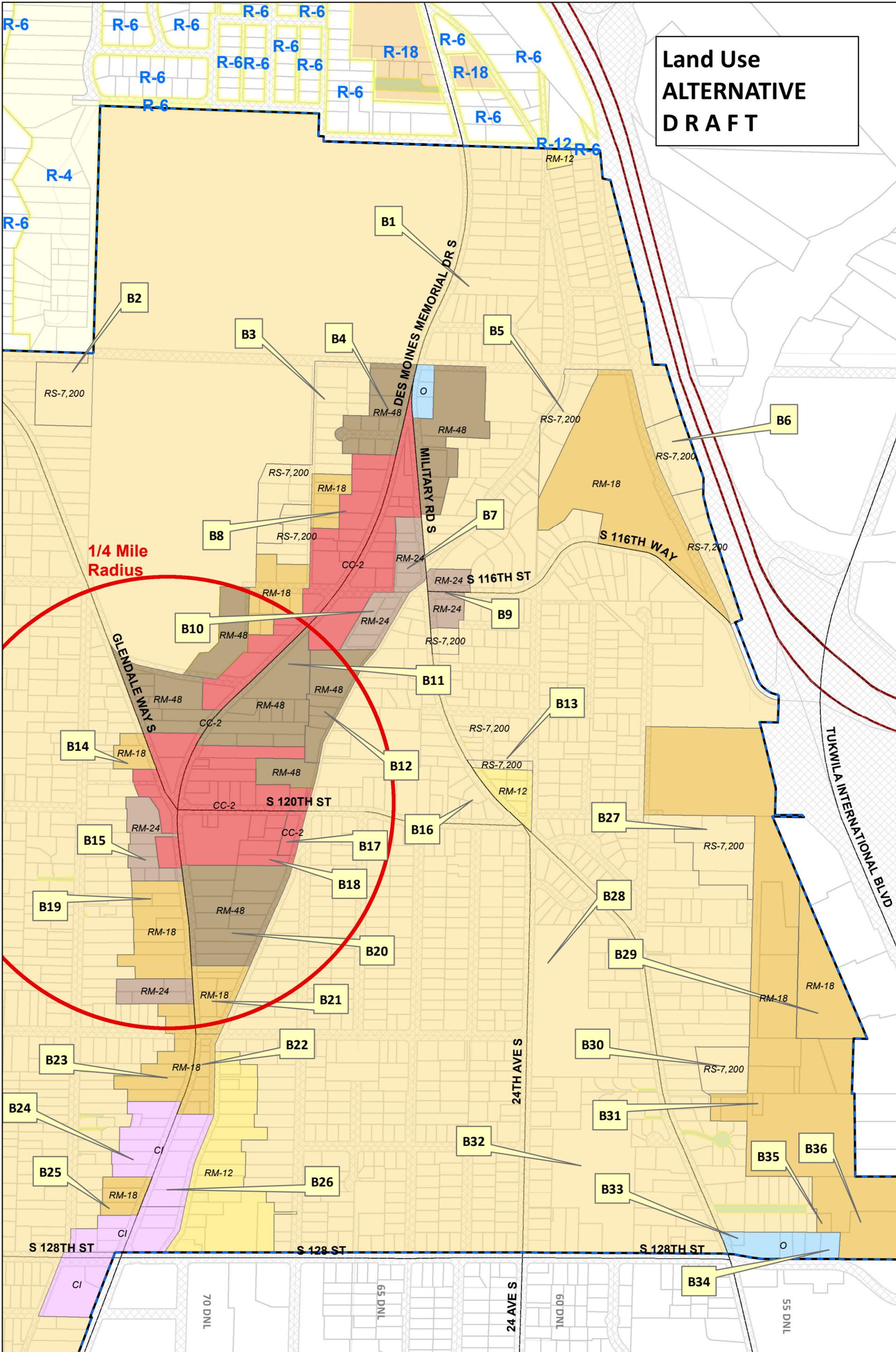
- Focus development intensity, both commercial and residential, at the central intersection of Des Moines Memorial Drive, South 120th and Glendale Way South (Boulevard Park).

Boulevard Park		
B.1	RM-12 to RS-7,200	Match zoning to existing use (SFR). Removes a spot zone.
B.2	RS-12,000 to RS-7,200	Parcel is owned by Rainier Golf and Country Club and contains a portion of the golf course.
B.3	RM-12 & RM-18 to RS-7,200	The area east of the golf course is developed with many single family residences. The change matches the existing uses to the corresponding zoning designation.
B.4	RM-12 to RM-48	Existing parcel is developed as an SFR and RM-48 is on both the north and the south of the property. The parcel is also on a major arterial.
B.5	RM-18 to RS-7,200	Matches zoning to existing uses (SFR) on land that is partially constrained by steep slopes.
B.6	RM-12 to RS-7,200	The parcel contains an SFR.
B.7	RM-12 to RM-24	Match zoning to existing MFR uses and increase RM-24 zone south to the geographic break (road). Adjust lines of existing RM-24 zone to match property

		lines.
B.8	RM-18 to CC-2	Aligns the zoning boundary with the existing parcel lines.
B.9	RM-18 to RM-24 and RM-48 to RM-24	The properties on the north and south of S 116th will now be more closely matched to existing MFR development. Density and the zoning designations on both sides of the street will now match. Existing RM-18 parcel to the south is vacant and will now match adjacent SFR zoning.
B.10	RM-12 to RM-24	Aligns zoning with designation to the north (RM-24) and serves as a transition from the RM-48 zone to the south. Parcels are currently single-family or are vacant (farm).
B.11	RM-12 to RM-48	The change places higher densities within a very comfortable walking distance of the commercial areas and the primary intersection of the neighborhood. A significant majority of the parcels are either vacant or contain single-family residences.
B.12	RM-24 to RM-48	The change places higher densities within a very comfortable walking distance of the commercial areas and the primary intersection of the neighborhood. A significant majority of the parcels are either vacant or contain single-family residences.
B.13	RM-12 to RS-7,200	Adjusts zoning boundary lines to match parcel lines.
B.14	RM-12 to RM-18	Aligns zoning boundary with existing parcel lines and slight increase due to proximity to the commercial intersection.
B.15	RM-12 to RM-24	Zoning matches adjacent zone and places higher densities near the commercial core. Topography should not be an issue if designed to use hillside. Access could be difficult.
B.16	RM-12 to RS-7,200	Zoning change will now match existing development. All parcels are developed as single-family except one is a duplex. The duplex could possibly qualify as an ADU.
B.17	RM-12 to CC-2	Eliminates spot zone for existing library. Implements logical zoning boundaries for the entire block.
B.18	RM-18 to CC-2	Current zoning boundary splits a parcel.
B.19	RM-12 to RM-18	Match adjacent zoning designation while also increasing density because of the proximity to the commercial center.
B.20	RM-12 to RM-48	The change places more units within a very comfortable walking distance of the commercial areas and the primary intersection of the neighborhood. A significant majority of the parcels are either vacant or contain single-family residences. Parcel sizes considered in zone change as well.
B.21	RM-12 to RM-18	The area serves as a transition from the higher density (RM-48) to the north. Parcels in this area are generally smaller, which is generally compatible to lower-intensity development from a site design perspective.
B.22	RM-12 to RM-18	Change implements a zone transition from a high traffic corridor to the established residential neighborhoods.
B.23	RM-12 to RM-18	A slight increase in density for four total parcels and now matches adjacent zoning designations on the same side of the street and across DMD.
B.24	O to CI	Matches zoning of one office-zoned parcel to commercial similar to other adjacent parcels along Des Moines Memorial Way South. The change to CI ensures a proper scale of development and use complimenting and supporting the surrounding residential neighborhood near this more prominent intersection.

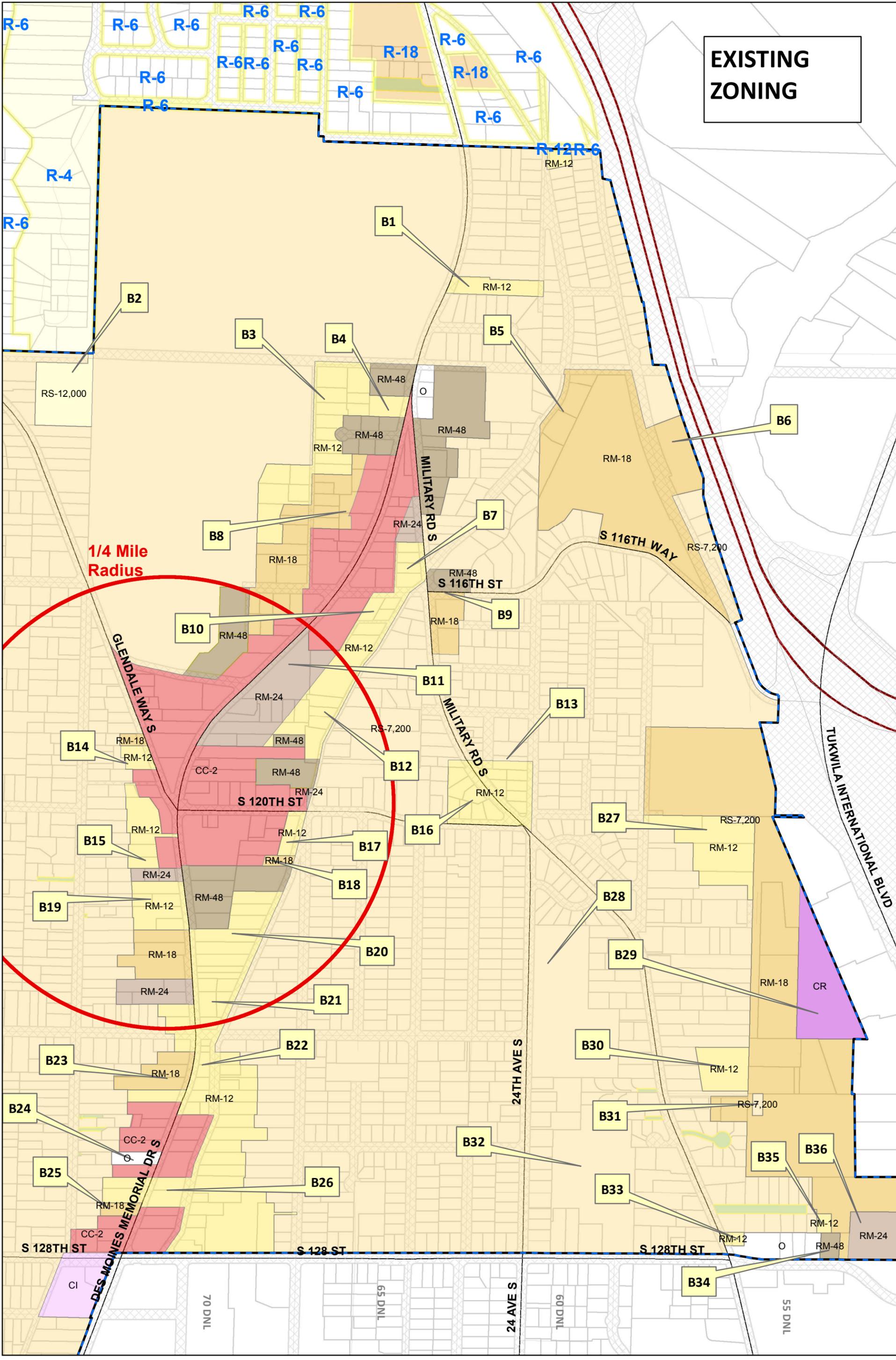
B.25	RM-12 to RM-18 (or CI)	A slight increase in density, and matching an adjacent zoning designation.
B.26	RM-12 to CI	The change fills in a gap in the commercial zone along a busy traffic corridor. See B.24 for rationale for change to CI.
B.27	RM-12 to RS-7,200	Maintains the single-family residential character found to the south and west of the area. Reinforces the practice of locating multi-family development within walking distance of neighborhood commercial centers.
B.28	Comp Plan Map change	Change Comprehensive Plan Map from Moderate Density Residential Neighborhood to Public Parks/Schools and Open Space. All schools contain this designation.
B.29	CR to RM-18	Matches zoning designation to the remainder of the parcel, which contains a multi-family development. This zoning line bisects a property; however, it appears to recognize there may be potential development that would be compatible with development at the base of the slope (in Tukwila and zoned C LI).
B.30	RM-12 to RS-7,200	Parcel is vacant. Reinforces the practice of locating multi-family development within walking distance of neighborhood commercial centers.
B.31	RS-7,200 to RM-18	Removes a spot zone.
B.32	Comp Plan Map change	Change Comprehensive Plan Map from Moderate Density Residential Neighborhood to Public Parks/Schools and Open Space. All parks contain this designation.
B.33	RM-12 to O	Eliminates a spot zone and matches zoning of adjacent properties. It recognizes the location of the hospital across the street. Parcel is currently vacant.
B.34	RM-48 to O	Eliminates a spot zone and matches zoning of adjacent properties. It recognizes the location of the hospital across the street.
B.35	RM-12 to RM-18	Removes a single parcel zoning situation on a parcel that contains a single-family residence.
B.36	RM-24 to RM-18	Removes a single zone for a parcel on a property that contains a church. Religious facilities are an allowed use in the RM-18 zone.

Land Use ALTERNATIVE DRAFT



1/4 Mile
Radius

EXISTING ZONING



1/4 Mile Radius

