CITY OF BURIEN, WASHINGTON
ORDINANCE NO. 662

AN ORDINANCE OF THE CITY OF BURIEN, WASHINGTON, RELATING TO 2016 COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS, ADOPTING FINDINGS, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, the City Council adopted Resolution No. 370 on April 18, 2016, which established the docket of possible Comprehensive Plan amendments to be considered as part of the City's annual amendment package; and

WHEREAS, public notice was provided and the City of Burien Planning Commission held two public hearings on October 26, 2016 pertaining to proposed comprehensive plan text, figure and a map amendment; and

WHEREAS, the City Council has received recommendations from the Planning Commission regarding the proposed amendments as attached hereto as Exhibit B; and

WHEREAS, the City Council held public meetings on November 21, 2016 and December 5, 2016 to discuss the proposed amendments; and

WHEREAS, the City of Burien has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; and

WHEREAS, the City of Burien provided the proposed comprehensive plan amendments to the Washington State Department of Commerce on September 28, 2016 and did not receive comments; and

WHEREAS, based on careful consideration of the facts and law, including without limitation, the King County Countywide Planning Polices, public testimony and the records and files on file with the office of the City Clerk including the following:

- Planning Commission meeting minutes of March 9, 2016, October 12, 2016 and October 28, 2016;

- Findings and Recommendations as recommended by the Planning Commission (attached Exhibits B & D)
  Exhibit B - Comprehensive Plan Amendments includes text, figures and maps
  Exhibit D - File No. PLA 16-0451, Morton Comprehensive Plan map amendment;

- City Council findings (attached Exhibit D)

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

Section 1. Findings. The City Council finds that approval of amendments to the Comprehensive Plan text attached hereto as Exhibit A and amendments to the Comprehensive Plan and Zoning Maps attached hereto as Exhibit C comply with the requirements of the Washington State Growth Management Act and the City of Burien Zoning Code;

Section 2. Amendments to the Comprehensive Plan Text. The City Council hereby adopts the amendments to the Burien Comprehensive Plan Text, attached as Exhibit A, and further adopts the findings in support of said amendments, attached as Exhibit B, which Exhibits A and B are incorporated by this reference as if fully set forth herein

Section 3. Amendments to the Comprehensive Plan. The City Council hereby adopts the amendments to the Burien Comprehensive Plan Map, attached as Exhibit C, and further adopts the findings in support of said amendments, attached as Exhibit D, which Exhibits C and D are incorporated by this reference as if fully set forth herein.

Section 4. Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 5. Effective Date. This ordinance, or a summary thereof, shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 5TH DAY OF DECEMBER, 2016, AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THIS 5TH DAY OF DECEMBER 2016.

CITY OF BURIEN

Lucy Krakowiak, Mayor

ATTEST/AUTHENTICATED:

Monica Lusk, City Clerk

Approved as to form:

Lisa Marshal, City Attorney

Filed with the City Clerk: December 5, 2016
Passed by the City Council: December 5, 2016
Ordinance No.: 662
Date of Publication: December 8, 2016

Ordinance 662
Exhibit A

Pol. CF 8.0 The Highline School District's capital facilities plan, as amended yearly, is adopted by reference as Appendix 6.3 of this Comprehensive Plan for the purpose of providing a policy basis for collection of school impact fees, if so adopted by the Burien City Council.

The following figure and document are attached.

Figure TR 2.5 - Primary Truck Routes

Appendix 6.3 – Highline School District No. 401, Capital Facilities Plan 2016-2021, adopted June 22, 2016

Figure 2-TR2.5 - Primary Truck Routes

December 2016

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Last updated: 9/13/2016
By: sergiov

HIGHLINE SCHOOL DISTRICT NO. 401

CAPITAL FACILITIES PLAN

2016-2021

May 27, 2016

HIGHLINE
PUBLIC SCHOOLS
A path to success for every student

Adopted: June 22, 2016

HIGHLINE SCHOOL DISTRICT NO. 401

CAPITAL FACILITIES PLAN

2016-2021

HIGHLINE
PUBLIC SCHOOLS
A path to success for every student

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Dr. Susan Enfield

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For information regarding the Highline School District's 2016-2021 Capital Facilities Plan, contact G. Scott Hodgins, Executive Director, Capital Planning and Construction, Highline School District No. 401, 17810 8th Avenue South, Building A, Burien, Washington 98148. Telephone: (206) 631-7500

SECTION ONE: INTRODUCTION

Purpose of the Capital Facilities Plan

This Six-Year Capital Facilities Plan has been prepared by the Highline School District (the "District") as the District's primary facility planning document, in compliance with the requirements of Washington's Growth Management Act (the "GMA") and King County Council Code Title 21A. The Plan was prepared using data available in May 2016. The GMA outlines 13 broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Highline School District (the "District") has prepared this Capital Facilities Plan (the "CFP") to provide King County (the "County") and the cities of Burien, Des Moines, Kent, Normandy Park, SeaTac, and Seattle with a schedule and financing program for capital improvements over the next six years (2016-2021).

This Plan will be updated annually with any changes to the impact fee schedule adjusted accordingly.

Executive Summary

After a period of low enrollment growth, the District has experienced steady and significant enrollment increases since 2010. The District currently serves an approximate student population of 19,058 (October 1, 2015 enrollment) with 18 elementary schools (grades K-6), five middle level schools (grades 7-8), and five high schools (grades 9-12). In addition, the District has alternative programs: Big Picture (MS and HS) at the Manhattan site; CHOICE Academy (MS and HS) at the Woodside site; New Start at the Salmon Creek Site; and Puget Sound Skills Center ("PSSC").

Over the last 14 years the District has embarked on a major capital improvement effort to enhance its facilities to meet current educational and life-safety standards. Since 2002 the District has passed two major capital bonds: one in 2002 for approximately $189,000,000 and one in 2006 for approximately $148,000,000. The schools which were built for replacement of existing facilities and not to accommodate increased enrollment.

With the approved capital bond funds and reimbursements from the Office of the Superintendent of Public Instruction, the State of Washington, the Port of Seattle, the Federal Aviation Administration and private donations for a new Raisbeck Aviation High School the District has designed, permitted and constructed 13 new elementary schools, 1 new high school, renovated 3 schools as interim facilities, and renovated portions of Memorial Field and Camp Waskowitz. All of this work has been done since March 2002.

The District proposed in November 2014 and February 2015, but did not receive the 60 percent voter approval required for passage, of a bond measure to fund capacity and infrastructure needs. In response to the District's failure to successfully pass a capital bond, the District formed a Capital Facilities Advisory Committee ("CFAC") to develop recommendations for long term capital facilities, including a scope for future bond measures.

As the District looks ahead it recognizes that anticipated enrollment growth, some of which will be caused by new development, and implementation of recent legislation will require the District to either add new facilities, add additions to existing facilities, renovate existing facilities, or add portables to existing facilities.

This CFP identifies the current enrollment, the current capacity of each educational facility, the projected enrollment over the six-year planning period and how the District plans to accommodate this growth. It also includes a schedule of impact fees that should be charged to new development.

Based on current projections, the District needs to add capacity at the elementary and middle school levels to accommodate projected enrollment and implementation of recent legislation. To address these needs, the District plans to replace Des Moines Elementary School to increase its student capacity, add classrooms at existing elementary schools, and build one new middle school. In addition, new modular or portables may need to be added at individual elementary schools and middle schools to accommodate future enrollment. At this time it has been assumed that additional land will not be needed to accommodate the new schools; however, land will be necessary in the future to support the District's long range facilities plan and its Educational Strategic Plan.

The District's current planning as stated in this Capital Facilities Plan is subject to the Board's adoption of the Capital Facilities Advisory Committee's final recommendations (scheduled for July 2016). Future updates to this Capital Facilities Plan will provide final adoption information and any other relevant information.

SECTION 2 – STANDARD OF SERVICE

King County Code 21A.06 refers to a "Standard of Service" that each school district must establish in order to ascertain its overall capacity. School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables).

District educational program standards may change in the future as a result of changes in the program year, special programs class sizes, grade span configurations, and use of new technology, as well as other physical aspects of the school facilities. In addition, the State Legislature's implementation of requirements for reduced K-3 class size will also impact school capacity and educational program standards. (The District currently offers full-day kindergarten.) The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this CFP.

The Standard of Service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of school buildings. The special programs listed below require classroom space, thus the permanent capacity of some buildings housing these programs has been reduced.

Table 1
Class Size – Standard of Service

Grade Level	*Average Class Size Based on Standard of Service*
Kindergarten	24*
Grades 1 – 3	25*
Grades 4 – 6	27
Grades 7 – 8	30
Grades 9 – 12	32

*The District standard for K-3 will change to 17:1 in 2019 (see Table 7).

It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of available teaching stations depending on the physical characteristics of the facility and educational program needs.

Elementary School Standard of Service Models

- Special education for students with disabilities may be provided in self-contained classrooms.
- All students are provided music instruction in a separate classroom.
- All students will have scheduled time in a special classroom.
- Identified students will also be provided other educational opportunities in classrooms designated as follows:
  - Resource Rooms
  - English Language Learners (ELL)
  - Education for Disadvantaged Students (Title I)
  - Gifted Education
  - Learning Assisted Programs
  - Severely Behavior Disorder
  - Transition Rooms
  - Mild, Moderate, and Severe Disabilities
  - Developmental Kindergarten
  - Extended Daycare Programs and Preschool Programs

Secondary School Standard of Service Models

- Identified students will also be provided other educational opportunities in classrooms designated as follows:
  - Resource Rooms
  - English Language Learners (ELL)
  - Computer Labs
  - Science Labs
  - Career and Vocational Rooms
  - Daycare Programs
  - Alternative Program Spaces

SECTION THREE: CAPITAL FACILITIES INVENTORY

This section provides an inventory of capital facilities owned and operated by the District including schools and relocatable classrooms (modulars or portables). School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards. *See Section Two: Standard of Service*. A map showing locations of District facilities is provided in Appendix A.

Schools

See *Section One* for a description of the District's schools and programs.

School capacity was determined based on the number of teaching stations (or general classrooms) within each building and the space requirements of the District's currently adopted current educational program and internal targets as reported in ICOS with the Office of the Superintendent of Public Instruction. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 2, 3, and 4.

As the District implements reduced K-3 class size requirements and grade reconfiguration, the inventory will reflect adjustments in the Standard of Service (see Tables 7-B and 7-C).

Relocatable Classrooms (Portables)

Relocatable classrooms (portables) are used as interim classroom space to house students until funding can be secured to construct permanent classrooms. The District currently uses 27 relocatable classrooms at various school sites throughout the District to provide additional interim general classroom capacity. A typical relocatable classroom can provide capacity for a full-size class of students. Current use of relocatable classrooms throughout the District is summarized in Table 5.

Table 2
Elementary School Level Inventory

Elementary School	*Building Area (sq. ft.)*	*Teaching Stations**	*Permanent Capacity***
Beverly Park at Glendale ES	58,145	22	514
Bow Lake ES	76,108	30	666
Cedarhurst ES	68,916	26	619
Des Moines ES	41,766	19	471
Gregory Heights ES	65,978	27	585
Hazel Valley ES	65,346	26	452
Hilltop ES	51,532	24	594
Madrona ES	69,240	25	598
Marvista ES	68,462	27	621
McMicken Heights ES	69,979	25	582
Midway ES	66,096	25	610
Mount View ES	67,783	26	628
North Hill ES	65,665	27	636
Parkside ES	68,857	26	622
Seahurst ES	59,967	27	585
Shorewood ES	60,326	22	483
Southern Heights ES	32,942	15	336
White Center ES	65,654	26	622
TOTAL	**1,122,762**	**445**	**10,231**

* Teaching Station definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.

** General classrooms

Table 3
Middle School Level Inventory***

Middle School	*Building Area (sq. ft.)*	*Teaching Stations**	*Permanent Capacity***
Cascade MS	90,582	34	986
Chinook MS	87,476	27	783
Pacific MS	73,941	24	696
Sylvester MS	92,617	30	870
Big Picture MS (*at Manhattan*)^		2	58
Choice (*at Woodside*) ^		2	58
TOTAL	**344,616**	**119**	**3,451**

* Teaching Station Definition: A space designated as a general classroom. Other stations include spaces designated for special education and pull-out programs.
** General classrooms.
***Does not include alternative programs: CHOICE Academy MS/HS *at Woodside site.*
^The District anticipates that the Big Picture and Choice programs will be relocated to another District facility or leased space in 2017. Inventory adjustments will be reflected in future updates to this Capital Facilities Plan.

Table 4
High School Level Inventory***

High School	*Building Area (sq. ft.)*	*Teaching Stations**	*Permanent Capacity***
Raisbeck Aviation HS	87,934	14	448
Big Picture HS (*at Manhattan*)^	29,141	10	320
Evergreen HS	161,456	48	1,536
Highline HS	214,919	70	2,240
Mount Rainier HS	205,159	47	1,504
Tyee HS	143,101	38	1,216
TOTALS	**841,710**	**227**	**7,264^^**

* Teaching Station definition: A space designated as a general classroom. Other stations include spaces designated for special education and pull-out programs.
** Regular classrooms.
***Does not include alternative programs: CHOICE Academy MS/HS *at Woodside site*; New Start HS *at Salmon Creek site*; and Puget Sound Skills Center.
^ The District anticipates that the Big Picture program will be relocated to another District facility or leased space in 2017. Inventory adjustments will be reflected in future updates to this Capital Facilities Plan.
^^Total capacity at the high school level may be affected as the District makes programmatic changes in its small school high schools: Tyee HS and Evergreen HS. For example, spaces currently identified as teaching stations may be needed to serve special programs.

Table 5
Relocatable Classrooms (Portable) Inventory

Elementary School	*Relocatables***	*Other****	*Interim Capacity*
Beverly Park at Glendale	0	2	0
Bow Lake	0	4	0
Cedarhurst	1	3	25
Des Moines	0	1	0
Gregory Heights	0	0	0
Hazel Valley	3	1	75
Hilltop	5	1	125
Madrona	2	0	50
Marvista	2	0	50
McMicken Heights	0	0	0
Midway	4	0	100
Mount View	4	0	100
North Hill	0	0	0
Parkside	0	0	0
Seahurst	2	2	50
Shorewood	1	3	25
Southern Heights	2	1	50
White Center	1	3	25
TOTAL	**27**	**21**	**675**

Middle School	*Relocatables***	*Other ****	*Interim Capacity*
Cascade	0	3	0
Chinook	5	1	145
Pacific	4	0	116
Sylvester	2	2	58
Big Picture MS	4	7	116
TOTAL	**15**	**13**	**435**

High School	*Relocatable***	*Other****	*Interim Capacity*
Raisbeck Aviation HS	0	0	0
Big Picture HS	0	0	0
Evergreen HS	3	2	96
Highline HS	0	0	0
Mount Rainier HS	0	0	0
Tyee HS	0	1	0
TOTALS	**3**	**3**	**96**

**Used for regular classroom capacity.
***The relocatables referenced under "other relocatables" are used for special pull-out programs, storage, community use, etc.

SECTION FOUR: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Generally, enrollment projections using historical calculations are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions, land use, and demographic trends in the area affect the projection. Monitoring birth rates in the County and population growth for the area are essential yearly activities in the ongoing management of the CFP. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or expedite projects in the event enrollment growth exceeds the projections.

With the assistance of a professional demographer, the District has developed its own methodology for forecasting future enrollments. This methodology, a modified cohort survival method, considers a variety of factors to evaluate the potential student population growth for the years 2016 through 2021. These factors include: projected births, projected growth in the K-12 population, and a model which considers growth in population and housing within the District's boundaries. The methodology also considers the potential impacts on enrollment due to the recent opening of a charter school within the District's boundaries. Certain assumptions are made regarding the continued enrolment at the charter school. Therefore, the methodology and the resulting projections should be considered conservative.

District enrollment has increased in recent years, including a 6.4% increase since 2009. Using the modified cohort survival projections, a total enrollment of 20,423 students is expected in 2021. In other words, the District projects an increase of 7.1% in student enrollment (or 1,365 students) between 2015 and 2021. *See* Appendix B (Enrollment projections from Les Kendrick, December 2015.)

Table 6
Projected Student Enrollment
2016-2021

Projection	*2015**	*2016*	*2017*	*2087*	*2019*	*2020*	*2021*	*Actual Change*	*Percent Change*
	19,058	19,233	19,459	19,622	19,872	20,118	20,423	1,365	7.1%

*Actual October 2015 FTE enrollment.

SECTION FIVE: CAPITAL FACILITIES PROJECTIONS FOR FUTURE NEEDS

Projected future capacity needs, shown in Tables 7-A through 7-C, are derived by applying the projected number of students to the projected permanent capacity. It is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore, interim capacity provided by relocatable classrooms is not included in this analysis. The District will utilize relocatables as necessary to address interim capacity needs. Information on relocatable classrooms by grade level and interim capacity can be found in Table 5. Information on planned construction projects can be found in the Financing Plan, Table 8.

Recent state-level policy decisions impact the District's capacity analysis. Engrossed Senate House Bill 2261, adopted in 2009, requires school districts to implement full-day kindergarten by 2018. SHB 2776, passed in 2010, requires school districts to reduce K-3 class sizes to 17 students per teacher. Finally, in November 2015, the voters passed Initiative 1351, which requires reduced class sizes across all grades (K-12). The District has proactively implemented full day kindergarten, which reduced the number of available regular classrooms in elementary schools districtwide. The District anticipates that the Legislature will only partially fund implementation of K-3 class size reduction, and therefore the capacity projects needed to address implementation will require successful passage of a capital bond. Future updates to this Plan will incorporate any funded implementation of Initiative 1351.

Table 7 assumes that K-3 class size reduction is implemented by 2019 and that grade levels are reconfigured to K-5, 6-8, and 9-12 in 2020. All scenarios include the capacity related projects the District is planning during the six-year planning period.

Table 7
Projected Student Capacity – 2016 through 2021

Elementary School Level – Surplus/Deficiency

	*2015**	*2016*	*2017*	*2018*	*2019^*	*2020^^*	*2021*
Existing Permanent Capacity	10,231	10,231	10,231	10,231	9,034	9,544	9,849
Added Permanent Capacity	0	0	0		510'	305"	0
Total Permanent Capacity**	10,231	10,231	10,231	10,231	9,544	9,849	9,849
Enrollment	10,580	10,744	11,026	11,210	11,302	9,725	9,788
Surplus (Deficiency)** Permanent Capacity	(349)	(513)	(795)	(979)	(1,758)	124	61

*Actual October 2015 FTE enrollment
**Does not include portable capacity
^Implementation of reduced K-3 class size and adjusted Standard of Service
^^Movement of 6th grade to middle school level and adjusted Standard of Service
'Addition of new classrooms at existing elementary schools
"New Des Moines Elementary School opens with added capacity

Middle School Level – Surplus/Deficiency

	*2015**	*2016*	*2017*	*2018*	*2019*	*2020^^*	*2021*
Existing Permanent Capacity	3,451	3,451	3,451	3,451	3,451	3,451	4,451
Added Permanent Capacity	0	0	0	0		1,000'	0
Total Permanent Capacity**	3,451	3,451	3,451	3,451	3,451	4,451	4,451
Enrollment	2,648	2,490	2,405	2,533	2,761	4,562	4,584
Surplus (Deficiency)** Permanent Capacity	803	961	1,046	918	690	(111)	(133)

*Actual October 2015 FTE enrollment
**Does not include portable capacity
^^Movement of 6th grade to middle school level and adjusted Standard of Service
'New middle school capacity added

High School Level – Surplus/Deficiency

	*2015**	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*
Existing Permanent Capacity	7,264	7,264	7,264	7,264	7,264	7,264	7,264
Added Permanent Capacity	0	0	0	0	0	0	0
Total Permanent Capacity**	7,264	7,264	7,264	7,264	7,264	7,264	7,264
Enrollment	5,830	5,998	6,028	5,878	5,809	5,831	6,051
Surplus (Deficiency)** Permanent Capacity	1,434	1,266	1,236	1,386	1,455	1,433	1,213

*Actual October 2015 FTE enrollment
**Does not include portable capacity.

SECTION SIX: FINANCING PLAN

Planned Improvements

The Finance Plan focuses on capacity related projects needed to accommodate recent and projected growth in the District.

Based upon the scenario presented in Table 3, the District will need to add permanent classroom capacity at both the elementary school and middle school grade levels. Subject to Board approval of the Capital Facilities Advisory Committee's final recommendations, anticipated in July 2016, the District anticipates that the additional capacity will be accomplished by (1) adding space to the new Des Moines Elementary School (replacement school), (2) the construction of new elementary school classrooms at various sites, and (3) constructing a new middle school. All new schools will be located on land currently owned by the District.

In addition, new relocatable classrooms (portables) may need to be added at individual elementary schools and middle schools to accommodate future enrollment or to provide interim classrooms until permanent classroom capacity is built.

The District has identified "non-capacity" capital needs at existing schools. The non-capacity projects are identified in the District's 2016 Long Range Facility Plan (scheduled to be adopted in July 2016). Funding for the non-capacity related projects may be proposed as a part of a future capital bond measure. The School Board of Directors will continue annual review of its school and support facility needs, and any decisions will be reflected in future updates to this Capital Facilities Plan (CFP).

Financing for Planned Improvements

Funding for planned improvements is typically secured from a number of sources including voter-approved bonds, State match funds, and impact fees.

General Obligation Bonds: Bonds are typically used to fund construction of new schools and other capital improvement projects, and require a 60% voter approval. The District's voters will need to approve a school construction bond to fund the projects identified in this Plan.

State School Construction Assistance Funds: State School Construction Assistance Funds come from the Common School Construction Fund, which is composed of revenues accruing predominantly from the sale of renewable resources (i.e., timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects. School districts may qualify for State School Construction Assistance Funds for specific capital projects based on a prioritization system.

The District anticipates receiving funding from Senate Bill 6080 to address a portion of the classrooms needed for implementation of reduced K-3 class sizes.

Impact Fees: Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. *See Section 7* School Impact Fees.

The Six-Year Financing Plan shown on Table 8 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2016-2021. The financing components include bonds, State match funds, and impact fees. The Financing Plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.

Table 8
Capital Facilities Financing Plan

Improvements Adding Permanent Capacity Costs (in Millions)**

Project	2016	2017	2018	2019	2020	2021	Total Cost	Bonds/ Local Funds	State Funding	Impact Fees
Elementary Schools										
Des Moines Elementary Replacement and Addition			30.000	31.674			$61,674	X	X	X
Elementary School Classrooms – various sites		10.00	10.00				$20.000	X	SB 6080 Funds (in excess of $20M)	X
Middle Schools										
New Middle School (1,000 capacity)		14.000	39.650	39.650			$93.300	X	X	X
								X	X	X
Portables										
Portables at Various Sites		.200	.200	.200				X		X
High Schools										
Land Purchase (elementary site for future growth)						$20.000	$20.000	X		X

**All projects are growth-related.

SECTION SEVEN: SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

Impact fees in Appendix C have been calculated utilizing the formula in the King County Code. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable classrooms (portables). As required under the GMA, credits have also been applied in the formula to account for State Match Funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit.

The District's cost per dwelling unit is derived by multiplying the cost per student by the applicable student generation rate per dwelling unit. The student generation rate is the average number of students generated by each housing type; in this case, single family dwellings and multi-family dwellings. Multi-family dwellings were broken out into one-bedroom and two-plus bedroom units. The District has developed its own student generation rate data based on actual permit data from local jurisdictions. *See* Appendix D.

Using the variables and formula described, and applying the 50% discount rate required by the King County School Impact Fee Ordinance, impact fees proposed as a part of this CFP, are summarized in Table 9 below. *See also* Appendix C.

King County and the City of Kent currently have adopted school impact fee ordinances and collect school impact fees on behalf of the District. The District is requesting that the other cities that it serves consider adoption of a school impact fee ordinance.

Table 9
School Impact Fees
2016

Housing Type	*Impact Fee Per Dwelling Unit*
Single Family	$7,528
Multi-Family	$6,691

APPENDIX A

DISTRICT MAP

APPENDIX B

POPULATION AND ENROLLMENT DATA

Highline Enrollment Projection

Births	2004	2005	2006	2007	2008	2009	2010
King County	22,874	22,860	24,244	24,899	25,190	25,057	24,514
K Enroll as %	5.79%	6.24%	5.96%	6.20%	6.72%	6.46%	6.34%

	2009	2010	2011	2012	2013	2014	2015
K	1324	1427	1445	1543	1694	1618	1553
1	1337	1392	1456	1475	1564	1723	1643
2	1363	1332	1374	1430	1491	1594	1683
3	1346	1409	1362	1368	1429	1498	1580
4	1354	1335	1393	1323	1385	1436	1490
5	1282	1387	1323	1408	1319	1391	1369
6	1273	1312	1381	1316	1420	1307	1262
7	1238	1218	1253	1317	1241	1369	1271
8	1252	1227	1220	1267	1319	1270	1377
9	1814	1832	1589	1585	1665	1643	1604
10	1414	1462	1498	1424	1456	1510	1510
11	1353	1274	1482	1442	1408	1446	1356
12	1561	1494	1450	1586	1506	1517	1360
Total*	17,911	18,101*	18,226	18,484	18,897	19,322	19,058

*HS Enrollment Does Not Include Open Doors Learning Center Students or Career Link Students Beginning with the 2014 Enrollment

Change	198	190	125	258	413	425	-264
% Change	1.1%	1.1%	0.7%	1.4%	2.2%	2.2%	-1.4%

*	9,279	9,594*	9,734	9,863	10,302	10,567*	10,580
*	2,490*	2,445*	2,473*	2,584*	2,560*	2,639*	2,648
*	6,142*	6,062*	6,019*	6,037*	6,035*	6,116	5,830

Medium Range Forecast (With Charter Schools Continuing)

Projected Births

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
	24630	25032	24910	25,026	25,433	25,408	25,391	25,386	25,393	25,492
	6.35%	6.35%	6.41%	6.45%	6.41%	6.36%	6.36%	6.36%	6.36%	6.36%

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
K	1564	1580	1598	1613	1631	1617	1616	1616	1616	1622
1	1577	1593	1619	1627	1642	1661	1646	1645	1645	1645
2	1637	1575	1593	1619	1627	1640	1658	1643	1642	1642
3	1678	1655	1595	1614	1640	1645	1657	1676	1661	1660
4	1582	1673	1653	1593	1612	1635	1640	1652	1671	1656
5	1435	1553	1643	1632	1572	1591	1613	1618	1631	1649
6	1271	1387	1509	1605	1594	1536	1554	1576	1581	1593
7	1205	1211	1322	1438	1529	1519	1463	1480	1502	1506
8	1285	1194	1212	1323	1439	1530	1520	1465	1482	1503
9	1743	1688	1568	1591	1737	1896	2015	2002	1929	1952
10	1468	1529	1481	1376	1396	1529	1668	1774	1762	1698
11	1427	1387	1445	1399	1300	1323	1449	1581	1681	1670
12	1361	1425	1384	1443	1397	1303	1326	1453	1585	1685
Total	19,233	19,459	19,622	19,872	20,118	20,423	20,827	21,181	21,387	21,481

	175	226	163	250	245	306	408	354	206	94
	0.9%	1.2%	0.8%	1.3%	1.2%	1.5%	2.0%	1.7%	1.0%	0.4%

	10,744	11,026	11,210	11,302	11,319	11,324	11,383	11,427	11,447	11,468
	2,490	2,405	2,533	2,761	2,968	3,048	2,983	2,945	2,989	3,009
	5,998	6,028	5,678	5,609	5,831	6,051	6,459	6,809	6,957	7,004

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

HIGHLINE SCHOOL DISTRICT No. 401
IMPACT FEE CALCULATION
Jun-16

School Site Acquisition Cost:	Scope	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary Schools			$0	0	0.210	0.134	$0	$0
Middle Schools					0.045	0.059	$0	$0
High Schools					0.099	0.089	$0	$0
TOTALS							$0	$0

School Construction Cost:	Scope	% Perm Fac.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary Schools (38.33%)	1 site	97.36%	$82,874	717	0.210	0.134	$17,872	$11,404
Middle Schools	1 site	97.36%	$93,300	1000	0.045	0.059	$4,086	$5,359
High Schools					0.099	0.089	$0	$0
TOTALS							$21,959	$16,763

Temporary Facilities Cost:	Scope	% Perm Fac.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary Schools		2.64%	0	0	0.210	0.134	$0	$0
Middle Schools		2.64	0	0	0.045	0.059	$0	$0
High Schools			0	0	0.099	0.089	$0	$0
TOTALS							$0	$0

State Match Credit Calculation:	Scope	Const. Cost Allocation/SF	SF/ Student	State Match	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary Schools		213.23	90	0.5613	0.210	0.134	$2,282	$1,792
Middle Schools		213.23	108	0.5613	0.045	0.059	$582	$388
High Schools		0	0	0	0.099	0.089	$0	$0
TOTALS							$2,844	$2,180

Tax Payment Credit:	Credit/SFR	Credit/MFR
Average Assessed Value	$294,206	$87,018
Capital Bond Interest Rate	3.27%	3.27%
Net Present Value of Average Dwelling	$2,475,408	$732,157
Years Amortized	10	10
Property Tax Levy Rate	$1.540	$1.640
Tax Payment Credit	$4,080	$1,201

Fee Summary	Cost/SFR	Cost/MFR
School Site Acquisition Cost	$0	$0
School Construction Cost	$21,959	$16,763
Temporary Facilities Cost	$0	$0
State Matching Credit Calculation	$2,844	$2,180
Tax Payment Credit Calculation	$4,080	$1,201
SUBTOTAL	$15,056	$13,383
50% Local Share	-$7,528	-$6,691
CALCULATED IMPACT FEE	$7,528	$6,691
2016 IMPACT FEE	$7,528	$6,691

APPENDIX D

STUDENT GENERATION RATE DATA

Highline School District
Student Generation Rates

In 2015, the District developed student generation rates based upon new residential development occurring within the District's boundaries within the preceding five year period. The District compared student enrollment addresses to the addresses on permits for new dwelling units. The District is using the 2015 study for purposes of this Capital Facilities Plan update. Future updates to the Capital Facilities Plan will include updated information.

Single Family Occupancy Permits for the last 5 years = 401
Elementary Students occupying Single Family Residences = 84
Elementary Students Single Family Student Generation Rate = 0.21

Single Family Occupancy Permits for the last 5 years = 401
Junior High School Students occupying Single Family Residences = 18
Junior High School Students Single Family Student Generation Rate = 0.045

Single Family Occupancy Permits for the last 5 years = 401
High School Students occupying Single Family Residences = 40
High School Students Single Family Student Generation Rate = 0.099

Multi-Family Occupancy Permits for the last 5 years = 67
Elementary Students occupying Multi-Family Residences = 9
Elementary Students Single Family Student Generation Rate = 0.134

Multi-Family Occupancy Permits for the last 5 years = 67
Junior High School Students occupying Multi-Family Residences = 4
Junior High School Students Single Family Student Generation Rate = 0.059

Multi-Family Occupancy Permits for the last 5 years = 67
High School Students occupying Multi-Family Residences = 6
High School Students Single Family Student Generation Rate = 0.089

Ordinance 662
EXHIBIT B

CITY OF BURIEN
Dept. of Community Development
400 SW 152nd Street, Suite 300
Burien, WA 98166
(206) 248-5510

2016 Comprehensive Plan Text, and Figure Amendments

APPLICANT(S): City of Burien

LOCATION: Comprehensive Plan Amendments Apply Citywide.

REQUEST: Amendments to Burien's Comprehensive Plan generally include the following:

- New Policies to adopt Highline School District Capital Facilities plan and support the collection of school impact fees.
- Updated Figure to recognize legislation actions of the City.

TAX PARCEL NUMBER(S): Not applicable, amendments apply city wide.

FINDINGS

REVIEW OF CRITERIA FOR COMPREHENSIVE PLAN AMENDMENT

Zoning Code section 19.65.095.4 contains the criteria for review of a proposed Comprehensive Plan amendment. To be approved, the proposed amendment must meet all of the following criteria:

A. The request is the best means for meeting an identified public benefit; and

The request to amend the Comprehensive Plan was made prior to March 1, 2016, as required in BMC 19.65.095.

The proposed amendments set the policy framework on what land use and other related decisions occurring over the next 20 years. A figure will be updated to be consistent with other specifically related city actions including but not limited to adoption of a truck route ordinance. Policy language will be added to adopt the Highline School District capital facilities plan in order to support the establishment of a school impact fee. School impact fees are one mechanism to charge and collect fees to ensure that all new residential development bears its proportionate share of the capital costs of school facilities reasonably related to new development and ensure the availability of adequate school facilities at the time that new development occurs. These all benefit the public.

B. The proposed amendment is consistent with the Growth Management Act, applicable Puget Sound Regional Council (PSRC) plans, King County Countywide Planning Policies and Burien Comprehensive Plan; and

Goals of the GMA state that development should occur in urban areas where adequate public facilities and services exist and there is an efficient multimodal transportation system. The goals also state that the environment should be protected. The GMA, PSRC plans and King County Countywide Planning Policies all contain various requirements related to land use, environmental protections, transportation services, and require

communities to adequately plan for future growth. The Countywide Planning Policies establish specific growth and affordable housing targets. The proposed amendments will ensure consistency with the Growth Management Act, PSRC plans and Countywide Planning Policies by incorporating policy language illustrating how the Burien meets its needs and the needs of the region including but not limited to having sufficient capacity for anticipated employment and population growth. The provision of adequate school facilities is an integral part of supporting the growing population and the needs of the community.

The Growth Management Act (GMA), as codified at Chapter 36.70A RCW and RCW 82.02, authorizes cities planning under GMA to assess, collect, and use impact fees to pay for capital projects related to public facilities needed to accommodate growth. School impact fees are one mechanism to charge and collect fees to ensure that all new residential development bears its proportionate share of the capital costs of school facilities reasonably related to new development and ensure the availability of adequate school facilities at the time that new development occurs.

The plan amendments will solidify a long-term land use management approach that will coordinate development with infrastructure improvements and adjacent uses while encouraging efficient use of land.

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

The proposed amendments will provide policy support for the establishment of school impact fees. Impact fees support the GMA policy of growth paying for growth. The benefit to the community will be as units are added funds will be collected to support capital improvements within the school district. Sufficient capacity in schools is a vitally important service to a community that values its youth.

D. The revised Comprehensive Plan will be internally consistent; and

The proposed amendments will be consistent with other portions of the Comprehensive Plan and documents including but not limited to Burien's Zoning Code and other related City ordinances.

E. The capability of the land can support the projected land use; and

Policy language changes do not involve the use of land therefore this is not applicable.

F. Adequate public facility capacity to support the projected land use exists or can be provided by the property owner(s) requesting the amendment, or can be cost-effectively provided by the City or other public agency; and

Not applicable; see item E above. The proposed amendments do not propose specific land uses that could impact public facility capacity.

G. The proposed amendment will be compatible with nearby uses; and

Not applicable. The proposed amendments do not propose specific land uses.

H. The proposed amendment will not prevent the City from achieving its Growth Management Act population and employment targets; and

The proposed amendments do not propose specific land uses nor affect specific parcels of land affecting the city's capability to provide sufficient housing or employment capacity.

I. For a Comprehensive Plan map change, the applicable designation criteria are met and either of the following is met:

i. Conditions have so markedly changed since the property was given its present Comprehensive Plan designation that the current designation is no longer appropriate;

ii. The map change will correct a Comprehensive Plan designation that was inappropriate when established.

The sole map amendment is being considered separately from this criteria review. Please refer to that specific document and analysis for evaluation of applicable criteria.

J. ***The City Council may approve an area-wide rezone only if all of the following criteria are met:***

i. The rezone is consistent with the comprehensive plan; and

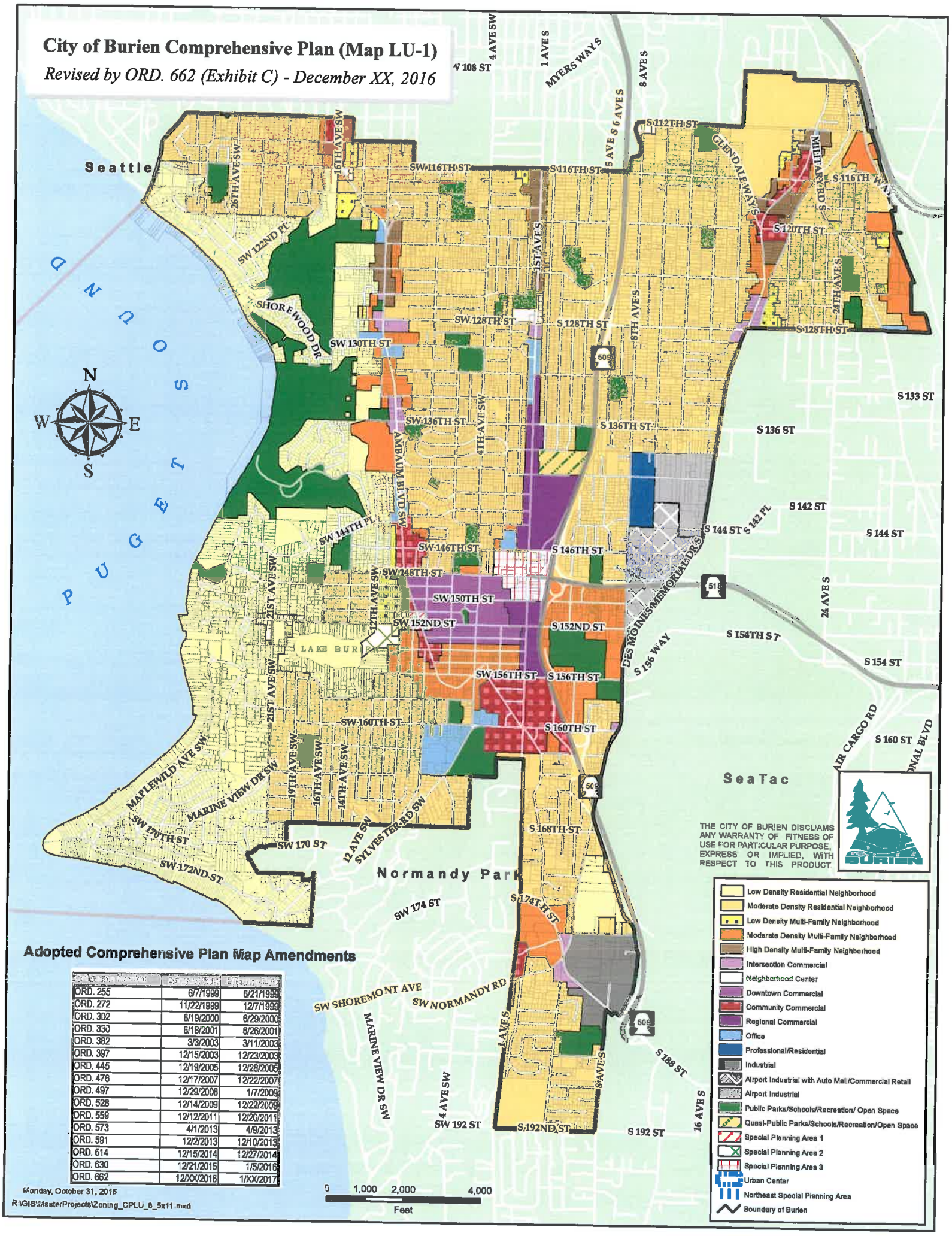
ii. The rezone will advance the public health, safety, or welfare; and

iii. The rezone will not have significant adverse environmental impacts that are materially detrimental to adjacent properties or other affected areas.

The proposed figure and text amendments do not change the zoning map.

City of Burien Comprehensive Plan (Map LU-1)

Revised by ORD. 662 (Exhibit C) - December XX, 2016



Adopted Comprehensive Plan Map Amendments

ORD. 255	6/7/1999	6/21/1999
ORD. 272	11/22/1999	12/7/1999
ORD. 302	6/19/2000	6/29/2000
ORD. 330	6/18/2001	6/26/2001
ORD. 382	3/3/2003	3/11/2003
ORD. 397	12/15/2003	12/23/2003
ORD. 445	12/19/2005	12/28/2005
ORD. 476	12/17/2007	12/22/2007
ORD. 497	12/29/2008	1/7/2009
ORD. 528	12/14/2009	12/22/2009
ORD. 558	12/12/2011	12/20/2011
ORD. 573	4/1/2013	4/9/2013
ORD. 591	12/2/2013	12/10/2013
ORD. 614	12/15/2014	12/27/2014
ORD. 630	12/21/2015	1/5/2016
ORD. 662	12/XX/2016	1/XX/2017

Monday, October 31, 2016
R:\GIS\MasterProjects\Zoning_CPLU_8_5x11.mxd

CITY OF BURIEN, WASHINGTON
Department of Community Development
400 SW 152nd Street, Suite 300, Burien, Washington 98166
Phone: (206) 241-4647 Fax: (206) 248-5539

Comprehensive Plan Map Amendment
For
So Yong Morton
PLA 16-0451

APPLICANT: So Yong Morton, Property Owner

LOCATION: 825 South 112th Street (see Attachment 1-Vicinity Map)

CURRENT LAND USE: Single-family Residential

TAX PARCEL #s: 336140-0005

REQUEST: 1) Change the Comprehensive Plan Designation from Moderate Density Residential Neighborhood to Neighborhood Center

PLANNING COMMISSION AND STAFF RECOMMENDATION: 1) Approve the request to change the Comprehensive Plan Designation from Moderate Density Residential Neighborhood to Neighborhood Center

FINDINGS & CONCLUSIONS

COMPREHENSIVE PLAN MAP HISTORY

1983 (before incorporation): King County Highline Community Plan designated the subject property as Single-family (4-6 units per acre).

2013: City of Burien Comprehensive Plan (Ordinance No. 573) designated the subject property as Moderate Density Single-Family Neighborhood.

ORDINANCE 662

EXHIBIT D

ZONING HISTORY

1981 (before incorporation/annexation): RS-7,200 with a potential zone designation of RM-2,400 (RM-18 equivalent)

2009 (before incorporation/annexation): The King County Zoning designation for the property was Urban Residential (R-6).

2010: City of Burien Ordinance No. 533 established interim zoning for the North Highline Area. The parcel was designated RS-7,200.

2013: The City of Burien Zoning Map (Ordinance 573) re-affirmed the RS-7,200 zoning designation.

ADJACENT COMPREHENSIVE PLAN, ZONING DESIGNATIONS AND USES:

Direction	Comprehensive Plan Designation	Zone	Current Uses
North	uh (urban residential, high - >12 du/ac) - King County	R-6 (RM-18 Potential)	Single-Family
South	Moderate Density Residential	RS-7,200 (Residential Single-Family)	Single-Family
East	Neighborhood Center	CN (Neighborhood Center)	Gas pumps with an associated small Commercial Strip Mall
West	Moderate Density Residential Neighborhood	RS-7,200 (Residential Single-Family)	Single-Family

BACKGROUND

The applicant requests to change land use designations for one parcel that totals 0.61 acres (26,550 square feet). The site contains a single-family residence that was constructed in 1923. The existing single-family home is located at the northern portion of the site adjacent to South 112th Street (See Attachment 1, site vicinity map). The parcel also contains a couple of smaller out buildings and appears to have a driveway on the eastern property line that provides access to the southern portion of the single-family property immediately adjacent

and to the east. There is a minor amount of elevation change from the southwest corner sloping down to the northeast corner.

The parcel is bordered by South 112th Street on the north side. To the west there is small scale strip mall containing gas pumps with an associated food mart, nail salon, two restaurants, and a retail store. Adjacent uses to the east, north and south consist of single-family residential homes.

In 2010 the City of Burien annexed this parcel and the surrounding neighborhood from King County. As a part of that process interim zoning designations were assigned the whole area with the commitment by the City to revisit land use designations in the near future. In 2011 the City initiated community based process to analyze existing land use designations and propose comprehensive plan and zoning designations for the recently annexed area. The subject parcel was designated residential single-family with King County and the City's land use designation actions in 2013 maintained a comparable single-family designation (RS-7,200).

A component of amending the land use designations also included the establishment of a hierarchy of commercial nodes. The nodes were established as another land use designation criteria to maintain the character of residential neighborhoods by focusing commerce and multi-family growth at specific locations dispersed throughout the City. Comprehensive plan Figure 2LU-3 illustrates locations of the commercial nodes. The subject parcel is located within a low intensity commercial node.

This staff recommendation report only a reviews the applicable criteria for a comprehensive plan land use designation change. References to general zoning development standards are appropriate, however following the rezone application and review process and if a development proposal is submitted, specific details of site design features and project components will receive a more detailed review.

REVIEW CRITERIA FOR COMPREHENSIVE PLAN MAP AMENDMENT

Burien Municipal Code section 19.65.095.6 contains criteria for review of a proposed Comprehensive Plan amendment. To be approved, the proposed amendment must meet **all** of the following criteria (in bold, followed by staff response).

A. The proposed amendment is the best means for meeting an identified public benefit.

The purpose of the Neighborhood Center land use designation is to provide areas where uses can be located that offer opportunities to locate businesses that support the adjacent neighborhood. Policy RE 1.3 describes the purpose of the land use designation as follows.

> "The *Neighborhood Center* designation allows for relatively small areas that provide limited scale convenience goods and services to serve the everyday needs of the surrounding single

family neighborhoods or to provide locally based employment opportunities, while protecting the desired neighborhood character. Mixed use development up to 12 dwelling units per acre is allowed at these locations. Mixed use developments contain a commercial or office presence while also providing opportunities for people to live near services and/or a choice of transportation modes. These neighborhood focal points should be designed and located so that customers and employees are encouraged to walk rather than drive to these areas."

The applicant states that the public benefit is to provide more of an opportunity to construct professional offices that in turn could provide services to the adjoining neighborhood.

If approved, the land use designation change from single-family residential to Neighborhood Center will enable the City to increase the amount of land available to provide employment capacity to accommodate future growth.

Growth beyond the commercial node designation is limited by the maximum size of the node of designation, which is 1/8 mile from an intersection. This purposeful limitation allows for some expansion of applicable commercial land use designations near the identified intersections while placing a limit on the amount of expansion to protect adjacent single-family residential neighborhoods. The neighborhood center land use designation expansion east by one parcel (appx. 110 feet), will not be detrimental to the existing single-family neighborhood. The subject parcel has good access to the state highway system because it is in close proximity to SR 509 and an associated on and off ramp and transit service.

B. The proposed amendment is consistent with the Growth Management Act, applicable Puget Sound Regional Council (PSRC) Plans, King County Countywide Planning Policies and Burien Comprehensive Plan.

The proposed amendment is consistent with Burien's comprehensive plan in that it meets the land use designation criteria for Neighborhood Center (Policy BU 1.3). Please see below for an analysis of the criteria contained in Policy BU 1.3.

The requested land use designation allows more development potential for both employment opportunities and possibly mixed use development. Both of these types of land uses will assist the City in providing housing and/or employment capacity to accommodate forecasted growth in the region.

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

The applicant has stated that more commercial available land will allow more opportunity to provide services, both commercial and professional, to the surrounding neighborhood.

The commercial node concept encourages compact growth within a comfortable walking distance from goods and services to minimize use of automobiles. The nearest commercial node is in the Boulevard Park area which is nearly 1 mile away. Allowing expansion of the commercial land available at this location may allow more opportunities to provide a greater range of goods and services available to more residents within a short distance. Greater opportunity to provide goods and services within a shorter distance to residents is a benefit. Additionally the change in land use designation may assist in the city in providing more residential or employment capacity.

The request is consistent with the criteria.

D. The revised Comprehensive Plan will be internally consistent.

The proposed amendment will not create an internal inconsistency in the Comprehensive Plan in that it is inconsistent with the Neighborhood Center land use designation criteria (please see section I below).

The request is consistent with the criteria.

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

The applicant stated that they are considering a mixed use development, however if the land use designation is changed and the subsequent zoning change is approved a range of uses may be allowed on the subject parcel. The uses allowed are listed in BMC 19.15.015.

Generally the parcel does not contain any constraints with regard to topography or other natural features. There are no critical areas located on the parcel with the exception of the area being mapped as containing critical aquifer recharge area.

The request is consistent with the criteria.

F. Adequate public facility capacity to support the projected land use exists or, can be provided by the property owner(s) requesting the amendment, or can be cost-effectively provided by the City or other public agency.

The applicant has not provided the City with certificates of sewer, water or hydrant availability, however all adjacent buildings are being served by "public" water and sewer service. When a future site specific building permit application is filed the applicant will be required to demonstrate that adequate public utilities are available.

G. The proposed amendment will be compatible with nearby uses.

The proposed amendment would change the land use and designation to match the adjacent parcel to the west. The parcel to the west of the site is a small scale strip mall

that includes gas pumps. The applicant is a partial owner of this adjacent commercial property.

Properties immediately to the north, south and east of the subject site are designated Moderate Density Single-Family Neighborhood and are developed with single-family homes.

The Neighborhood Center zone allows a variety of uses including office and lower intensity commercial activities. Development standards for some of the uses vary however the majority of the potential land uses on this site must comply with the general development standards listed below.

General CN Zone Development Standards Chart

	CN
Maximum Units per acre	12*
Front setback	10-feet
Interior setback	0-feet**
Building coverage	70%
Impervious surface coverage	85%
Height	35-feet (approximately 3 stories)
Parking	Varies depending on potential use(s)

*- only allowed as a part of a mixed use development per BMC 19.15.015.
**- A transition zone of 20-feet of dense/full screen landscaping is required when a commercial property abuts a residential property (BMC 19.17.015).

H. The proposed amendment would not prevent the City from achieving its Growth Management Act population and employment targets.

As reported in the 2014 King County Buildable Lands Report, Burien is responsible to plan for a 2035 employment target of 8,780 jobs. Under current zoning, Burien has an employment capacity of 8,848 jobs (Comprehensive Plan Table 2-LU 2.1). Consequently, the proposed amendment allowing the potential to develop additional housing units in this location will not prevent the City from achieving its Growth Management Act population and employment targets and will contribute more towards achieving the City's population targets and maintaining sufficient residential housing capacity.

I. For a Comprehensive Plan map change, the applicable designation criteria are met and either of the following is met:

i. Conditions have so markedly changed since the property was given its present Comprehensive Plan designation that the current designation is no longer appropriate; or,

ii. The map change will correct a Comprehensive Plan designation that was inappropriate when established.

Applicable Designation Criteria

The applicable designation criteria for the Neighborhood Center land use designation is found in Policy BU 1.3 of the Comprehensive Plan.

In addition to listing the applicable designation criteria, this policy states that the *"designation allows for relatively small areas that provide limited scale convenience goods and services to serve the everyday needs of the surrounding single family neighborhoods or to provide locally based employment opportunities, while protecting the desired neighborhood character. Mixed use development up to 12 dwelling units per acre is allowed at these locations. Mixed use developments contain a commercial or office presence while also providing opportunities for people to live near services and/or a choice of transportation modes. These neighborhood focal points should be designed and located so that customers and employees are encouraged to walk rather than drive to these areas."*

Policy BU 1.3 lists the criteria for designating areas as **Neighborhood Center**, which is shown below followed by Staff's analysis.

1. ***Areas are located at low intensity commercial nodes (shown on Figure 2 LU-3, Commercial Nodes) adjacent to residential neighborhood(s).***

   The subject parcel is located within a low intensity commercial node as shown on Figure 2 LU-3 (See Attachment 3, Figure 2 LU-3, Commercial Nodes).

   The request is consistent with criteria.

2. ***Adjacent residential designations shall predominately be Moderate Density Residential.***

   Adjacent areas to the east and south are designated and Moderate Density Residential Neighborhood by the City of Burien. The parcels to the north are designated by King County as Urban Residential which is a comparable comprehensive plan land use designation to Moderate Density Residential.

   The request is consistent with criteria.

3. ***Areas shall be located on an identified general bikeway.***

The City of Burien has adopted a Transportation Master plan. The transportation plan includes a figure indicating the location of general bikeways either planned or existing. Figure 15, Bicycle Priority Routes, in the adopted Transportation Master plan designates South 112th Street as general bikeway. The subject parcel abuts South 112th Street. Design elements for these routes may include sharrows, wide shoulders, or designated bike lanes.

The request is consistent with the criteria.

4. ***The area is located within 1/8 mile of a transit route with peak transit frequency of at least every 21-30 minutes.***

There is one bus route within the vicinity of the subject parcel. Route 128 is located on South 112th Street directly adjacent to the subject parcel. The Metro bus service schedule indicates a service frequency of approximately every 30 minutes.

The request is consistent with the adopted criteria.

5. ***The area does not have critical areas, except critical aquifer recharge areas.***

The critical area maps shows there are no critical areas, with the exception of critical aquifer recharge areas, located on or near the subject parcel.

The request is consistent with the criteria.

6. ***The area is located adjacent to or has adequate access to an arterial.***

The parcel has direct access to South 112th Street, which is classified as a collector Arterial (Figure 2 TR 2.3).

The request is consistent with the criteria.

7. ***The area is located in sections of the city that have or are planned to have pedestrian or other non-motorized connections.***

The parcel is located adjacent to South 112th Street which is classified as a general bikeway as specified on Figure 16, Bicycle Priority Routes, in the Burien Transportation Master Plan(TMP). General bikeways are described in the TMP as second tier bike routes, and provide further mobility options for more experienced riders and make use of roads with higher vehicle volumes and/or steeper grades.

The request is consistent with the criteria.

Criteria i, Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate:

The original land use designation was applied by King County and has been in place at least since 1983. In 2010 the City of Burien annexed the parcel and subsequently proceeded with nearly a year long public process to evaluate land used designations for the entire North Burien annexation area. The process was initiated to align the land use designations with Burien and determine is incremental adjustments were appropriate. In general, the focus of land use designation review efforts were on the more developed corridors such as Ambaum Boulevard SW, 1st Avenue South and the Boulevard Park area.

The conditions for Burien and King County have changed since the parcel was given its single-family designation. The region is anticipated to grow significantly in the next planning horizon and the result is that there will be a need for both housing and employment opportunities. The change for this parcel will provide more opportunity for redevelopment but more importantly will offer more supply of commercial land that can support the needs of adjacent residential development. Because this particular node is somewhat distant from others it can provide more opportunity for commercial goods and services within a shorter distance.

Comprehensive Plan Map Land Use Designation Change Conclusions

The applicant has demonstrated that the subject parcel is substantially consistent with the land use designation criteria found in comprehensive plan policy BU 1.3 therefore, the requested land use designation change from Moderate Density Residential Neighborhood to Neighborhood Center should be approved.

ATTACHMENTS

1 - Vicinity Map

2 - Submitted Application Materials

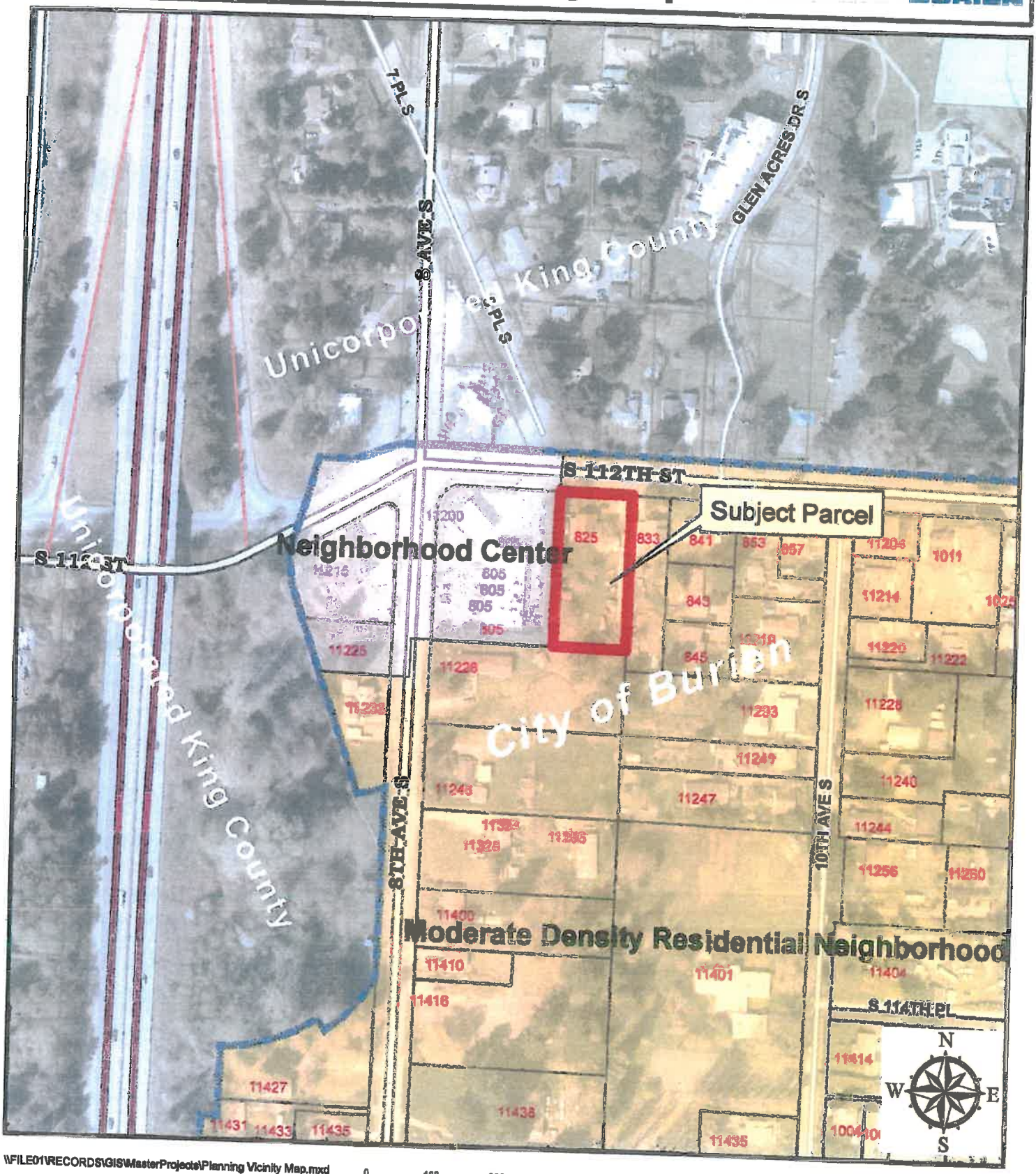
3 - Figure 2 LU-3, Commercial Nodes

4 - Public Comments (no written comments were received)

Morton Comprehensive Plan Map Amendment Request

File No. PLA 16-0451

Vicinity Map



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Burien
Washington, USA

Comprehensive Plan Amendment Request

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

Amendment Type	Reference Number (staff will assign)
✓ Map amendment ___ Text amendment	PLA-16-0451

APPLICANT INFORMATION

Name: So Yong Morton	Company:	Daytime Phone: *
Mailing Address: *		E-mail: *
Contact person: Gerald F. Robison	E-Mail: jerry@gfrobisonlaw.com	Daytime Phone: *
Property owner: So Yong Morton, Robert Moore, James Moore		Daytime Phone: *
Mailing Address: *		E-Mail: *

SITE INFORMATION (If applicable)

Site Address: 825 S. 112th St.	Parcel Number: 336140-0005
Existing Zoning District: RS 7200	Existing Comprehensive Plan: Med Density Res.
	Requested Plan designation: NC
Number of Acres: .6	Current Land Use: S.F. Res.

Critical areas present: ☐ Wetlands ☐ Streams ☒ Critical Aquifer (Aquifer Recharge Area) ☐ Landslide Hazard Area ☐ Fish & Wildlife

Brief description of proposal (attach additional sheets if necessary):

* direct all contact through Gerald F. Robison, 648 S. 152nd, #7 Burien, WA 98148 (206) 243-4219

Amend map from Residential to NC.

See attached

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SIGNATURE

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

Dated: 2-22-16

Signature: So Yong Morton

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

PLA-16-0451

Description of Request:

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

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

Description of the property:

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

Description of the neighborhood:

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

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

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

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

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

Discussion of Comprehensive Plan Amendment Criteria:

A. Best means for meeting an identified public benefit:

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

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

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

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

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

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

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

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

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

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

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

The 3rd and 4th goals don't apply to this application.

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

The remaining goals are not relevant to this application.

C. <u>The proposed amendment will result in a net benefit to the community</u>:

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

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

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

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

D. <u>The revised Comprehensive Plan will be internally consistent</u>:

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

E. <u>The capability of the land can support the projected land use</u>:

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

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

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

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

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property when it is redeveloped.

All other utilities are available in the street.

G. The proposed amendment is compatible with nearby uses:

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

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

Across the street to the north, in unincorporated King County, there are single family homes, and the Glenacres condominiums and golf course. The subject property will have little or not impact on those uses (other than providing a new service for the residents) and is compatible with those uses.

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

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

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

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

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

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

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

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SUPPLEMENTAL ATTACHMENT TO APPLICATION
Application of So Morton regarding property located at 825 S. 112th St.

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

1. The subject property is located in the low intensity commercial node located at the intersection of S. 112th St. and 8th Ave. S. Figure 2LU-3, Comprehensive Plan.

2. The surrounding residential area is designated as Moderate Density Residential. City of Burien Comprehensive Plan (Map LU-1), Revised by ORD. 630 - Effective January 5, 2016.

3. The subject property is on a General Bikeway. Figure 15, Transportation Master Plan, May 2012.

4. The subject property is located on Metro Transit route 128, with east and west bound stops within 300 feet of the property. The Metro schedule indicates transit frequency of about 21 minutes during peak transit times. Figure 4, Transportation Master Plan, May 2012, includes the subject property on a transit route having Peak Transit Frequency of 21-30 minutes.

5. The only designation affecting the subject property is an Aquifer Recharge Area. Figure 2-EV1 - Sensitive/Critical Areas Map, Burien Comprehensive Plan, December 2012

6. The subject property has street frontage on S. 112th St., which is designated as a Collector Arterial in Figure 2, Transportation Master Plan, May 2012.

7. The subject property is located on a street that has pedestrian and non-motorized connections.

The sidewalk on S 112th St., fronting the subject property, runs from SR 509 to Des Moines Memorial Drive S., where it connects to sidewalks on Des Moines Memorial Drive S. and S. 120th St., which in turn connect into the City's general system of sidewalks. Figure 5, Transportation Master Plan, May 2012.

The existing sidewalk connects to a nearby Pedestrian Activity Center near the eastern edge of the subject property. Figure 14, Transportation Master Plan, May 2012.

The subject property is located on a General Bikeway that connects to the west with other General Bikeways at 8th Ave. S., 4th Ave. SW, and 26th Ave SW, and to Neighborhood Bikeway at 8th Ave. SW. It connects to with Existing Bicycle Lanes on Des Moines Memorial Blvd S., and S. 120th St., and Neighborhood Bikeway at Roseburg Ave. S. Through those connections the subject property connects to every Bicycle Priority Route in the City. Figure 15, Transportation Master Plan, May 2012.

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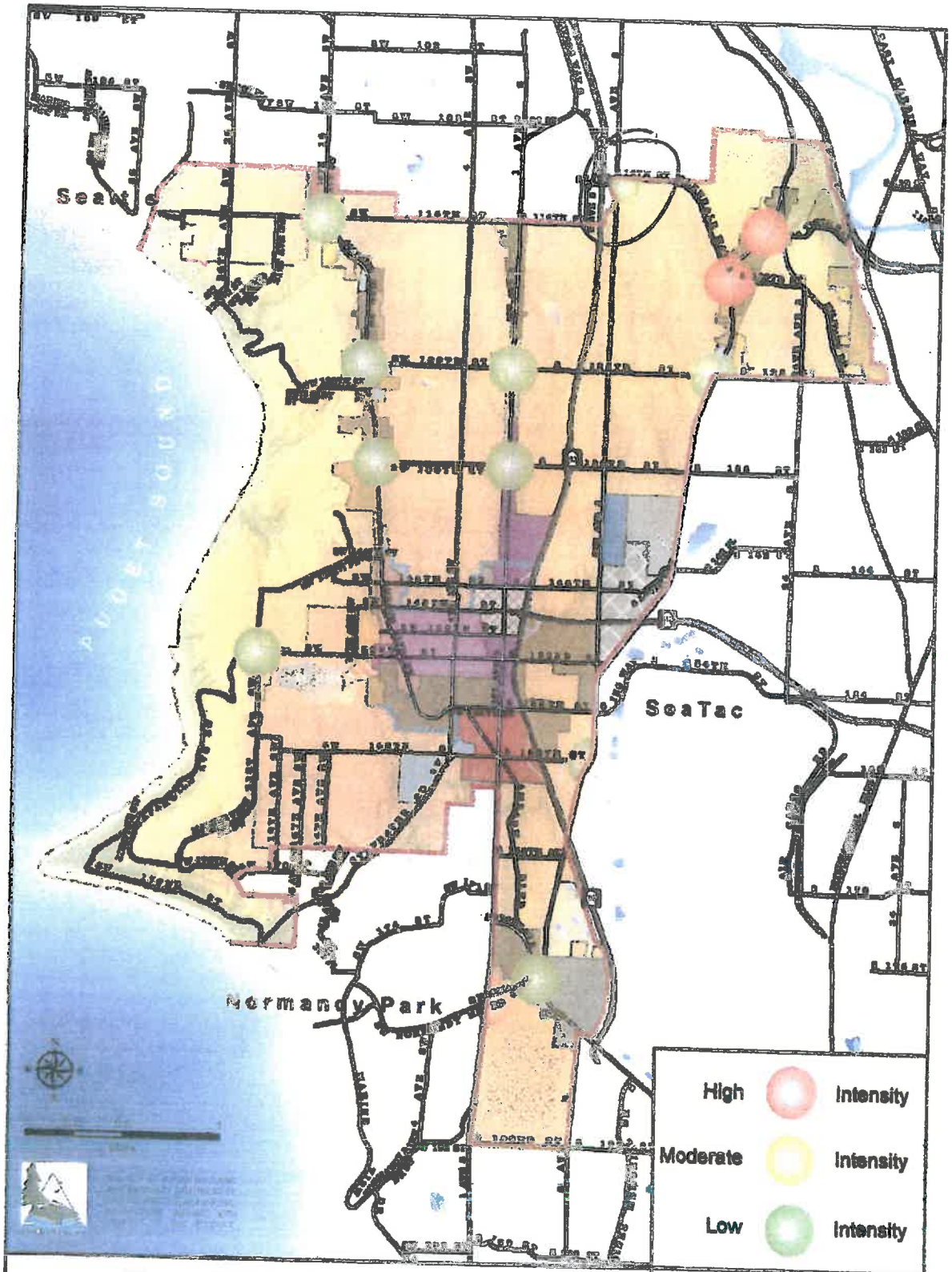

Figure 2LU-3 - Commercial Nodes | **December 2014**

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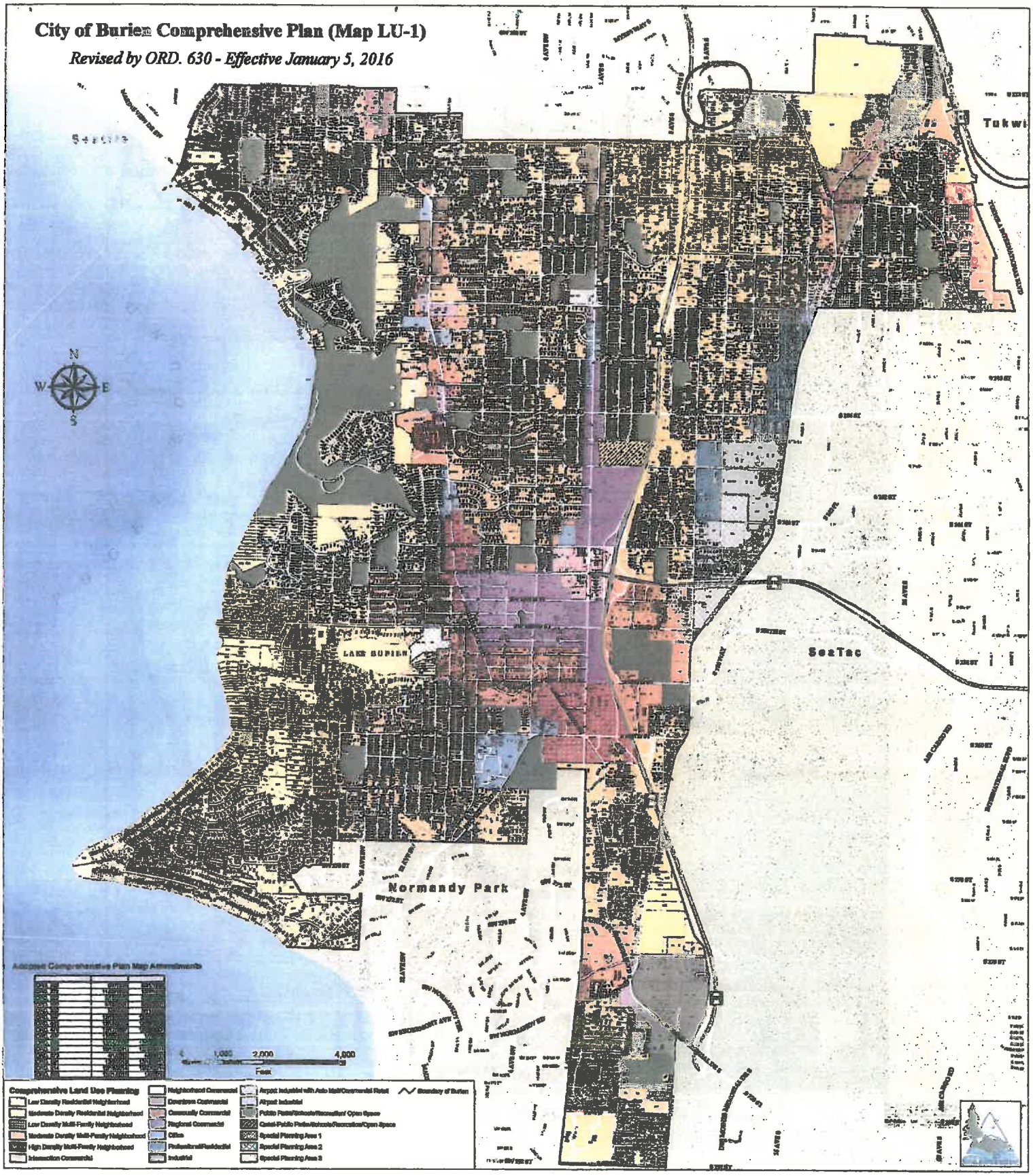
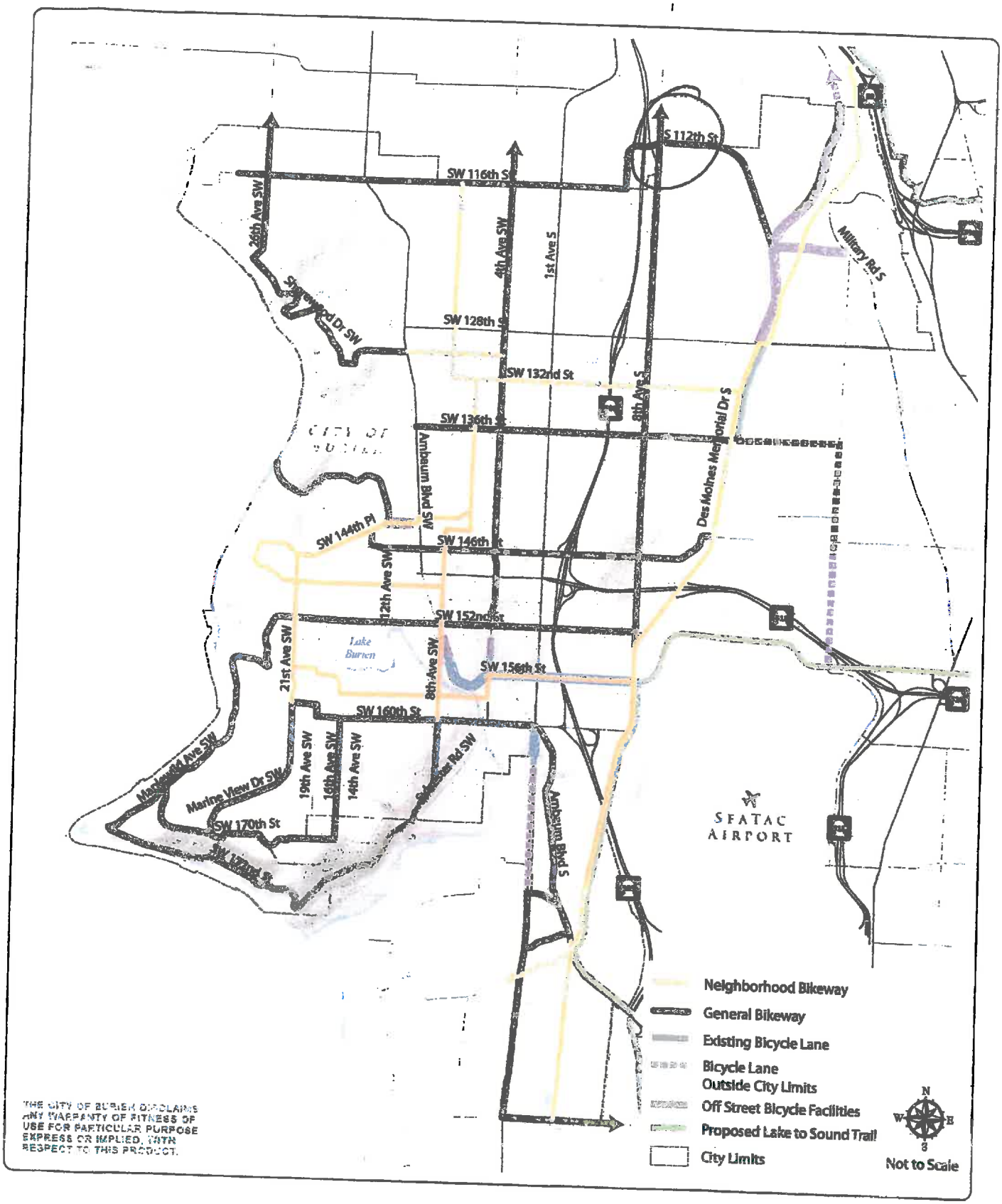
Last updated 10/8/2014
By: fernando

City of Burien Comprehensive Plan (Map LU-1)

Revised by ORD. 630 - Effective January 5, 2016





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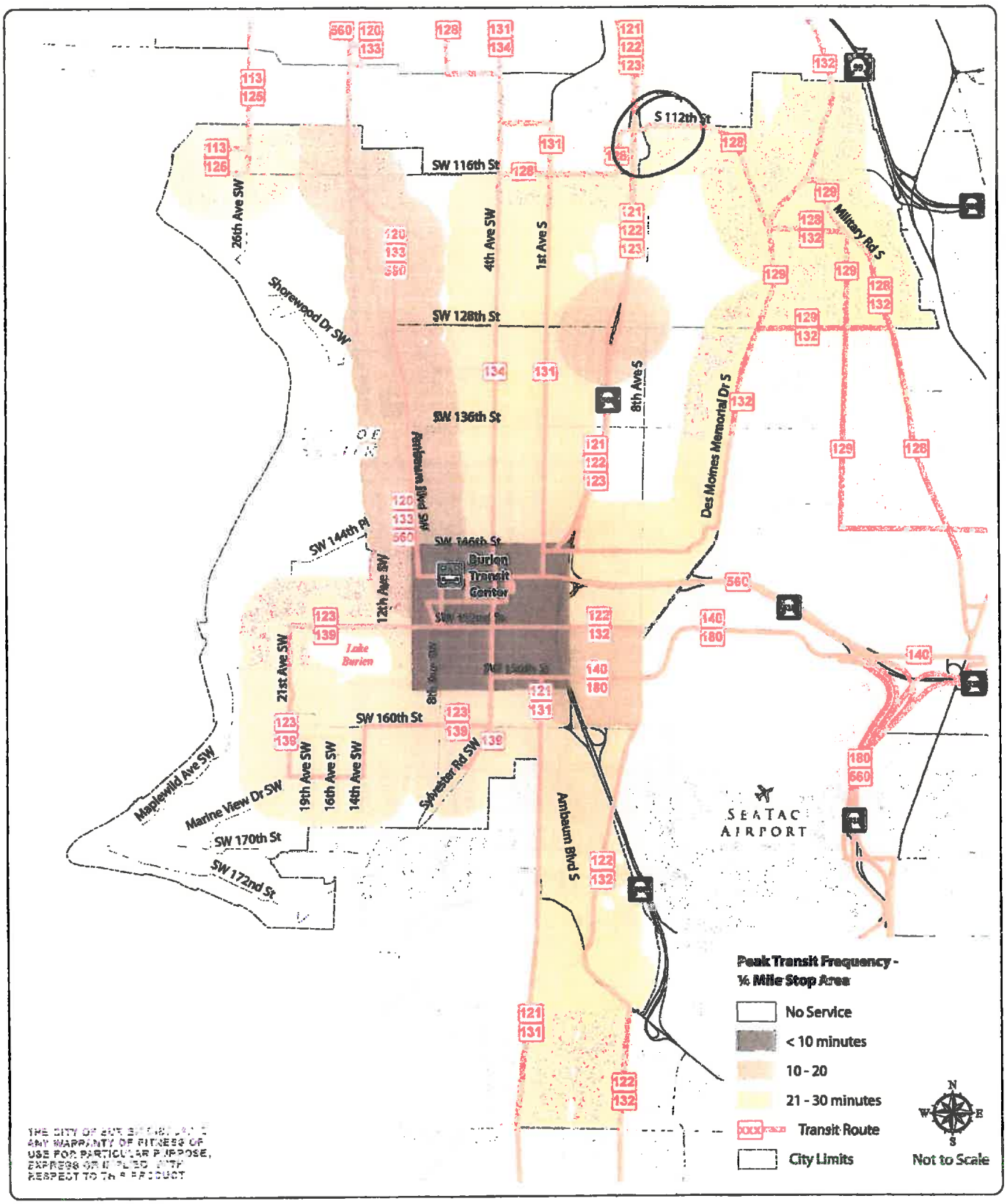
Last Updated: January 2012
Update By: T Ryan

BICYCLE PRIORITY ROUTES

FIGURE 15



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TRANSIT SERVICE

FIGURE 4

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Last Updated: January 2012

Update By: T Rysen

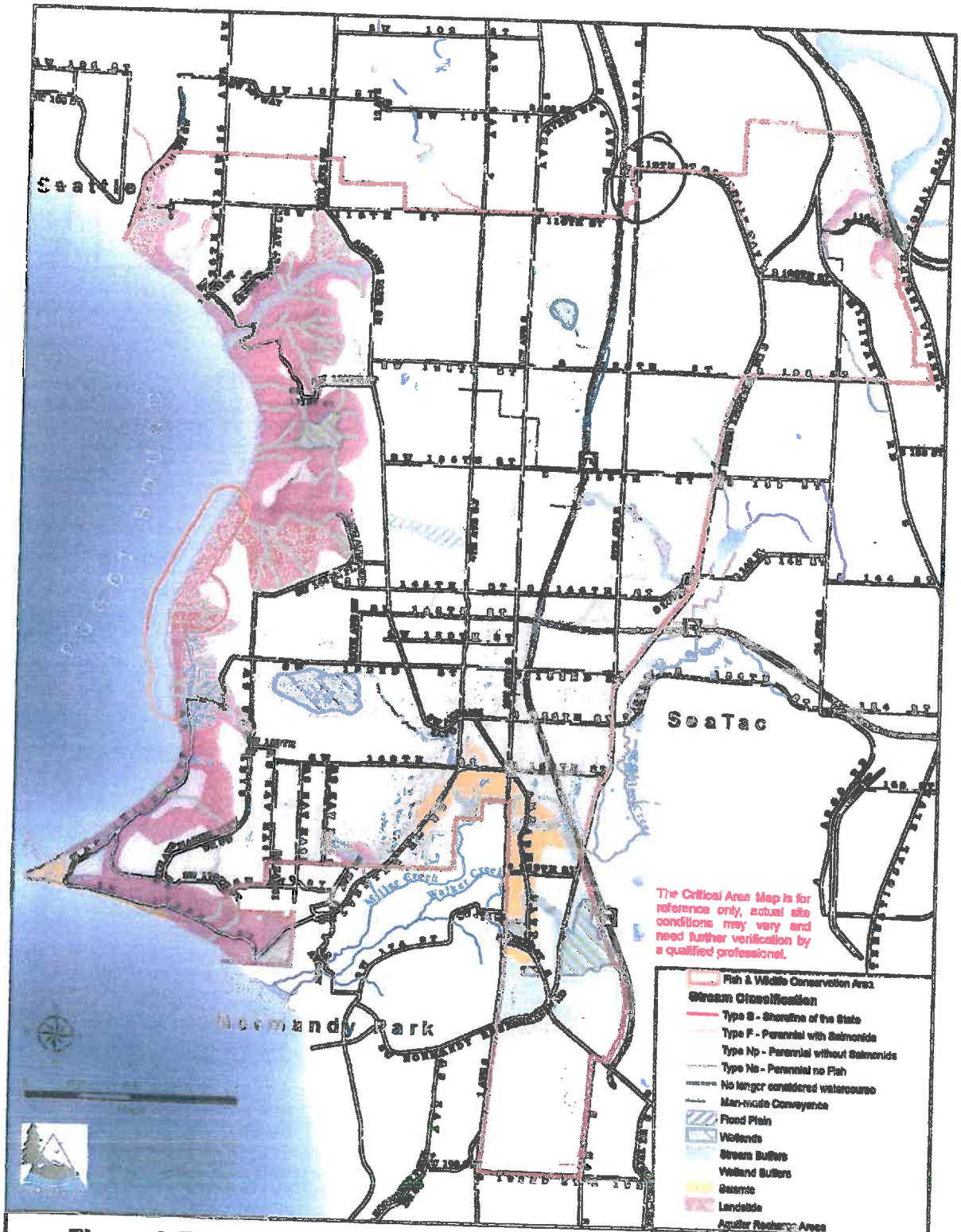

Figure 2-EV1 - Sensitive/Critical Areas Map | **December 2015**

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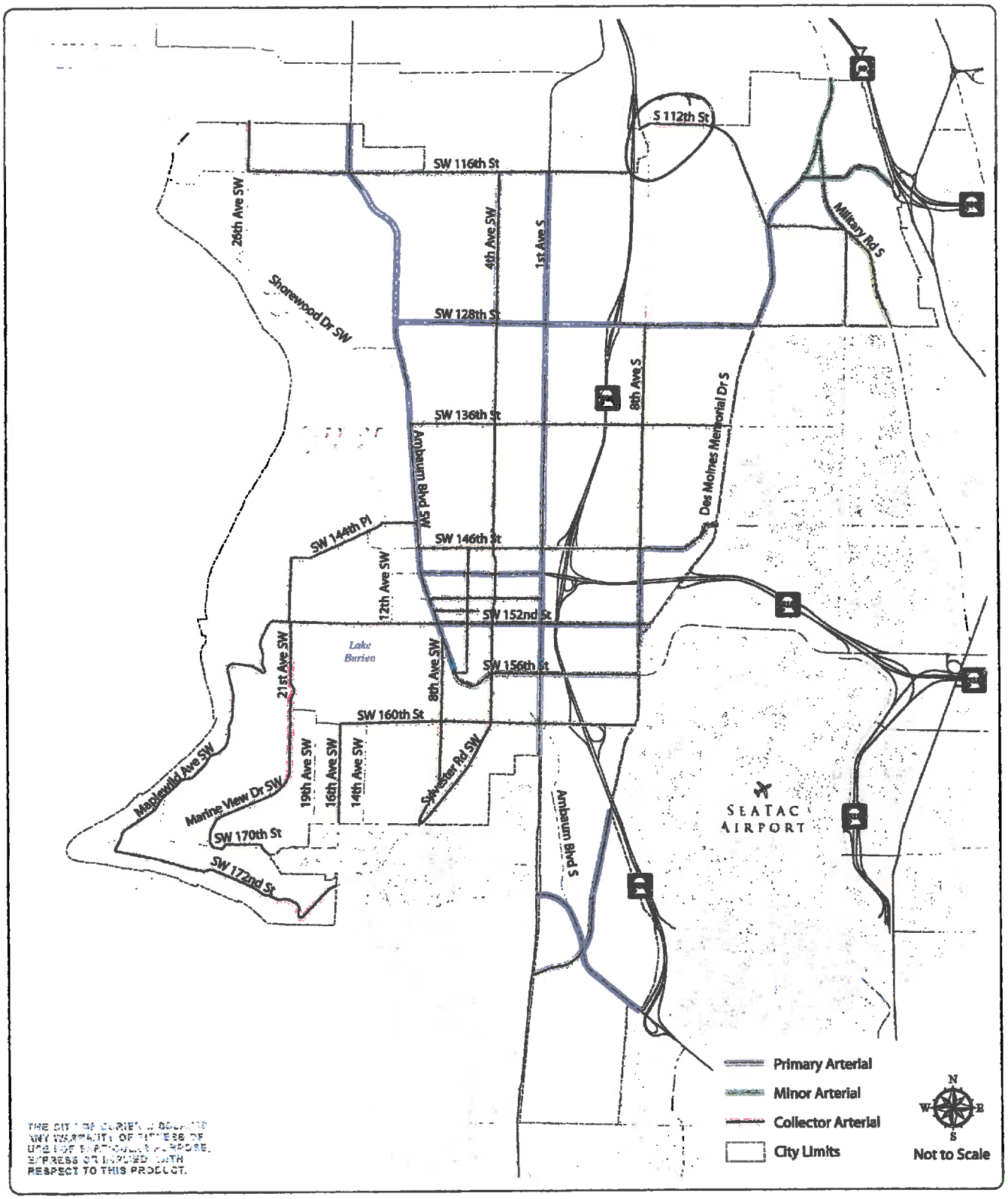
Last updated: 9/17/2015
By: fernandol



FEHR PEERS

ROADWAY FUNCTIONAL CLASSIFICATION

FIGURE 2

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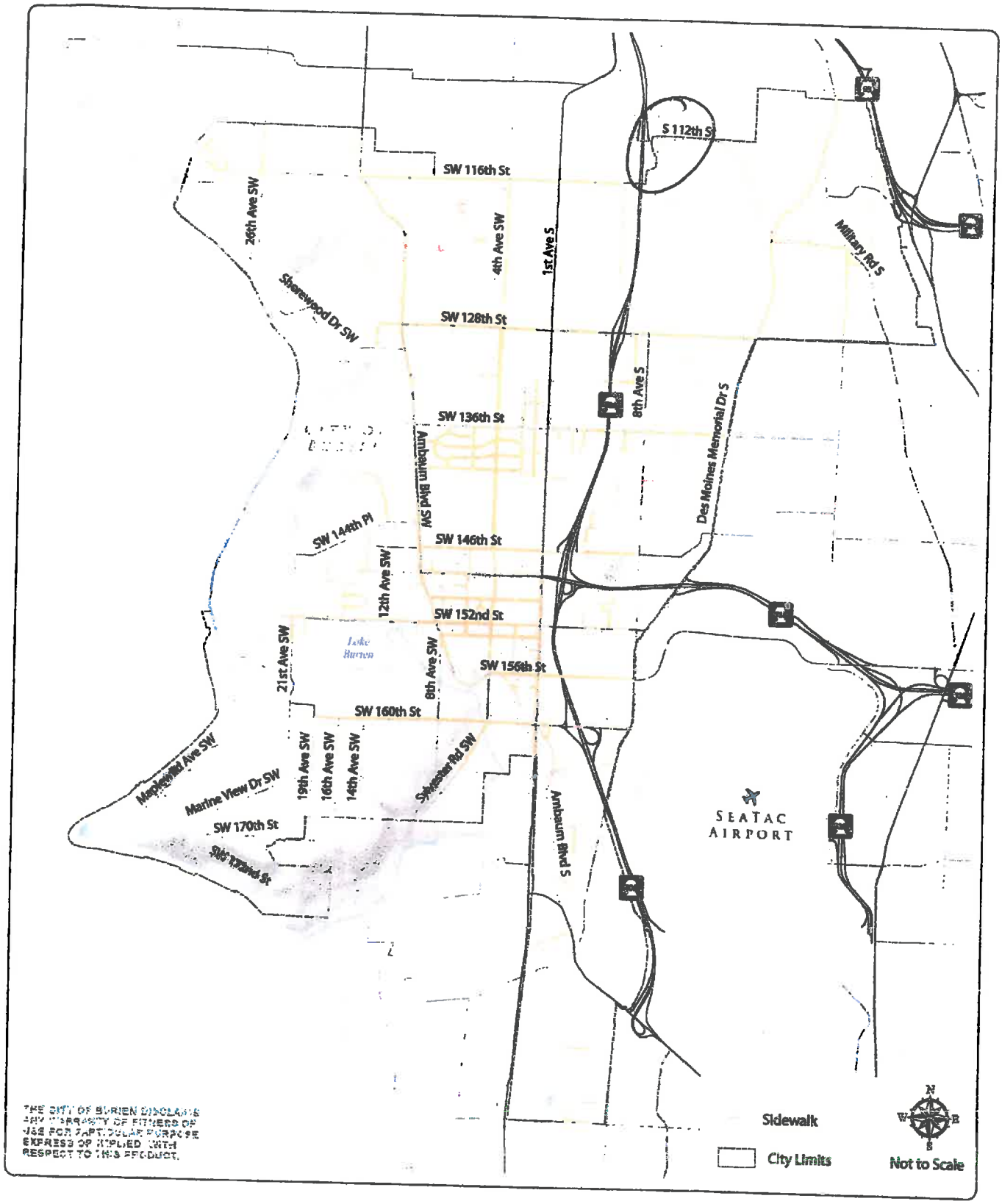

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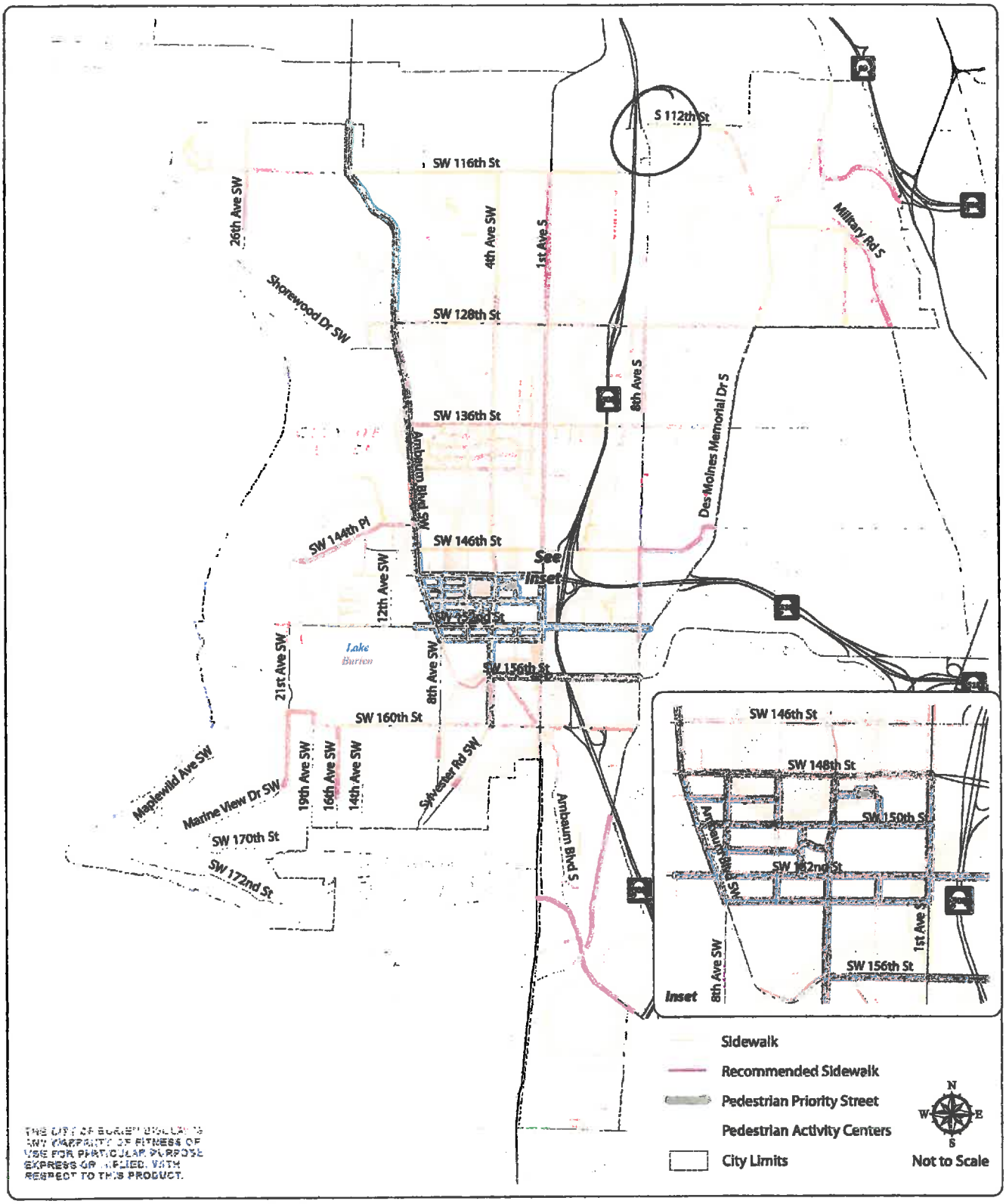
Last Updated: January 2012
Update By: T Ryan

EXISTING SIDEWALKS

FIGURE 5



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PEDESTRIAN PRIORITY STREETS

FIGURE 14

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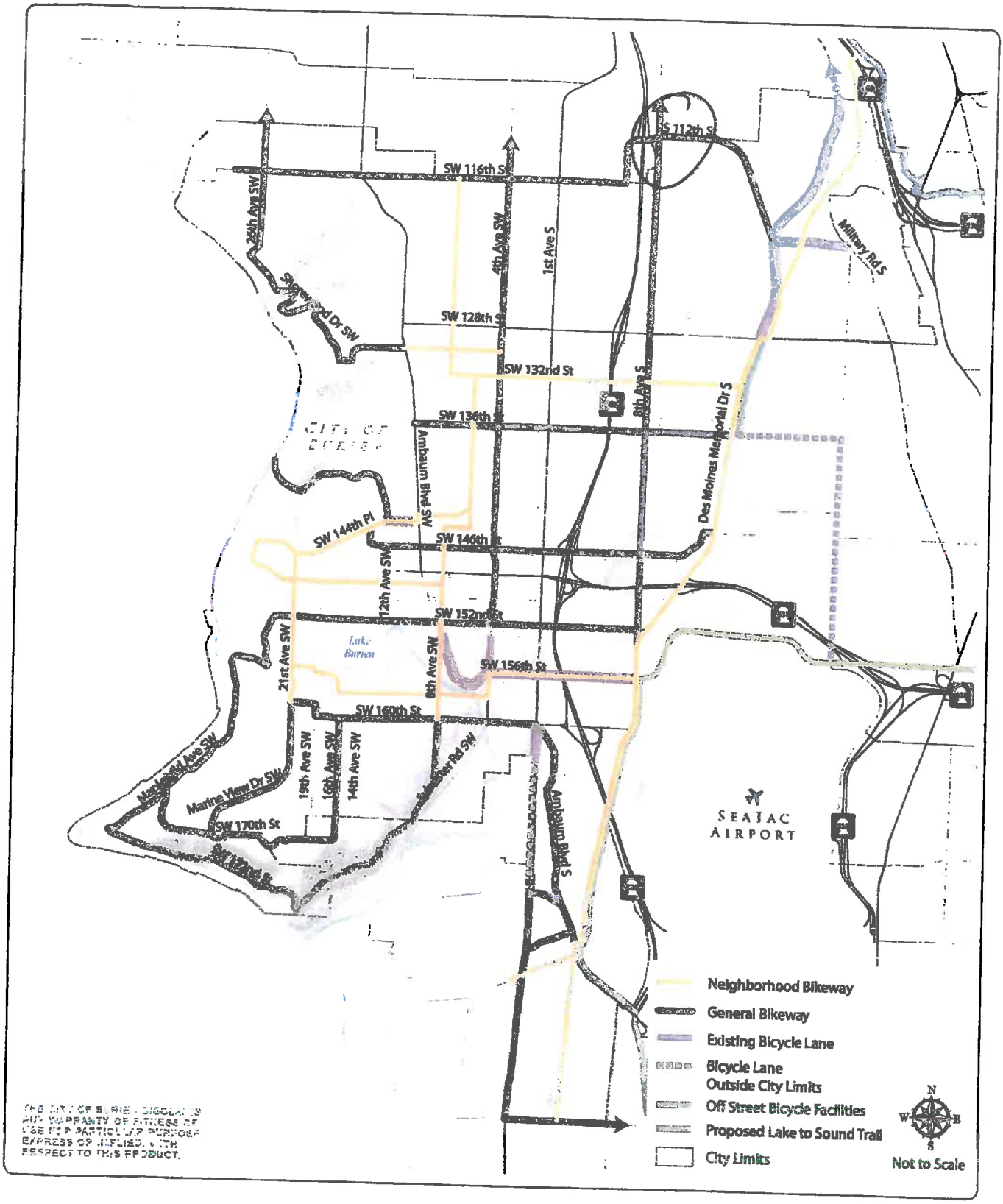
Update By: T Rysen



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Last Updated: January 2012
Update By: T Ryseen

BICYCLE PRIORITY ROUTES

FIGURE 15

Business

Goal BU.1

Provide a broad range of attractive and strategically located business activity centers/nodes that serve as focal points for employment, commerce and culture for their adjacent residential neighborhoods and the greater Burien area. The scale and intensity of uses at these locations shall be compatible with Burien's vision.

Pol. BU 1.1 Allow home occupations in residential areas as an accessory use if they are compatible with adjacent residential uses and do not change the home's residential character.

Pol. BU 1.2 Provide areas for businesses that serve neighborhoods, the community and the region, and minimize traffic congestion, visual, and other impacts on the surrounding residential areas.

Pol. BU 1.3 The *Neighborhood Center* designation allows for relatively small areas that provide limited scale convenience goods and services to serve the everyday needs of the surrounding single family neighborhoods or to provide locally based employment opportunities, while protecting the desired neighborhood character. Mixed use development up to 12 dwelling units per acre is allowed at these locations. Mixed use developments contain a commercial or office presence while also providing opportunities for people to live near services and/or a choice of transportation modes. These neighborhood focal points should be designed and located so that customers and employees are encouraged to walk rather than drive to these areas.

This Comprehensive Plan land use designation is implemented by the Neighborhood Center zoning designation.

Designation Criteria: Properties designated for *Neighborhood Center* uses should reflect all of the following criteria:

1. Areas are located at low intensity commercial nodes (shown on Figure 2 LU-3, Commercial Nodes) adjacent to residential neighborhood(s).
2. Adjacent residential designations shall predominately be Moderate Density Residential.
3. Areas shall be located on an identified general bikeway.
4. Areas are located within 1/8 mile of a transit route with a peak transit frequency of at least 21-30 minutes.
5. The area does not have critical areas, except aquifer recharge areas.
6. Areas are located adjacent to or have direct access to an arterial.
7. The area is located in sections of the city that have or are planned to have pedestrian or other non-motorized connections.

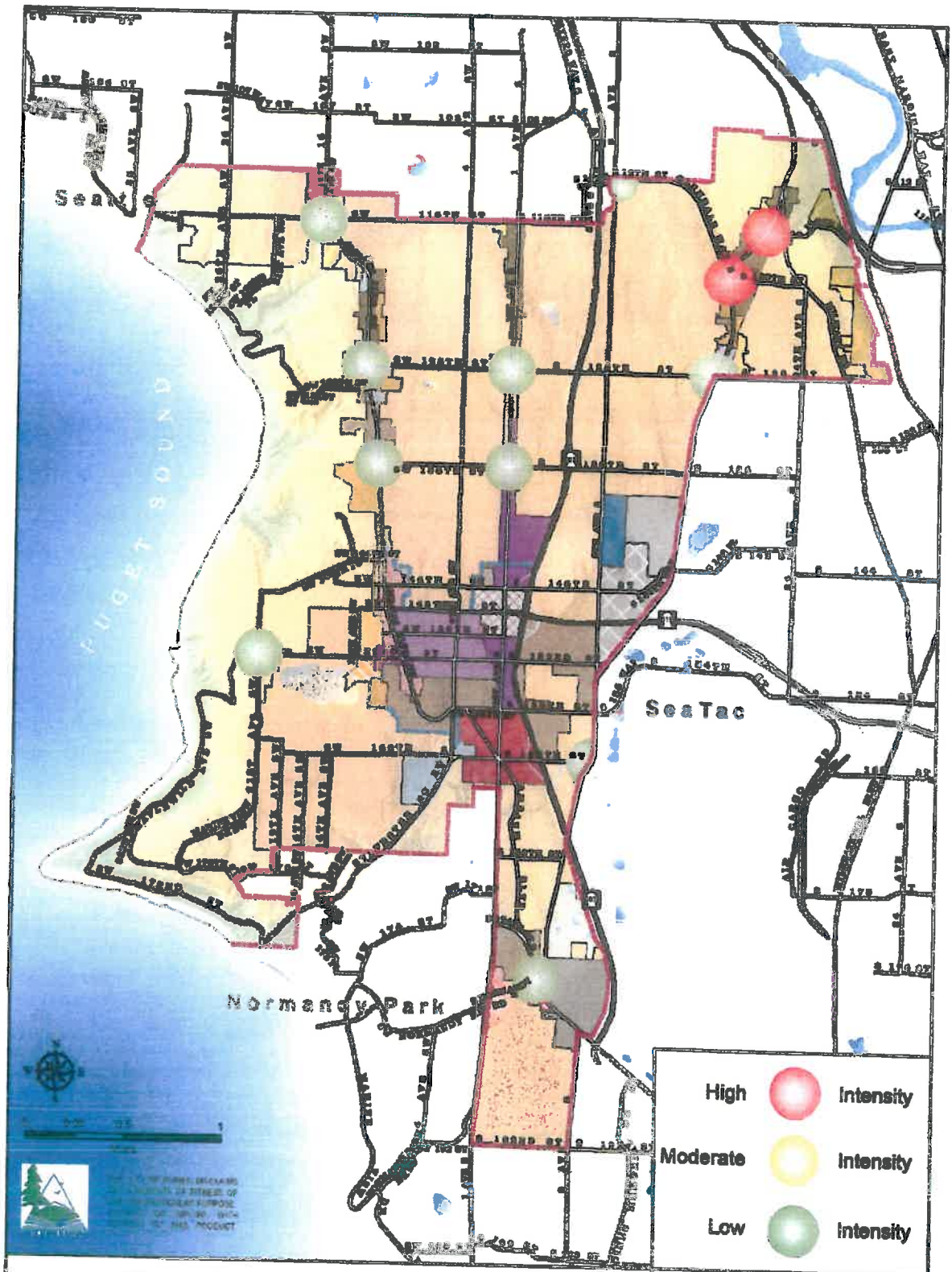

Figure 2LU-3 - Commercial Nodes | **December 2014**

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Last updated: 10/8/2014
By: fernandol