



PLANNING COMMISSION AGENDA
August 13, 2014, 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. APPROVAL OF MINUTES July 23, 2014

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

5. OLD BUSINESS a. Economic Development Sub-Committee Appointments

6. NEW BUSINESS a. King County Buildable Lands Draft Report Presentation and recommended updates to growth target policy language.

7. PLANNING COMMISSION COMMUNICATIONS

8. DIRECTOR'S REPORT

9. ADJOURNMENT

- Future Agendas (Tentative)**
- August 27, 2014
- Comprehensive Plan Capital Facilities Element
- September 10, 2014
- Comprehensive Plan Capital Facilities Element

Planning Commissioners

Butch Henderson	Jim Clingan (Chair)	Curtis Olsen
Amy Rosenfield	Joey Martinez (Vice Chair)	Douglas Weber
	Brooks Stanfield	

City of Burien

BURIEN PLANNING COMMISSION
July 23, 2014
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 July 23, 2014, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Jim Clingan, Curtis Olsen, Amy Rosenfield, Brooks Stanfield. Butch Henderson arrived after roll call, at 7:03 p.m.

Absent: Joey Martinez (excused), Douglas Weber (excused)

Administrative staff present: Chip Davis, Community Development director; Brandi Eyerly, planner

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Stanfield, seconded by Commissioner Rosenfield, to approve the agenda for the July 23, 2014, meeting. Motion passed 5-0.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Rosenfield, seconded by Commissioner Stanfield, and passed 5-0 to approve the minutes of the June 25, 2014, meeting.

PUBLIC COMMENT

Chestine Edgar, 1811 SW 152nd St., said Resolution No. 115, which is referred to in the draft Planning Commission bylaws, was not attached to the packet and she wanted it attached. She requested that stronger language regarding behavior by Planning Commissioners be added to the Planning Commission bylaws. She said not all of the advisory boards adopted the changes set forth in Ordinance No. 566, adopted by the City Council in 2012; she wanted the Planning Commission to update its bylaws to include those changes. She asked that the information about the BEDP Economic Development subcommittee meetings be placed on the home page of the City website, not on a page within the website, and she wanted the locations of the meetings posted. Mrs. Edgar also said the Countywide Growth Targets table in the meeting packet memorandum regarding the King County Buildable Lands Draft Report showed the wrong time frame and she wanted it corrected. She said she found the table titled Employment Update, 2006-2012, on the page headed Commercial-Industrial Development and Employment of Attachment 1 to that memorandum difficult to follow and she wanted it to include which particular jobs were lost, not just categories of jobs.

Robert and Robbie Howell, 15240 20th Ave SW, submitted written comments via email requesting that a code of ethics, including rules for public communications, be added to the Planning Commission bylaws.

OLD BUSINESS

2014 Comprehensive Plan – Continuing discussion regarding Utilities Element updates

Chip Davis explained that David Johanson, senior planner, was taken ill earlier in the day and could not attend the meeting. He said Mr. Johanson made the requested clarification to the proposed Utility Element text amendments regarding if and when homes on septic tanks would be required to connect to sewer. He noted that the proposed amendments will come before the commissioners again in September as part of a package of proposed amendments for public hearing.

NEW BUSINESS

a. King County Buildable Lands Draft Report Presentation and Recommended Updates to Growth Target Policy Language

Mr. Davis said Mr. Johanson had prepared a detailed presentation and slide show; in his absence Mr. Davis will just ask for questions from the commissioners. Mr. Johanson will give his presentation at a future meeting. Mr. Davis noted that the difference between 2031 and 2035 in the Countywide Growth Targets table is that because the state Legislature has delayed the deadline for updating Comprehensive Plans and Burien will not be adopting its updated plan until 2015. Therefore, in order to maintain the 20-year planning horizon the date has been moved to 2035. He said that if anyone is interested in seeing the complete draft 2014 King County Buildable Lands Report, he can provide an electronic version.

Commissioner Stanfield asked if it is possible to determine what data is available on jobs lost in Burien. Mr. Davis said it is, and the Economic Development Subcommittee will be looking at that.

Commissioner Olsen asked if the information will identify the mechanisms that led to the loss of those jobs. Mr. Davis replied that it will.

Direction/Action

None

b. Planning Commission Bylaws Updates

Mr. Davis said the commissioners would be considering changes to the bylaws that would and should have been made in 2012 but for a series of events that prevented it. The changes are those included in Ordinance No. 566, adopted by the City Council on Oct. 22, 2012. Additional proposed bylaws changes may be brought to the Planning Commission at a future meeting. Mr. Davis said he has provided a copy of Resolution No. 115, establishing a code of ethics for city officials and employees, for each of the commissioners and also at the sign-in table for members of the public. He said the resolution was adopted in 1999, before the advent of social media, so it may need to be updated by the City Council sometime in the future.

Commissioner Olsen asked if someone became a commissioner and then moved out of the city during their term, would they be dismissed from the commission. Mr. Davis answered that moving out of the city would lead to dismissal.

Chair Clingan asked if an absence is excused if the commissioner notifies staff when he or she is unable to attend a meeting. Mr. Davis responded that it is. Not notifying staff of an upcoming absence would result in an unexcused absence.

Chair Clingan pointed out a discrepancy between Ordinance No. 566, which says “The city manager shall notify the city council of any such absences” and the bylaws, which say “...”the Chairperson shall inform the City Council...” about unexcused absences. Mr. Davis thanked him for pointing that out and said it will be corrected.

Commissioner Henderson moved for adoption of the proposed amendments to the Planning Commission bylaws. Commissioner Rosenfield seconded. Motion carried 5-0.

Direction/Action

Mr. Davis will ensure that the bylaws language regarding who informs the City Council when a commissioner has a large number of unexcused absences is consistent with Ordinance No. 566.

c. Economic Development Subcommittee Appointments

Mr. Davis requested two commissioners as volunteers, and one additional commissioner as alternate, to serve on a subcommittee to draft and recommend updates to the Economic Development Element. The subcommittee will consist of two planning commissioners and two members of the Business and Economic Development Partnership (BEDP), supported by a planner and the Economic Development manager. He said the names of the volunteers are needed by no later than the next Planning Commission meeting.

Chair Clingan asked if there is a possibility that the meetings could be in the evening instead of during business hours. Mr. Davis said he would check on that.

Commissioner Olsen said he was interested in volunteering.

Chair Clingan said the two commissioners absent from the meeting would be made aware of the opportunity to volunteer.

Direction/Action

Mr. Davis will check on the possibility of the subcommittee meetings being held in the evening.

DIRECTOR'S REPORT

Mr. Davis noted that the next two meetings shown at the bottom of the agenda, Aug. 13 and 27, may include Comprehensive Plan element updates if the information is ready. In any case, proposed minor Zoning Code text amendments probably will be presented for the commission's consideration in August.

PLANNING COMMISSION COMMUNICATIONS

None.

ADJOURNMENT

Direction/Action

Commissioner Stanfield moved for adjournment; Commissioner Henderson seconded. Motion carried 5-0. The meeting was adjourned at 7:32 p.m.

APPROVED: _____

Jim Clingan, chair
Planning Commission

**CITY OF BURIEN, WASHINGTON
MEMORANDUM**

DATE: July 16, 2014
TO: Burien Planning Commission
FROM: David Johanson, AICP, Senior Planner 
SUBJECT: Economic Development Subcommittee Appointments

PURPOSE

The purpose of this agenda item is to request two Planning Commissions as volunteers and one alternate to serve on a subcommittee to draft and recommend updates to the Economic Development Element.

BACKGROUND

The Economic Development Element was last updated in 2009. This element, along with other elements and private requests will be packaged and presented to the City Council before the end of the year. The City Council is currently working on proposed Economic Development Goals and Actions in preparation of the 2015-2016 budget process.

SUBCOMMITTEE DETAILS

Who – The economic development subcommittee will consist of the following;

2 – BEDP members (Business and Economic Development Partnership)

2 – Planning Commission members

Staff supporting the committee will consist of a Planner and the Economic Development Manager.

What – The objective of the subcommittee will be to review the existing comprehensive plan element and prepare recommendations to both the BEDP and Planning Commission.

When – It is anticipated the meetings will occur weekly in the month of September. It is anticipated the meetings will occur during business hours.

Where – Meetings will be held at City Hall and be open to the public.

The City Council will be discussing economic development goals at their July 28, 2014 meeting.

ACTION

Staff is requesting two volunteers from the Planning Commission along with one alternate to serve on an economic development subcommittee.

Ultimately the proposed text amendments will be combined with other changes and a public hearing will be held on multiple amendment packages. Formal action on the complete set of text and/or other changes will occur later in the year. It is our intent to create one full package of amendments for a formal recommendation by the Commission in late October.

**CITY OF BURIEN, WASHINGTON
MEMORANDUM**

DATE: July 16, 2014
TO: Burien Planning Commission
FROM: David Johanson, AICP, Senior Planner 
SUBJECT: King County Buildable Lands Draft Report Presentation and recommended updates to growth target policy language.

PURPOSE

The purpose of this agenda item is for the Planning Commission to receive a brief presentation regarding the 2014 Buildable Lands Report. Staff is also requesting the Commission come to a consensus regarding text amendment to Policy LU 2.1 and Table 2-LU 2.1 that incorporate growth target data from the report.

BACKGROUND

The following is an excerpt from the 2014 Buildable Lands Report.

“The 1997 Buildable Lands amendment to the Growth Management Act requires six western Washington counties and the cities within them, to measure their land supply (in acres) and land capacity (in housing units and jobs). The intent is to ensure that these counties and their cities have sufficient capacity – realistically measured – to accommodate forecasted growth. The amendment requires data on actual achieved densities during the preceding five years of development and a snapshot of land capacity.”

“The 2014 Buildable Lands Report (BLR) builds on and updates the work done in the 2007 BLR. It fulfills requirements of RCW 36.70A.215 to report on residential and job changes since the 2007 BLR and to provide an updated picture of the county’s overall capacity to accommodate growth. The 2014 BLR reports on the six-year period from January 2006 to January 2012 for King County and each of the 39 cities. It measures each jurisdiction’s land supply and land capacity and updates those capacities to 2012. The BLR then compares the jurisdiction’s growth capacity to updated housing and job growth targets covering the period 2006 through 2031 that were adopted in 2009 and ratified in 2010. The BLR’s comparison evaluates whether the jurisdiction has sufficient capacity to accommodate growth through 2031.”

The following are the next steps in buildable lands report approval process.

July 23: Action by the GMPC on the Final 2014 BLR (4pm, PSRC Boardroom)

Late July: final submission to Washington State Department of Commerce.

LOCAL POLICY UPDATES

The city has local policy that is directly related to the growth targets and land capacity analysis associated with the buildable land report. Policy LU 2.1 encompasses our local commitment to provide sufficient housing and employment capacity consistent with regional and county planning documents. Given that new information is now available from the buildable lands report, and that we must plan for a 20 year

period, the following policy changes are being recommended. The current policy was adopted by the City Council in 2013 along with other land use element amendments.

Pol. LU 2.1 Accommodate growth targets for the planning period ending in 2034~~5~~as shown in Table 2-LU 2.1 (Countywide Growth Targets 2006 to 2043~~5~~). Implement appropriate zoning regulations and develop infrastructure to support growth represented by the targets, to the extent that market forces will allow.

In addition table 2-LU 2.1 is also being amended to be consistent with the new capacity and growth target information as well as to comply with the 20 year planning horizon standard. Please see the recommended changes to the table inserted below. The recommended changes to the table were previously mentioned during the Housing element update process which was considered by the commission in February this year. At that time definitive figures were not available and are now recommended to be included in the table.

TABLE 2-LU 2.1
Countywide Growth Targets (2006 to 2034~~5~~)

Existing Housing ¹	Housing Target ²	Housing Capacity ⁴
13,916	4,440	4,575
<u>19,828</u>	<u>5,150</u>	<u>4,908</u>
Existing Employment ³	Employment Target ²	Employment Capacity ⁴
11,572	4,960	7,308
<u>12,062</u>	<u>8,780</u>	<u>8,848</u>

¹ - Washington State Office of Financial Management, April 2012, <http://www.ofm.wa.gov/pop/april/default.asp> 2014 King County Buildable Lands Report

² - Countywide Planning Policies 3-21-14-2014 King County Buildable Lands Report, including Annexation Area Targets

³ - PSRC 2011 Covered Employment Estimates by Jurisdiction Burien Land Use Capacity Analysis, 2012 and 2014 King County Buildable Lands Report

⁴ - Burien Land Use Capacity Analysis, 2012

ACTION

No formal action is requested at this time. Staff is requesting that the Planning Commission review and discuss the proposed changes to the Comprehensive Plan text and the table.

The proposed text amendments will be combined with other changes and a public hearing will be held on multiple amendment packages. Formal action (recommendations to the City Council) on the complete set of text and/or other changes will occur later in the year. It is our intent to create one full package of amendments for a formal recommendation by the Commission in late October.

Attachments:

1 – King County Buildable Lands Report 2014, excerpts

I. EXECUTIVE SUMMARY

The 2014 Buildable Lands Report

The 1997 Buildable Lands amendment to the Growth Management Act requires six western Washington counties and the cities within them, to measure their land supply (in acres) and land capacity (in housing units and jobs). The intent is to ensure that these counties and their cities have sufficient capacity – realistically measured – to accommodate forecasted growth. The amendment requires data on actual achieved densities during the preceding five years of development and a snapshot of land capacity.

This 2014 Buildable Lands Report (BLR) builds on and updates the strong work done in the 2007 BLR. It fulfills requirements of RCW 36.70A.215 to report on residential and job changes since the 2007 BLR and to provide an updated picture of the county's overall capacity to accommodate growth. The 2014 BLR reports on the six-year period from January 2006 to January 2012 for King County and each of the 39 cities. It measures each jurisdiction's land supply and land capacity and updates those capacities to 2012. The BLR then compares the jurisdiction's growth capacity to updated housing and job growth targets covering the period 2006 through 2031 that were adopted in 2009 and ratified in 2010. The BLR's comparison evaluates whether the jurisdiction has sufficient capacity to accommodate growth through 2031. This 2014 BLR demonstrates that King County continues to have sufficient capacity to accommodate targeted levels of growth of both housing units and jobs.

Context of Regional Plans

The BLR is one component of implementing the King County Countywide Planning Policies (CPPs), which in turn help to carry out VISION 2040. The VISION 2040 regional plan, adopted in 2008 by the assembled jurisdictions of the Puget Sound Regional Council, sets forth the region's Regional Growth Strategy (RGS). The RGS calls for growth to be focused in (1) the Urban Growth Areas of the Puget Sound counties; (2) the region's largest and most complete cities containing designated urban centers; and (3) within those designated urban centers. To further that goal, this BLR is structured into five "Regional Geographies" as outlined in VISION covering King County's Urban Growth Area. In the Regional Geography hierarchy, there are four types of cities: Metropolitan Cities, Core Cities with designated Urban Centers, Larger Cities, and Small Cities. A fifth Regional Geography is that part of unincorporated King County within the Urban Growth Area. The Rural Area and Natural Resource Lands outside the UGA are not intended to accommodate growth and are not analyzed in this Report.

This BLR covers a volatile and atypical period of growth (and in some regards, decline). Consequently, the 2014 BLR draws information from the 2007 BLR, which reported on a robust period of growth. Achieved densities and – for some cities – land capacity data are brought forward from the 2007 BLR into this 2014 BLR. Half of King County's jurisdictions reported sufficient housing and job capacity in 2007 to absorb even the higher numbers in the new 2006-31 targets. Those cities, including most of the Small Cities, carried forward their 2007 BLR

density and capacity calculations into this 2014 BLR. The remaining cities required new analysis of land capacity to overcome a shortfall of capacity with respect to the new targets as part of their process of developing new comprehensive plans. The result of the new analysis prepared for this 2014 BLR was that all of the cities demonstrated that they now have sufficient capacity to accommodate their targets.

Summary of Findings – Development Activity

Development patterns changed during the 2006 – 2012 reporting period, including a shift of growth from unincorporated areas and Small and Larger Cities into the two Metro Cities. Multifamily and commercial development outside Seattle decreased significantly. This was especially true during 2009 and 2010, the worst of the Great Recession years that saw a precipitous fall-off of construction and shift out of multifamily construction. Single family construction fell off as well, but not as dramatically as apartment and condominium construction. Between 2008 and 2010, the number of wage and salary jobs decreased by 86,000 or 8%, which represented the biggest decline since the Boeing Bust of 1971. Recovery had been slow – even by 2012 - with only half of King County’s 40 jurisdictions recovering to the number of jobs they had in 2006. It is clear that employment growth is still in transition out of the Great Recession. Office vacancy rates climbed as jobs disappeared in 2009, 2010 and 2011. By the end of the reporting period occupancy rates had not yet returned to pre-Recession levels, especially outside Seattle.

Residential growth during this volatile period occurred almost entirely within the Urban Growth Area, and to a large extent within designated urban centers, especially in Seattle. Job growth recovered later in this period, and was focused in Seattle and a few Core Cities.

Summary of Findings – Targets and Capacity

The research done for this 2014 BLR shows that Urban King County as a whole continues to have sufficient capacity for growth to 2031 and beyond. Each of the five urban Regional Geography groups has sufficient capacity for residential growth, and all but one (urban unincorporated King County) for employment growth. The King County UGA has a generous surplus of capacity to contain growth: more than double the housing target and more than 150% of the job target. King County also has adequate capacity for other non-residential growth within the UGA to support the forecasted housing and job growth. Most of the county’s capacity is contained in the top two Regional Geographies – Metro and Core Cities. In fact, those two together have 81% of the county’s housing capacity (343,000 out of an urban countywide total of 425,000 housing units). Metro and Core Cities also have 83% of the county’s job-growth capacity (524,000 of 631,000 job capacity).

This increased capability of cities to absorb growth is occurring chiefly in designated urban centers that focus future employment with housing in mixed-use zones and districts. Cities are using a variety of planning tools to increase capacity and ensure that targets can be met. These tools, such as parcel-specific development agreements and encouragement of building with multiple uses, are

creating dense, vibrant, walkable mixed-use districts in urban and suburban places formerly dominated by one-story buildings and parking lots.

On the employment side, all four city geographies (Metro, Core, Larger and Small) have sufficient capacity to meet their new job targets and each of the cities in those categories also has sufficient capacity. However, urban unincorporated King County currently has a minor shortfall of job capacity. The 2007 BLR reported that unincorporated areas together had plenty of job capacity but annexations over the succeeding six years took away more capacity than the associated job targets. In the countywide context, the shortfall in urban unincorporated King County is not a major issue. The vast majority of King County's capacity to accommodate employment growth is properly located in the Metro and Core cities.

CITY OF BURIEN

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, Burien issued permits for just over 200 new housing units, all single family.

- In 2010, the City annexed North Highline Area X, with about 5,500 additional housing units, and its own growth target of 540 units.
- Burien now has 19,800 housing units and a housing target to plan for 4,100 additional units by 2031.
- The City has begun redevelopment of its downtown area with city investment in a new city hall, library and public square to encourage private investment in downtown.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWS (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
0 - 3 du/acre							
3 - 5 du/acre	2.0	0.0	0.0	0.0	2.0	8	4.0
5 - 7 du/acre	14.4	0.0	1.3	0.2	12.9	58	4.5
7 - 9 du/acre							
> 9 du/acre	1.1	0.0	0.1	0.0	1.1	13	12.2
Plats Total	17.5	0.0	1.4	0.2	15.9	79	5.0

<u>Housing Unit Update, 2006 to 2012</u>			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	8,386	5,530	13,916
+ 2006-12 Permits	212	0	212
= 2012 H.U. (old body)	8,598	5,530	14,128
Plus anxn, adjustmt	3,800	1,900	5,700
= 2012 Adj. H. Units	12,398	7,430	19,828

* single family includes mobile homes

Single-Family Permits Issued						
0 - 3 du/acre						
3 - 5 du/acre			10.4		33	3.2
5 - 7 du/acre		Not Applicable	16.9		77	4.6
7 - 9 du/acre						
> 9 du/acre			0.9		9	10.5
SF Pmts Total	n/a	n/a	28.2	n/a	119	4.2

Multifamily Permits Issued						
< 9 du/acre						
9 - 13 du/acre						
13 - 19 du/acre						
19 - 31 du/acre	0.7	0.0	0.0	0.0	0.7	11
31 - 48 du/acre						
48 + du/acre	0.2	0.0	0.0	0.0	0.2	8
Other zones	2.7	0.0	0.0	0.0	2.7	101
MF Pmts Total	3.6	0.0	0.0	0.0	3.6	120
						33.4

<u>Growth Target Update, 2006 to 2012</u>	
Housing Growth Target (2006-2031)	3,900
<u>Housing Unit Change: 2006-2012</u>	
Net New SF Units Permitted	-212
Net New MF Units Permitted	0
Net New Units, Annex Area	-89
Net New Units (2006-2012)	-301
Plus Annexat'n Area Target	540
Net Adjustment to Target	239
Net Adjustment to Target	239
Remaining Target (2012-2031)	4,139

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

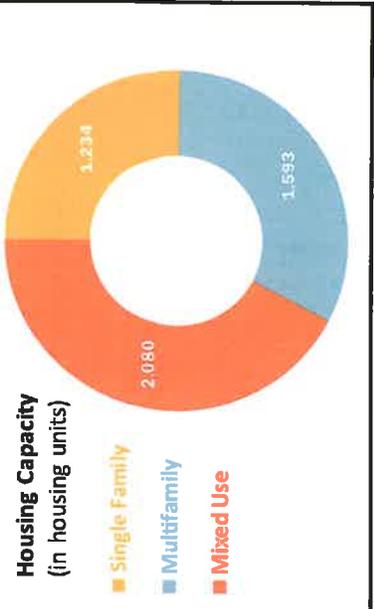
CITY OF BURRIEN

Residential Land Supply and Dwelling Unit Capacity (2012)

Neighborhoods	Residential Capacity		Gross acres	Critical Areas	ROW & Public Purpose Discount		Market Factor	Net Available Acres	Assumed Density	Net Capacity
	Vacant	Redev			Discout	Purpose				
Single Family										
	Vacant Subtotal	280.3	163.1	12.2	10%	94.5	4.5 / 5.5	436		
	Redev Subtotal	696.4	197.8	52.3	15% / 25%	379.4	4.5 / 5.5	798		
	Total	976.70	360.90	24%		473.9		1,234		
Multifamily										
	Vacant Subtotal	42.9	5.3	13.4	15% / 25%	21.8	11 / 35	640		
	Redev Subtotal	105.1	8.5	12.4	15% / 25%	75.2	11 / 35	953		
	Total	148.0	13.8			97.0		1,593		
	Neighborhood Total	1,124.7	374.7			570.9		2,827		
Mixed Use										
	Vacant Subtotal	4.8	0.0	0.0	25%	3.5	100	279		
	Redev Subtotal	20.0	0.0	0.2	25%	14.8	100	1,185		
	Mixed Use Total	24.7	0.0	3%		18.3		2,080		
All Housing										
	Vacant Total	328.0	168.4	25.6	10%	119.8		1,355		
	Redev Total	821.5	206.3	64.8	25%	469.4		2,936		
	Total	1,149.4	374.7	90.4		589.2		4,907		

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	1,234
Single-Family Capacity in Pipeline	0
Multifamily Zones	1,593
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - downtown	1,464
Capacity in Pipeline	616
Other Adjustments	0
Total Capacity (units)	4,907
Remaining Housing Target (2012-2031)	4,139
Surplus/Deficit Capacity	768



Burien's residential capacity exceeds its remaining target by nearly 800 units. The City's capacity is evenly divided among single family, multifamily and mixed use.

3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF BURIEN

- Burien lost both commercial and industrial jobs between 2006 and 2012, even accounting for the Area X annexation with about 2,000 jobs.
- The 2010 annexation of North Highline Area X had capacity for hundreds of added jobs.
- With adjustments for annexation and job losses during the reporting period, Burien's current target is just over 7,500 jobs to accommodate.
- The City's capacity is for more than 8,800 jobs, including refilling vacant spaces and new capacity in downtown and other developments.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWS (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	119.1	0.4	4	0.0	115.2	10%/25%	99.0
Mixed-Use	24.7	0.0	0	0.2	24.4	25%	18.3
Industrial	68.7	5.7	2	0.0	61.1	10%/15%	55.0
Non-Res Land Total	212.5	6.0	5	0.2	200.8		172.3

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Commercial	4.31	0.32/0.99	0.28	2.41	250/450	5,952
Industrial	2.40	0.34	0.07	0.97	450/1000	176
Neighborhood Total						6,128

Neighborhoods

Commercial	4.31	0.32/0.99	0.28	2.41	250/450	5,952
Industrial	2.40	0.34	0.07	0.97	450/1000	176
Neighborhood Total						6,128

Mixed-Use / Urban Center

Mixed Use Vacant	0.15	2.50	0.15	0.08	293	253
Mixed Use Redevelopable	0.65	2.50	0.15	0.15	300	509
Mixed-Use Total	0.80	2.50	0.15	0.23	296	762

City Total

Commercial	4.31	0.30/0.31	0.28	2.41	250/450	5,952
Mixed-Use	0.80	0.30/2.00	0.15	0.23	296	762
Industrial	2.40	0.42/0.40	0.07	0.97	450/1000	176
Jobs in Pipeline						0
City Total	7.51		0.50	3.61		6,890

Employment Update, 2006 to 2012			
	Comm'l		Total
	Jobs	Jobs*	
2006 Base Year	12,026	1,993	14,020
2006-12 Change	-1,219	-738	-1,958
= 2012 Jobs	10,807	1,255	12,062
Adjustments			0
= 2012 Job Total	10,807	1,255	12,062

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	4,600
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	1,010
Plus Job Loss, 2006-2012	1958
Net Adjustment to Target	2,968
Net Adjustment to Target	2,968
Remaining Target (2012-2031)	7,568
2012 Job Capacity [from table to left]	6,890
Adjustment to capacity**	1,958
Final 2012 Job Capacity	8,848
Surplus/Deficit Capacity	1,280

**capacity created by job loss: empty cubicles can be refilled.