



*Burien*  
WASHINGTON

**PLANNING COMMISSION AGENDA**  
March 13, 2012, 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 streaming live and archived video on [www.burienmedia.org](http://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** February 28, 2012

**5. PRESENTATION AND DISCUSSION** "Healthy Burien: A Snapshot of Our Community" (CPPW/HEAL Grant)  
• Brice Maryman and Amalia Leighton, SvR Design Company

**6. PUBLIC HEARING** North Burien Comprehensive Plan and Zoning Land Use Designations

**7. NEW BUSINESS** None

**8. OLD BUSINESS** Discussion on North Burien Comprehensive Plan and Zoning Land Use Designations.

**9. PLANNING COMMISSION COMMUNICATIONS**

**10. DIRECTOR'S REPORT**

**11. ADJOURNMENT**

**Future Agendas (Tentative)** March 27, 2012  
• Discussion and Possible Recommendation on North Burien Comprehensive Plan and Zoning Land Use Designations.  
April 10, 2012  
• To be determined

Planning Commissioners

Greg Duff  
Brooks Stanfield

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

Rachel Pizarro  
John Upthegrove

*City of Burien*

BURIEN PLANNING COMMISSION  
February 28, 2012  
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 Jim Clingan called the February 28, 2012, meeting of the Burien Planning Commission to order at 7 p.m.

**ROLL CALL**

Present: Jim Clingan, Greg Duff, Ray Helms, Rachel Pizarro, Brooks Stanfield, Nancy Tosta, John Upthegrove

Absent: None

Administrative staff present: Scott Greenberg, Community Development Department director; Stephanie Jewett, planner

**AGENDA CONFIRMATION**

**Direction/Action**

**Motion** was made by Commissioner Tosta, seconded by Commissioner Duff, to approve the agenda for the February 28, 2012, meeting. Motion passed 7-0.

**PUBLIC COMMENT**

**Chestine Edgar, 1811 SW 152<sup>nd</sup> St.**, commented on the Comprehensive Plan amendment criteria, procedures and fees.

**APPROVAL OF MINUTES**

**Direction/Action**

**Motion** was made by Commissioner Stanfield, seconded by Commissioner Tosta, and passed 7-0 to approve the minutes of the February 14, 2012, meeting.

**NEW BUSINESS**

None.

**OLD BUSINESS**

*Discussion and possible recommendation on Zoning Code Amendments*

Mr. Greenberg reviewed the changes made to the proposed Zoning Code amendments since the commission's last meeting.

Commissioner Upthegrove proposed a change to the proposed amendment changing Type III land use applications to Type II.

**Direction/Action**

Commissioner Upthegrove moved to add language giving applicants the option to request a Type II review instead of a Type III review process. Second by Commissioner Helms. Motion failed 2-5.

Commissioner Tosta moved that the Planning Commission recommend to the City Council approval of the proposed Zoning Code amendments on Attachment A, based on the analysis contained in the staff memo dated February 21, 2012. Second by Commissioner Helms. Motion carried 6-1.

**PLANNING COMMISSION COMMUNICATIONS**

Commissioner Helms announced that the Discover Burien annual awards dinner is Friday, March 2. He expressed disappointment that the City no longer participates in the event.

Commissioner Stanfield reported that the Transportation Master Plan Advisory Committee received a copy of the draft Master Plan at its last meeting and the draft is available on the City's website. He said it is a good framework for the future and he believes the real challenge is ahead in implementing the plan given the current financial realities. He said it was a very positive process.

Mr. Greenberg announced an open house from 5-7:30 p.m. Wednesday, Feb. 29, at Hilltop Elementary School to talk with the North Burien community about proposed zoning changes. The commission will have a public hearing on the proposed changes on March 13<sup>th</sup>.

Commissioner Tosta asked if the Planning Commission could put the Comprehensive Plan amendment fee schedule on its agenda; Mr. Greenberg responded that setting fees is not in the commission's purview. By law, fees are set by a City Council resolution.

**DIRECTOR'S REPORT**

Mr. Greenberg noted that in 2010 the City issued only 10 permits for new single family homes, while in 2011 it issued 53, making that a five-fold increase. He also noted that 19 years ago to the day the City was formed.

**ADJOURNMENT**

**Direction/Action**

Commissioner Duff moved for adjournment. The meeting was adjourned at 8:10 p.m.

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

\_\_\_\_\_  
Jim Clingan, chair  
Planning Commission

**CITY OF BURIEN, WASHINGTON  
MEMORANDUM**

**DATE:** March 6, 2012  
**TO:** Planning Commission  
**FROM:** David Johanson, AICP, Senior Planner  
**SUBJECT:** Public Hearing on Comprehensive Plan Land Use Designations and Zoning Designations for the North Burien Area, 2011-2012 Comprehensive Plan Amendment Work Program Docket item No. 14.

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**PURPOSE/REQUIRED ACTION**

This agenda item is for the Planning Commission to conduct a public hearing on the above referenced docket item. No action is required.

The public hearing will receive comments on two interrelated land use documents. The first is the Comprehensive Plan Map (LU-1). This map resides in the Comprehensive Plan and sets forth the long range planning designations. The second is the Zoning Map. This map implements the Comprehensive Plan and is used in conjunction with the zoning code to implement the goals and policies of the Comprehensive Plan by applying the zoning regulations. The two maps must be consistent with each other. Generally we have been communicating with the Planning Commission and the public using zoning designations. The purpose of talking about land use changes using zoning terminology is that it more directly relates to the possible uses of the land and to the day-to-day application of the associated regulations.

**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.

The Planning Commission recommended this item be on the 2011 docket to the City Council on June 14, 2011. The City Council subsequently adopted the 2011 Comprehensive Plan docket.

At your September 13, 2011, meeting the commission was provided a copy of the comments received at the North Burien Land Use Open House held on August 16<sup>th</sup>. 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 1<sup>st</sup> Avenue South.

On November 8, 2011, the Planning Commission was presented with a land use alternative for the 1<sup>st</sup> Avenue South corridor. The commission discussed the alternative and asked questions of staff.

On December 13, 2011, the Planning Commission was presented with a land use alternative for the Ambaum Boulevard SW corridor.

On December 21, 2011, the commission reviewed a land use alternative for the Boulevard Park corridor and following the discussion there was consensus to proceed with the public input process.

On February 29, 2012, the Community Development Department hosted a second community open house at Hilltop Elementary to present preliminary comprehensive plan and zoning designations to the residents and property owners in the North Burien area. There were approximately 25 attendees. The open house served as an informational meeting in preparation for the Planning Commission's public hearing scheduled for March 13<sup>th</sup>. Attendees were able to spend an extensive amount of time with staff to better understand the proposed land use changes. Comments from the participants were collected and are included as Attachment 4.

Notice of the public open house and hearing were mailed to all property owners within the North Burien area. This included approximately 3,900 notices. In addition, notice was posted on the city website and published in the legal section of the Seattle Times.

### **COMPREHENSIVE PLAN MAP and ZONING MAP AMENDMENTS**

Attached are the public hearing drafts of both the Comprehensive Plan Map and the zoning maps (Attachments 1 and 2). The proposed zoning is depicted on three separate maps, one for each corridor: Ambaum Boulevard SW, 1<sup>st</sup> Avenue South, and the Boulevard Park corridor. Along with the maps are summary sheets for each of the corridors (see Attachment 3).

### **PUBLIC COMMENT**

The city received six comment sheets at the open house (see Attachment 4). As of the date of the preparation of this packet we have not received any additional public comments. If we receive any comments between the preparation of the packet and the meeting they will be provided at your meeting.

### **NEXT STEPS**

Following the public hearing on this docket item the commission may choose to take action or defer action until its next scheduled meeting on March 27, 2012. It is fully expected that formal action will be taken at a later date; however, if action will be taken following the hearing, options for actions are as follows:

- 1) Recommend the City Council approve the Comprehensive Plan and Zoning maps; or
- 2) Make modifications to the maps accompanied with rationale for the proposed changes and recommend approval.

### ***Suggested Motions for Recommendations:***

1. *I move the Planning Commission recommend to the City Council approval of the Comprehensive Plan map amendments as depicted on Attachment 1.*
2. *I move the Planning Commission recommend to the City Council approval of the Zoning Map amendments as depicted on Attachment 2.*

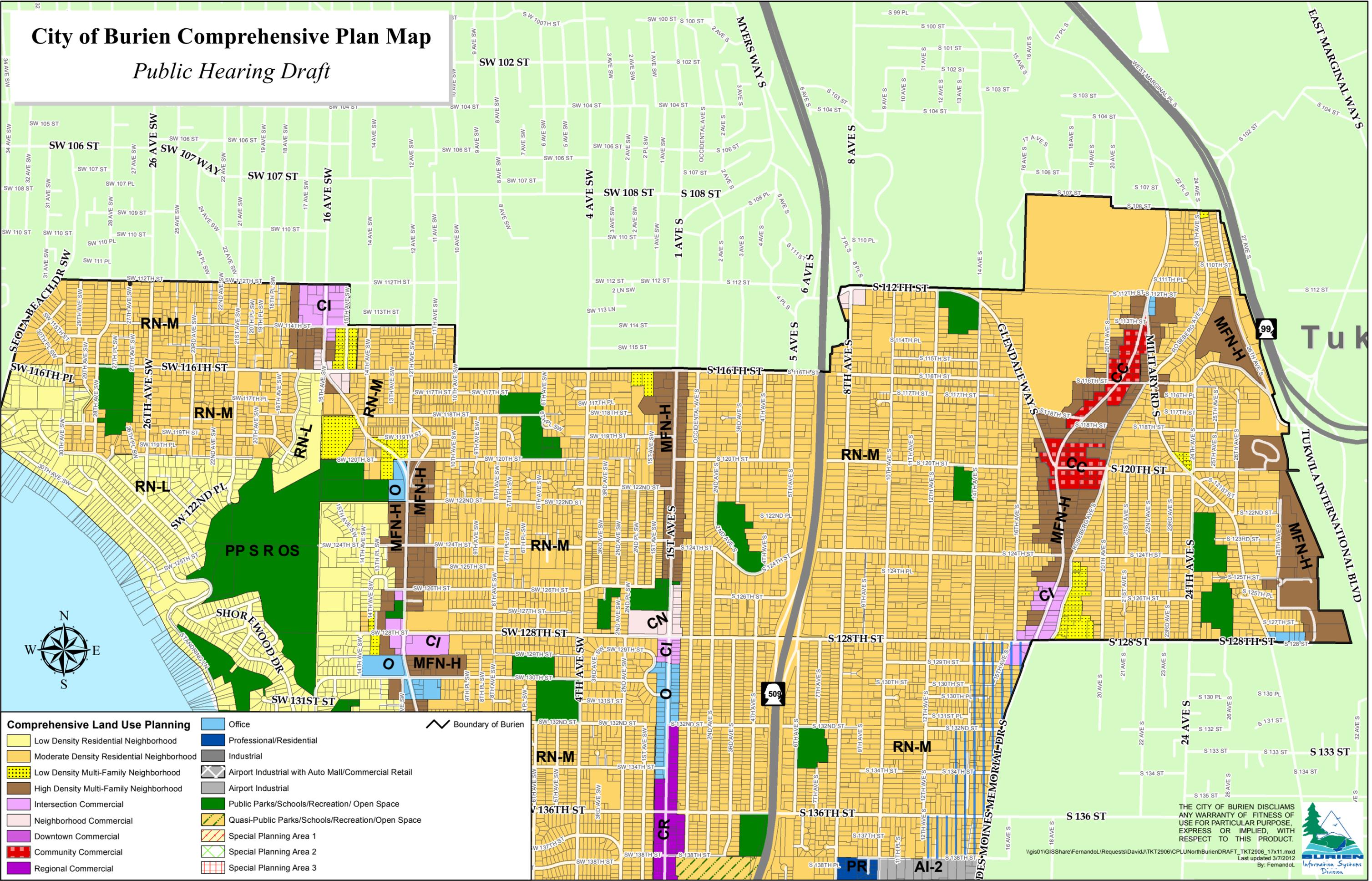
If you have any questions before the meeting, please contact David Johanson (206) 248-5522 or by e-mail at [DavidJ@burienwa.gov](mailto:DavidJ@burienwa.gov).

### **Attachments:**

1. **Preliminary Comprehensive Plan Map**
2. **Preliminary Zoning Maps (One map for each corridor)**
3. **Corridor Summary Sheets**
4. **Open House Public Comments**

# City of Burien Comprehensive Plan Map

## Public Hearing Draft



Comprehensive Land Use Planning	
	Low Density Residential Neighborhood
	Moderate Density Residential Neighborhood
	Low Density Multi-Family Neighborhood
	High Density Multi-Family Neighborhood
	Intersection Commercial
	Neighborhood Commercial
	Downtown Commercial
	Community Commercial
	Regional Commercial
	Office
	Professional/Residential
	Industrial
	Airport Industrial with Auto Mall/Commercial Retail
	Airport Industrial
	Public Parks/Schools/Recreation/ Open Space
	Quasi-Public Parks/Schools/Recreation/Open Space
	Special Planning Area 1
	Special Planning Area 2
	Special Planning Area 3

Boundary of Burien

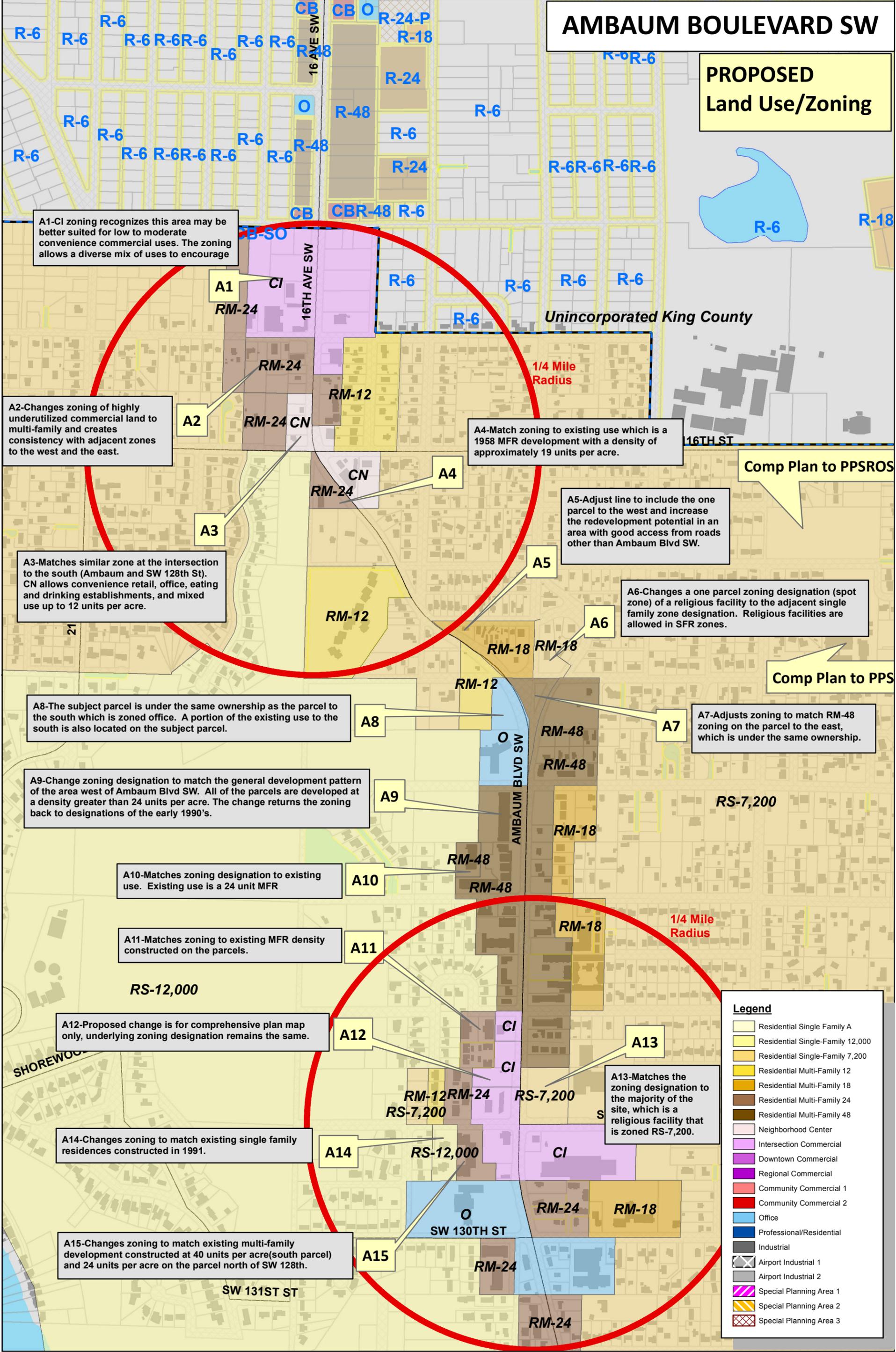
THE CITY OF BURIEN DISCLAIMS ANY WARRANTY OF FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESS OR IMPLIED, WITH RESPECT TO THIS PRODUCT.

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Last updated 3/7/2012  
By: FernandoL



# AMBAUM BOULEVARD SW

## PROPOSED Land Use/Zoning



A1-CI zoning recognizes this area may be better suited for low to moderate convenience commercial uses. The zoning allows a diverse mix of uses to encourage

A2-Changes zoning of highly underutilized commercial land to multi-family and creates consistency with adjacent zones to the west and the east.

A4-Match zoning to existing use which is a 1958 MFR development with a density of approximately 19 units per acre.

A5-Adjust line to include the one parcel to the west and increase the redevelopment potential in an area with good access from roads other than Ambaum Blvd SW.

A3-Matches similar zone at the intersection to the south (Ambaum and SW 128th St). CN allows convenience retail, office, eating and drinking establishments, and mixed use up to 12 units per acre.

A6-Changes a one parcel zoning designation (spot zone) of a religious facility to the adjacent single family zone designation. Religious facilities are allowed in SFR zones.

A8-The subject parcel is under the same ownership as the parcel to the south which is zoned office. A portion of the existing use to the south is also located on the subject parcel.

A7-Adjusts zoning to match RM-48 zoning on the parcel to the east, which is under the same ownership.

A9-Change zoning designation to match the general development pattern of the area west of Ambaum Blvd SW. All of the parcels are developed at a density greater than 24 units per acre. The change returns the zoning back to designations of the early 1990's.

A10-Matches zoning designation to existing use. Existing use is a 24 unit MFR

A11-Matches zoning to existing MFR density constructed on the parcels.

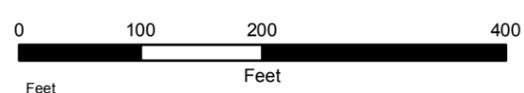
A12-Proposed change is for comprehensive plan map only, underlying zoning designation remains the same.

A13-Matches the zoning designation to the majority of the site, which is a religious facility that is zoned RS-7,200.

A14-Changes zoning to match existing single family residences constructed in 1991.

A15-Changes zoning to match existing multi-family development constructed at 40 units per acre (south parcel) and 24 units per acre on the parcel north of SW 128th.

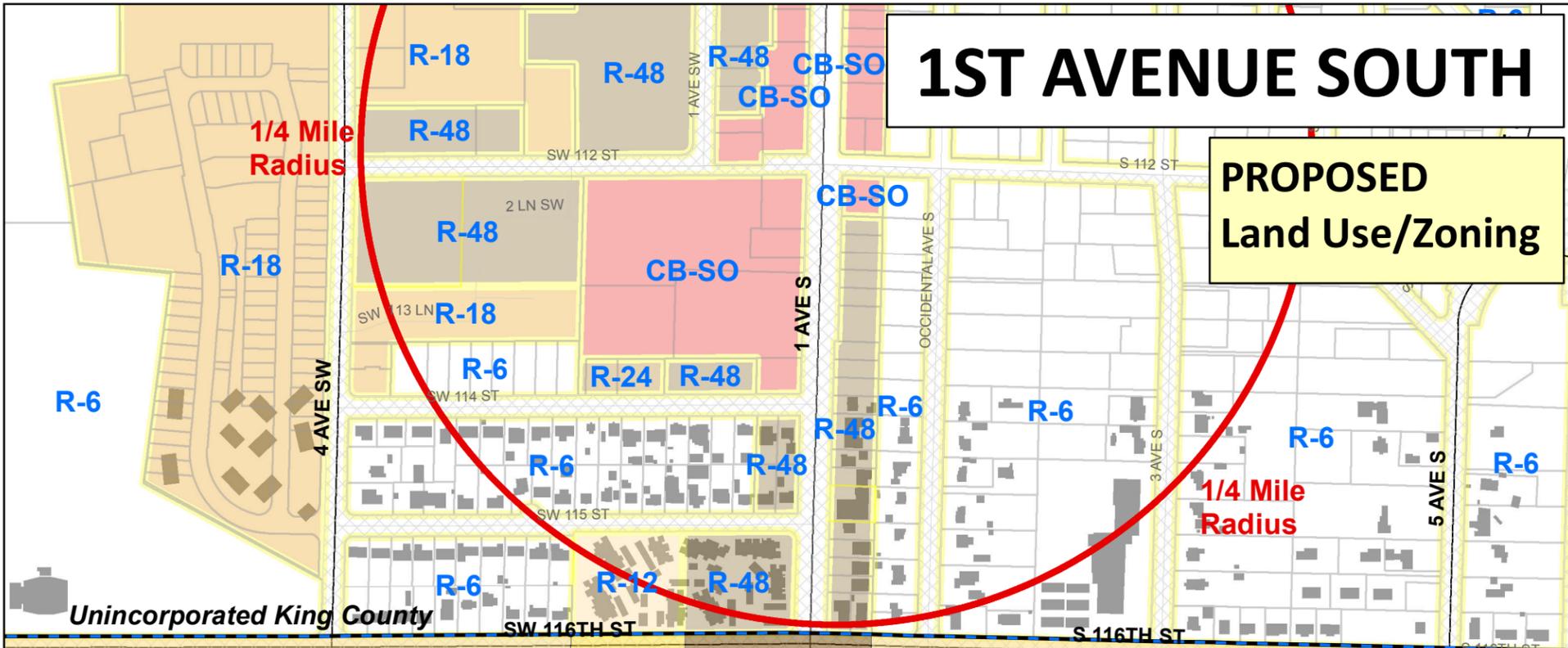
Legend	
[Light Yellow Box]	Residential Single Family A
[Yellow Box]	Residential Single-Family 12,000
[Orange Box]	Residential Single-Family 7,200
[Light Orange Box]	Residential Multi-Family 12
[Orange Box]	Residential Multi-Family 18
[Dark Orange Box]	Residential Multi-Family 24
[Brown Box]	Residential Multi-Family 48
[Light Purple Box]	Neighborhood Center
[Purple Box]	Intersection Commercial
[Dark Purple Box]	Downtown Commercial
[Red Box]	Regional Commercial
[Light Red Box]	Community Commercial 1
[Dark Red Box]	Community Commercial 2
[Blue Box]	Office
[Dark Blue Box]	Professional/Residential
[Grey Box]	Industrial
[Grey Box with X]	Airport Industrial 1
[Grey Box with X]	Airport Industrial 2
[Pink Box]	Special Planning Area 1
[Yellow Box with X]	Special Planning Area 2
[Red Box with X]	Special Planning Area 3



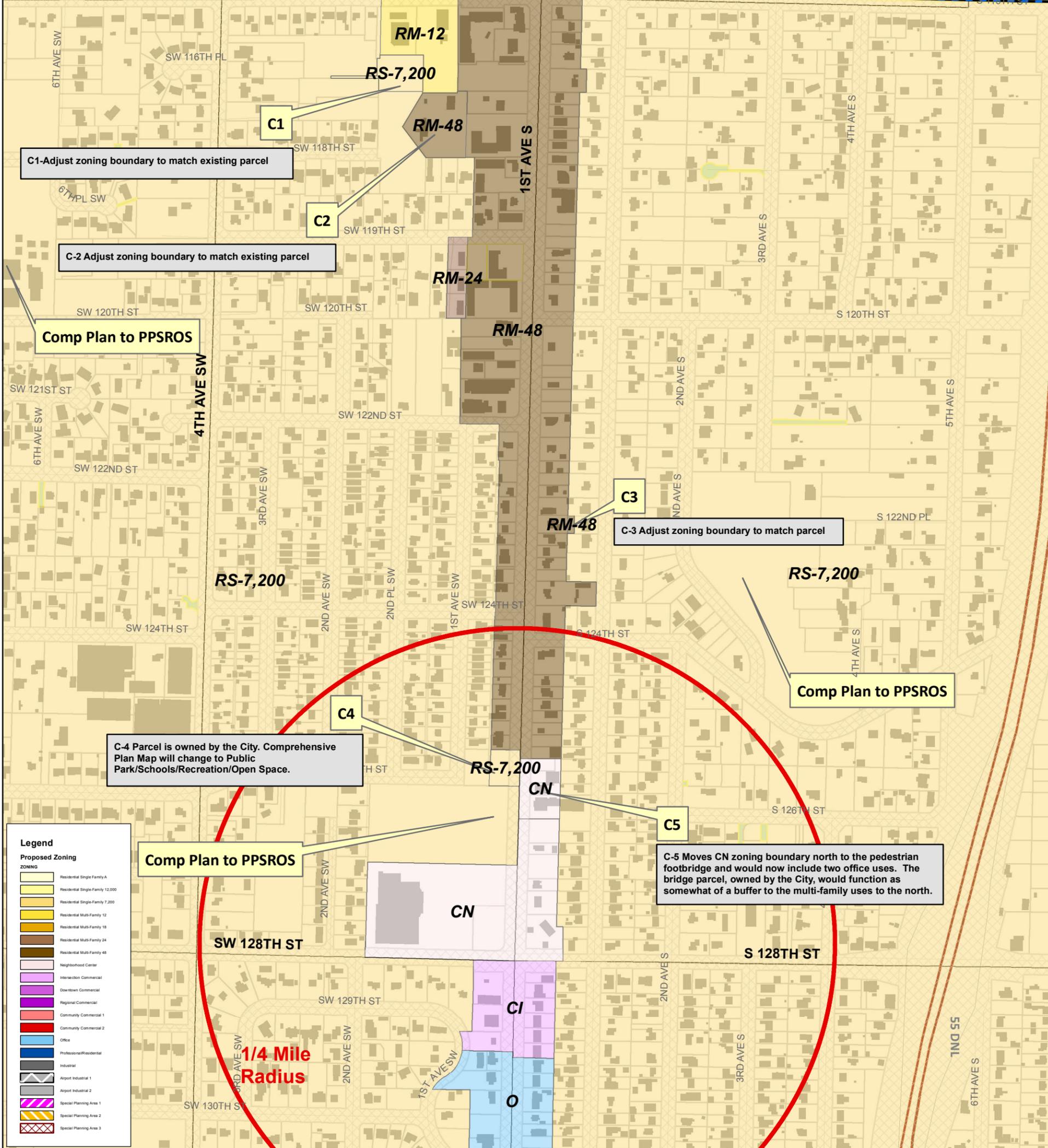
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# 1ST AVENUE SOUTH

**PROPOSED  
Land Use/Zoning**



Unincorporated King County



C1-Adjust zoning boundary to match existing parcel

C-2 Adjust zoning boundary to match existing parcel

Comp Plan to PPSROS

C-3 Adjust zoning boundary to match parcel

Comp Plan to PPSROS

C-4 Parcel is owned by the City. Comprehensive Plan Map will change to Public Park/Schools/Recreation/Open Space.

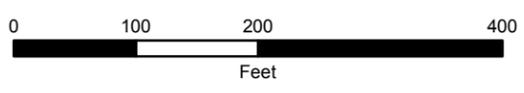
C-5 Moves CN zoning boundary north to the pedestrian footbridge and would now include two office uses. The bridge parcel, owned by the City, would function as somewhat of a buffer to the multi-family uses to the north.

Comp Plan to PPSROS

**Legend**

**Proposed Zoning**

[Light Yellow]	Residential Single Family A
[Yellow]	Residential Single-Family 12,000
[Light Orange]	Residential Single-Family 7,200
[Orange]	Residential Multi-Family 12
[Dark Orange]	Residential Multi-Family 18
[Brown]	Residential Multi-Family 24
[Dark Brown]	Residential Multi-Family 48
[Light Purple]	Neighborhood Center
[Purple]	Interaction Commercial
[Dark Purple]	Downtown Commercial
[Red-Orange]	Regional Commercial
[Red]	Community Commercial 1
[Dark Red]	Community Commercial 2
[Blue]	Office
[Light Blue]	Professional/Residential
[Grey]	Industrial
[Dark Grey]	Airport Industrial 1
[Light Grey]	Airport Industrial 2
[Pink]	Special Planning Area 1
[Yellow-Orange]	Special Planning Area 2
[Red-Orange]	Special Planning Area 3



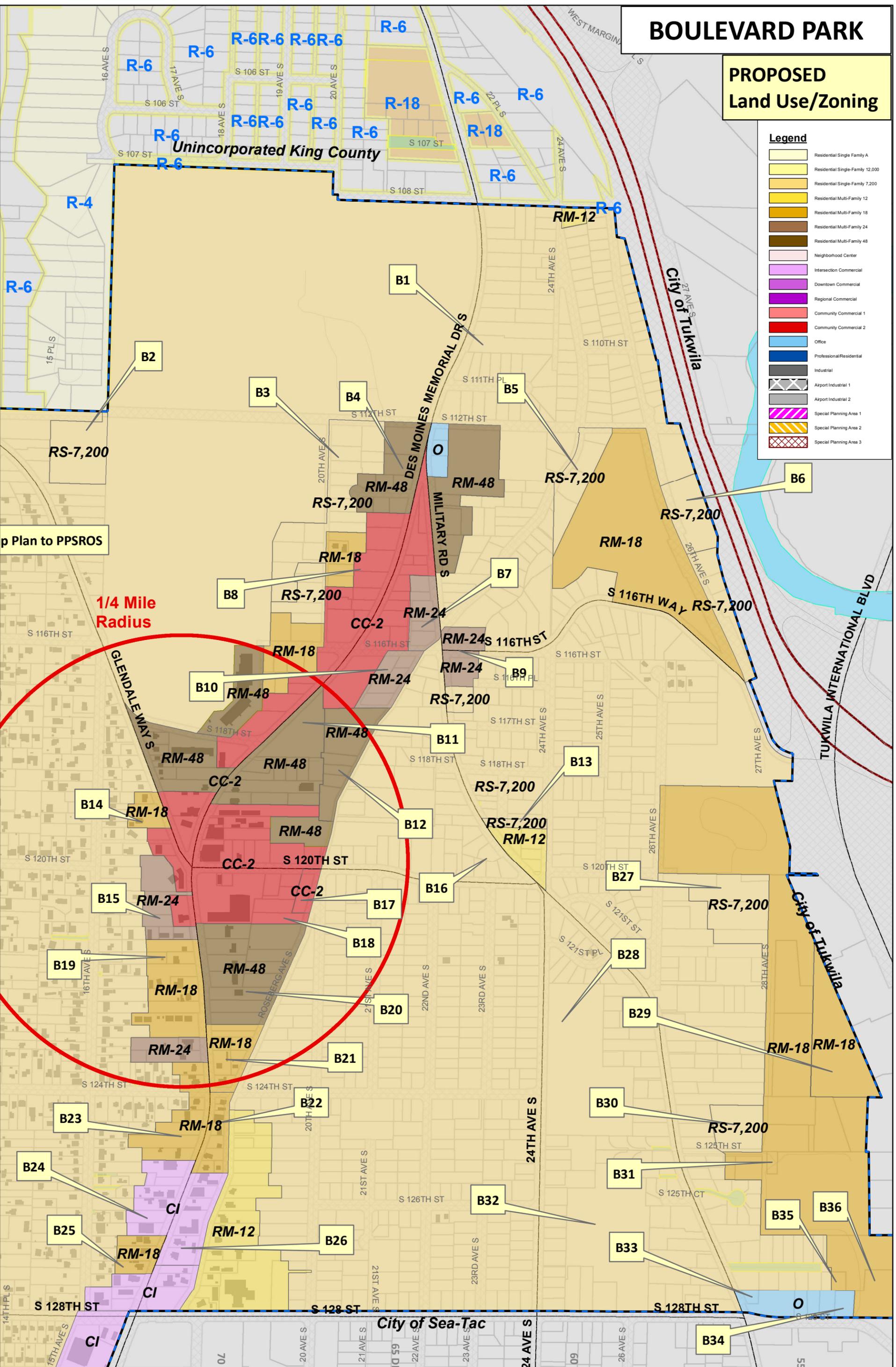
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# BOULEVARD PARK

## PROPOSED Land Use/Zoning

**Legend**

[Light Yellow]	Residential Single Family A
[Yellow]	Residential Single-Family 12,000
[Light Orange]	Residential Single-Family 7,200
[Orange]	Residential Multi-Family 12
[Dark Orange]	Residential Multi-Family 18
[Brown]	Residential Multi-Family 24
[Dark Brown]	Residential Multi-Family 48
[Light Pink]	Neighborhood Center
[Light Purple]	Intersection Commercial
[Purple]	Downtown Commercial
[Dark Purple]	Regional Commercial
[Red-Orange]	Community Commercial 1
[Red]	Community Commercial 2
[Light Blue]	Office
[Dark Blue]	Professional/Residential
[Grey]	Industrial
[Grey with X]	Airport Industrial 1
[Grey with Y]	Airport Industrial 2
[Pink with X]	Special Planning Area 1
[Yellow with X]	Special Planning Area 2
[Red with X]	Special Planning Area 3



p Plan to PPSROS

1/4 Mile Radius



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# AMBAUM BOULEVARD SW

## Zoning changes

The approach in this land use alternative is to implement slightly higher residential densities along the Ambaum Boulevard SW corridor. This approach is preferred partially in part to more closely match the current development intensity and in part to locate units in an area that is served by mass transit as Ambaum Boulevard SW will be designated as a pedestrian and transit priority corridor. This alternative implements a portion of Burien’s long range vision that is found under the “Environment, Livable” statement. This section states that “Burien makes sustainable land, energy, water and transportation choices.” The slightly higher residential densities may also encourage and/or enable reinvestment and redevelopment. Enabling the construction of more residences throughout this corridor may in-turn provide more incentives for businesses to locate in the adjacent commercial zones as re-development occurs because they would have a larger population base to draw customers from. It also recognizes the future housing trend of more residents seeking rental housing as opposed to purchasing units. This alternative also implements the vision statement of “Diversity, Multi-centered” which states that “Burien cultivates a thriving array of business and community centers.”

Commercial zones will remain generally the same, with one exception, which is located at the north end of the corridor at the intersection of SW 116<sup>th</sup> Street and 16<sup>th</sup> Avenue SW. The proposed changes, at this location, will slightly increase limitations on the type of uses that may be allowed and reduce the overall amount of land that is zone commercial which is evidenced by underutilized land and vacant buildings throughout the city. It is believed that the city generally has an oversupply of commercially zoned land and the current vacancies in other commercial areas support this theory as well. Another consideration factored into this alternative is that some of the strip commercial zones appear to compete with one another. This alternative will help direct auto oriented commercial uses to more appropriately designated “auto oriented” corridors such as 1<sup>st</sup> Avenue, while also increasing the City’s ability to provide sufficient residential capacity.

The guiding themes in this alternative include;

- Changes RM-48 to RM-24.
- Generally match the existing uses to the appropriate zones.
- Reduces auto oriented commercial zoning with commercial zoning that is more complimentary toward serving abutting residential uses.

<b>Ambaum Boulevard SW Corridor</b>		
A.1	CC-2 to CI	CI (Intersection Commercial) zoning recognizes this specific area along 16 <sup>th</sup> Avenue SW may be better suited for low to moderate convenience commercial uses. The proposed zoning allows a diverse mix of uses to encourage pedestrian and transit access and be compatible with adjacent residential neighborhoods. Note: the same zoning designation is applied at the intersection of Ambaum Boulevard SW and SW 128 <sup>th</sup> Street. The CI zone allows convenience retail (no auto sales), office, eating and drinking establishments, auto service and

		mixed use of up to 24 or 12 units per acre.
A.2	CC-2 to RM-24	Changes zoning of highly underutilized commercial land to multi-family and creates consistency with adjacent zones to the west and the east. Topography of the land will also allow for exceptional views to the west. It also assists in creating a better balance of commercial and residential land use designations city wide.
A.3	CC-2 to CN	Matches similar zone at the intersection to the south (Ambaum Blvd. SW and SW 128 <sup>th</sup> Street). CN allows convenience retail, office, eating and drinking establishments, and mixed use up to 12 units per acre.
A.4	RS-7,200 to RM-24	Match zoning to existing use which is a 1958 MFR development with a density of approximately 19 units per acre.
A.5	RM-12 to RM-18	Adjust line to include the one parcel to the west and increase the redevelopment potential in an area with good access from roads other than Ambaum Blvd. SW.
A.6	RM-18 to RS-7,200	Changes a one parcel zoning designation (spot zone) of a religious facility to the adjacent single family zone designation. Religious facilities are allowed in SFR zones.
A.7	RM-24 to RM-48	Adjusts zoning to match RM-48 zoning on the parcel to the east, which is under the same ownership.
A.8	RM-12 to O	The subject parcel is under the same ownership as the parcel to the south which is zoned office. A portion of the existing use to the south is also located on the subject parcel.
A.9	RM-24 to RM-48	Change zoning designation to match the general development pattern of the area west of Ambaum Blvd. SW. All of the parcels are developed at a density greater than 24 units per acre. The change returns the zoning back to designations of the early 1990's.
A.10	RS-12,000 to RM-24	Matches zoning designation to existing use. Existing use is a 24 unit MFR development with a density of approximately 27 units per acre constructed in 1966.
A.11	RM-12 to RM-24	Matches zoning to existing MFR density constructed on the parcels.
A.12	CI to Park/School/Rec./Open Space (Comprehensive Plan Map only)	Proposed change is for comprehensive plan map only. The underlying zoning designation will remain the same. Parcel is currently developed as a City Park.
A.13	RM-48 to RS-7,200	Matches the zoning designation to the majority of the site, which is a religious facility that is zoned RS-7,200.
A.14	RM-12 to RS-12,000	Changes zoning to match existing single-family residences constructed in 1991.
A.15	RM-12 to RM-24	Changes zoning to match existing multi-family development constructed at 40 units per acre (south parcel) and 24 units per acre on the parcel north of SW 128 <sup>th</sup> Street.

# 1<sup>ST</sup> AVENUE SOUTH

## Zoning changes

### **PREFERRED ALTERNATIVE**

The First Avenue South zoning alternative primarily maintains the existing zoning designations along this high traffic corridor. Minor adjustments are proposed to better align zoning designations to match property lines.

<b>1<sup>st</sup> Avenue South Corridor</b>		
C.1	RM-12 to RS-7,200	Adjust zoning boundary to match existing parcel lines.
C.2	RS-7,200 to RM-48	Adjust zoning boundary to match existing parcel lines.
C.3	RS-7,200 to RM-48	Adjust zoning boundary to match parcel lines.
C.4	RM-48 to RS-7,200	Parcel is owned by the City. Comprehensive Plan map will change to Public Park/Schools/Recreation/Open Space.
C.5	RM-48 to CN	Moves CN zoning boundary north to the pedestrian footbridge and would now include two office uses. The bridge parcel, owned by the City, would function as somewhat of a buffer to the multi-family uses to the north.

# **BOULEVARD PARK**

## **Zoning changes**

The Boulevard Park land use alternative recognizes the presence of multiple transit routes along with a long-standing neighborhood commercial node located at the intersection of Des Moines Memorial Drive South, South 120<sup>th</sup> Street and Glendale Way. Former King County zoning designations along the Des Moines Memorial Drive corridor is an excessive patchwork of many different zones with various densities at many different locations. This proposed alternative eliminates many of the inconsistencies and concentrates higher levels of residential development intensity near the longstanding neighborhood commercial center. It slightly shrinks the commercial zoning designations along the corridor focusing activity into one centralized location at the main intersection of South 120<sup>th</sup> Street, Des Moines Memorial Drive and Glendale Way. This alternative guides the construction of residential units in closer proximity to commercial zones that will provide 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 120<sup>th</sup> Street are reduced in size, while at the intersection of Des Moines Memorial Dr. and South 128<sup>th</sup> Street the scale and intensity of the possible commercial uses is limited slightly, recognizing its proximity to the single-family neighborhoods.

This land use approach implements a portion of Burien’s updated vision that falls under the category of “Environment, Livable”. This section states that “Burien makes sustainable land, energy, water and transportation choices.” The slightly higher residential densities near the long-standing commercial center may also encourage and/or enable reinvestment and redevelopment. Enabling the construction of more residences at this central location may, in turn, provide more incentives for businesses to locate here because as redevelopment occurs there will be a larger population base to support business activity. The preferred alternative also 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 located on the outer periphery of the central commercial area are down-zoned to match existing uses or surrounding development 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, South 120<sup>th</sup>, and Glendale Way South (Boulevard Park).

<b><u>Boulevard Park</u></b>		
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 a SFR and RM-48 is on both the north and south

		side 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 a SFR.
B.7	RM-12 to RM-24	Match zoning to existing MFR uses and increase the RM-24 zone south to the geographic break (road). Adjust lines of the 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 South 116 <sup>th</sup> Street will now be more closely matched to existing MFR developments. Density and 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 the zoning designation with the parcel to the north (RM-24) and serves as a transition from the RM-48 zone to the south. Parcels are currently single-family or vacant (farm).
B.11	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.12	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.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 in the size of the zone due to its proximity to the primary commercial intersection.
B.15	RM-12 to RM-24	The proposed change matches adjacent zoning and places higher densities near the commercial core. Topography should not be an issue if a development is 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	Proposed change matches adjacent zoning designation while also increasing density taking into consideration 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 of four parcels and that would now match adjacent zoning designations on the same side of the street and across DMD.
B.24	O to CI	Changes zoning of one office-zoned parcel to Intersection Commercial, which is similar to other adjacent parcels along Des Moines Memorial Drive South. The change to CI ensures that development scale and use compliment and support the surrounding residential neighborhood near this more prominent intersection.
B.25	RM-12 to RM-18 (or CI)	A slight increase in density, and matches 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 rational 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	Comprehensive Plan Map Change	Change Comprehensive Plan Map from Moderate Density Residential Neighborhood to Public Parks/Schools and Open Space. All schools currently have 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	Comprehensive Plan Map Change	Change Comprehensive Plan Map from Moderate Density Residential Neighborhood to Public Parks/Schools and Open Space. All parks have 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.

City of Burien  
North Burien Land Use Open House  
**Comment Sheet**

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Name: Janis Whitbeck Mailing Address: 12235 204<sup>th</sup> Ave. S.  
City: Burien, WA Zip Code: 98168

Address/location of property: same as above

Comment(s): World really like to keep our library -  
especially ~~when~~ it is used constantly and  
it's nice to have people appreciate it, and  
not much else to be excited about in area -  
except thrift way. →

**More space is provided on the back** or additional written comments may be mailed to the City of Burien, Attn. David Johanson, 400 SW 152<sup>nd</sup> Street, Suite 300, Burien, WA 98166 or via e-mail to Davidj@Burienwa.gov. All comments must be received prior to March 13, 2012.

would also like to see more of what you  
bought out for CAR LOTS. NO CARLOTS PLEASE  
Another Grocery store, Bowling Alley -  
Nursery etc...

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Name: Bruce Bright Mailing Address: 14110 11<sup>th</sup> Ave SW  
City: Burien Zip Code: 98166

Address/location of property: 12639 Des Moines Memorial Drive Burien WA

Comment(s): I think the zoning for this property should be  
CI Commercial Intersection not RM18,

Because it is a 1921 Craftsman Home with a Large  
30x40ft Garage. It would be a nice office for  
a Construction Type of Company its on 1/3 here.

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Name: VANESSEE LINDO Mailing Address: 12423 8<sup>th</sup> Ave. S.  
City: Burien, WA Zip Code: 98148

Address/location of property: SAME

Comment(s): SIDEWALKS INSTALLED ON 8<sup>th</sup> AVE S.  
FROM 128<sup>th</sup> - 124<sup>th</sup> → 112<sup>th</sup> TO THE 4WAY CORNER.  
HAVING LIGHTS ON THAT 4WAY WOULD BE HELPFUL

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PARKS

2-29-12

City of Burien  
North Burien Land Use Open House  
Comment Sheet

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Name: Lonetta Brittanham Mailing Address: 307 SW 110<sup>th</sup> St  
City: Seattle Zip Code: 98146

Address/location of property: \_\_\_\_\_

Comment(s): CREATE  
Parking on 1<sup>st</sup> Ave S. (off in Albertson Parking lot)

to have better access to park<sup>x</sup> which is used a lot.  
but hard to get to. X NORTH OF ALBERTSON'S

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PARKS

City of Burien  
North Burien Land Use Open House  
Comment Sheet

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Name: Loretta Brittenham Mailing Address: 307 SW 110<sup>th</sup> St

City: Seattle Zip Code: 98146

Address/location of property: Park between 2<sup>nd</sup> + 3<sup>rd</sup> Ave SW off 126<sup>th</sup>

Comment(s): make an entrance + parking off 128<sup>th</sup> SW

Small area not being used

- Park is not accessible to general public easily

is more of a private park for neighbors parking it

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Public Works  
TRAFFIC ISSUE

From City of Burien  
North Burien Land Use Open House

Comment Sheet

2/29/12

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Name: Loretta Brittenham Mailing Address: 307 SW 110<sup>th</sup>  
City: Seattle Zip Code: 98146

Address/location of property: 128<sup>th</sup> + 4<sup>th</sup> Ave S.W.

Comment(s): change traffic light to let one side go  
then other side go in East + West direction

North + South have turn lane - make it like  
128<sup>th</sup> + 1<sup>st</sup> Ave S.  
call me 206-242-6154

cars turning make a  
lengthy hold up/Backup

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