



PLANNING COMMISSION AGENDA
June 14, 2011, 7:00 p.m.
Multipurpose Room/Council Chamber
Burien City Hall, 400 SW 152nd Street
Burien, Washington 98166

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

1. ROLL CALL

2. AGENDA CONFIRMATION

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

4. APPROVAL OF MINUTES May 24, 2011

5. NEW BUSINESS a. None

6. OLD BUSINESS a. Discussion and possible recommendation on Comprehensive Plan Update scope of work.

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

8. PLANNING COMMISSION COMMUNICATIONS

9. DIRECTOR'S REPORT

10. ADJOURNMENT

Future Agendas (Tentative) June 28, 2011:
Discussion and recommendation on Comprehensive Plan Update scope of work (if needed).

Planning Commissioners

Jim Clingan (Chair)

Ray Helms

Nancy Tosta (Vice Chair)

Greg Duff
Brooks Stanfield

Rachel Pizarro
John Uptegrove

City of Burien

BURIEN PLANNING COMMISSION
May 24, 2011
7:00 p.m.
Multipurpose Room/Council Chambers
MINUTES

To hear the Planning Commission's full discussion of a specific topic or the complete meeting, the following resources are available:

- Watch the video-stream available on the City website, www.burienwa.gov
- Check out a DVD of the Council Meeting from the Burien Library
- Order a DVD of the meeting from the City Clerk, (206) 241-4647

CALL TO ORDER

Chair Jim Clingan called the May 24, 2011, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Jim Clingan, Greg Duff, Brooks Stanfield, Nancy Tosta, John Upthegrove

Absent: Ray Helms, Rachel Pizarro

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

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Stanfield, seconded by Commissioner Tosta, and passed unanimously to approve the agenda for the May 24, 2011, meeting.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Tosta, seconded by Commissioner Upthegrove, and passed unanimously to approve the minutes of the May 10, 2011, meeting.

Commissioner Pizarro arrived at 7:05 p.m.

NEW BUSINESS

David Johanson gave a brief introduction to the public meeting and discussion on the scope of work for the 2011 Comprehensive Plan review and update. Scott Greenberg, in response to a question from Chair Clingan, noted that the commission needs to forward a recommendation on the scope of the update to the City Council by July 1st of this year.

The commissioners asked a number of questions of staff regarding the Comprehensive Plan scope and update process.

Chair Clingan called upon the people who had signed up to give comments about the 2011 Comprehensive Plan proposed amendments docket and scope of work.

Robert Howell, 15240 20th Ave SW, who said he was representing the Lake Burien Neighborhood, read a list of 11 things his group wants included or changed in the Comprehensive Plan.

Bob Edgar, 12674 Shorewood Dr. SW, representing Sustainable Burien, said his group will be focusing on the City's sustainability goals and other issues during the Comprehensive Plan update process.

Joe Cail, 12291 Marine View Dr. SW, representing Shorewood on the Sound Community Club, requested the Comprehensive Plan update scope include an update of the Salmon Creek Neighborhood Plan, which includes the Shorewood area. He submitted a letter from the community club's board of directors.

Following the public comments on the scope of the Comprehensive Plan update, Mr. Greenberg briefed the commissioners on the Vision for Burien and advised them of the opportunities they will have as individuals to comment on the draft vision statements. The Planning Commission will not, as a body, develop a recommendation to the City Council on the vision.

Direction/Action

None.

OLD BUSINESS

None.

PLANNING COMMISSION COMMUNICATIONS

Commissioner Tosta reported that last week she attended a two-day meeting in Portland, Oregon, on food policy that drew about 600 people from all over the nation. She said she came back with lots of ideas she'd like the Planning Commission to think about.

DIRECTOR'S REPORT

Mr. Greenberg reported that the City is working with the e-Gov Alliance and MyBuildingPermits.com to expand the types of permits that can be applied for online.

ADJOURNMENT

Commissioner Tosta moved to adjourn the meeting; the vote was unanimous.

Direction/Action

The meeting was adjourned at 8:10 p.m.

APPROVED: _____

Jim Clingan, chair
Planning Commission

**CITY OF BURIEN, WASHINGTON
MEMORANDUM**

DATE: June 7, 2011

TO: Burien Planning Commission

FROM: David Johanson, AICP, Senior Planner

SUBJECT: ESTABLISHMENT OF THE 2011-12 COMPREHENSIVE PLAN UPDATE
SCOPE OF WORK and AMENDMENT DOCKET

PURPOSE

The purpose of this agenda item is to allow the Planning Commission to discuss and make a recommendation to the City Council on the 2011-12 Comprehensive Plan update scope of work. In addition, the Planning Commission will consider if one private Comprehensive Plan map amendment request should be included in the docket.

BACKGROUND

Under state law, the Comprehensive Plan can be amended no more than once per year, with certain exceptions. The process for amending the Comprehensive Plan is contained in Zoning Code section 19.65.095. To date, there has been one request for amendment to the Comprehensive Plan (see Attachment 1).

The amendment process has several distinct steps. The following is a brief summary of those steps.

March 8, 2011: Staff presented preliminary thoughts on scoping ideas for the Comprehensive Plan update. Staff also asked the commission for assistance with evaluating our plan using checklists from the state and regional agencies. The commission was encouraged to provide input on possible items to be included in the scope.

April 25, 2011: A public notice was issued informing the public that the City is accepting requests for Comprehensive Plan amendments. This notice was included in your last packet.

May 24, 2011: The Planning Commission held a public meeting and received oral and written comments providing input on the potential scope for City-proposed amendments and the state-required periodic review and update. The written comments received are attached (see Attachment 2).

June 1, 2011: Pursuant to BMC 19.65.095 the deadline for the City to receive requests for amendments to the Comprehensive Plan closed. The city received one request; please see Attachment 1.

June 14, 2011: The Planning Commission may choose to make a recommendation to the City Council at this meeting. Staff is requesting that the Planning Commission make a recommendation to the City Council at this meeting so we can ensure that the docket is established before the August 1st deadline. This is due mainly to the council's meeting schedule in July.

July 20, 2010: City Council public meeting to review the list of potential 2011 private Comprehensive Plan amendments and the 2011-12 Comprehensive Plan update scope of work. The council will review and discuss the Planning Commission's recommendation and possibly adopt a resolution establishing the docket and scope of work.

June 28, 2010 (if necessary): The Planning Commission discusses requests and makes recommendation to the City Council on the 2011 Comprehensive Plan Docket. Planning Commission recommendation to the City Council must be made by July 1, 2011.

ACTION

Staff recommends that Planning Commission take the following actions:

1. **Add any items that you would like to have considered.**
2. **Make a recommendation to Council on which requested items should be reviewed this year, which items should be delayed, and which items should not be considered at all.**

The discussion at your meeting should focus on which topical items contain enough merit to be considered by the City Council for inclusion in the 2011 docket and the 2011-12 Comprehensive Plan update scope of work. The specific items that are selected by the Planning Commission for further consideration will be evaluated by the City Council in July, followed by official action of the council.

Staff prepared a recommendation regarding the one private amendment request. Please see Attachment 3, which contains basic request information and the rational on why the amendment should be included on the docket.

This year the scope of work and the private amendment requests will be combined to form one scope of work.

A suggested motion could be as follows:

I move that the Planning Commission recommend to the City Council that the proposed Comprehensive Plan scope of work as set forth in Attachment 4 serve as the 2011-2012 Comprehensive Plan docket.

Following a motion and a second, discussion could occur. Once discussion has been completed a vote should be taken. A tie of the vote fails the motion and the item would not be recommended for inclusion on the docket.

STAFF RECOMMENDATIONS

Staff has prepared a package containing a recommendation for the one private Comprehensive Plan Map Amendment request. Please refer to this document (Attachment 3) for more information on the rational for including the private request. A brief statement regarding work program impacts also has been included to recognize possible resource issues associated with any one particular request. Staff also is suggesting that the Planning Commission recommend to the City Council to approve the 2011-12 Comprehensive Plan Scope of Work as set forth in Attachment 4.

Attachments:

- 1) Written comments regarding the 2011-12 Comprehensive Plan Update Scope of Work
- 2) Group Health Comprehensive Plan Map Amendment and Rezone Request
- 3) Staff Recommendations for the 2011 Comprehensive Plan Docket
- 4) Preliminary 2011-12 Comprehensive Plan Scope of Work.

To: Burien Planning Commission
Burien City Council
RE: Items for the Comprehensive Plan
Date: May 24, 2010

RECEIVED

MAY 24 2011

CITY OF BURIEN

To the Planning Commission and the City Council:

The Lake Burien Neighborhood-which is a real neighborhood as documented in your historical documents- is requesting that the following items be included in the Burien Comprehensive Plan which is now open for update and revision:

1. The Lake Burien Neighborhood be made low density residential on the land use map to protect the critical areas of Lake Burien, water quality of Lake Burien-Lake Burien Creek-Miller Creek and Puget Sound, to protect the wildlife that use these habitats, to protect the health and safety of the general public, to protect the environment of the Miller Creek drainage basin and to preserve the character of the neighborhood. The 1997 FEIS and the City's case to the 2005 Puget Sound Regional Council support that the Lake Burien Neighborhood should be low density residential in designation on the land use map.
2. The Lake Burien Neighborhood be given the opportunity to develop a neighborhood plan as referenced in the current Comprehensive Plan. While neighborhood plans are allowed in the Comprehensive Plan and in the application process for an amendment to the Comprehensive Plan, no one seems to know what the process is to get the City Council to approve a work plan to begin a neighborhood plan or to identify staff members to interface with. This needs to be hammered out in the Comprehensive Plan review.
3. The City continue its commitment to significant tree preservation in the city and that the significant trees surrounding Lake Burien-including those on 152^{nd SW} be retained to preserve water quality, soil stability, reduce the installation of new amounts of impervious surface, control erosion, maintain habitat for wildlife and maintain the character of the neighborhood.
4. The City include Lake Burien and the Lake Burien Neighborhood in the Storm Drainage Master Plan and the Comprehensive Plan in their text, discussions and funding projects-as an area that exists and that has critical areas warranting protection.
5. The Comprehensive Plan include a commitment to preserving the shorelines of the City by creating and funding a process for monitoring and protecting the shorelines of the City from net loss as mandated by the SMP.
6. The Comprehensive Plan include a model for the term Significant Amounts of Critical Areas and a scientifically based methodology for this term and a definition for it, or, remove the term from the Comprehensive Plan.
7. The Comprehensive Plan include some additional commitment to maintaining water quality-surface waters, lakes and streams, wetlands through a Storm Drainage Plan that addresses better

ATTACHMENT 1

data collection on storm water and non point pollution, a work program with citizens and adequate funding of needed improvements.

8. The Comprehensive Plan develop a component for the protection and preservation of lakes in the plan.

9. A component for encouraging and ongoing citizen participation in Comprehensive Plan process be added to the policy section of the Plan

10. Addendums to the FEIS at least be made available to parties of interest in the as suggested by the WACS during the process those parties are involved with by the City.

11. These correction in the current errors in both the Plan and its supporting maps be done;
-2LU-2map needs to be corrected. Is it a density map or and intensity map? It is not both- and that the 3 new subareas that were created by the new NERA planning be put onto that map and into the text of the Comp Plan

-Correct the land use map. This map was first amended by Ordinance 255, June, 1999-it needs to show on the legend

-Correct the document for Application for an amendment to the Comp Plan to show the correct BMCs

-Correct Chapter 5 index of all of the Addendums to the FEIS to show that there was an addendum done in July, 1999 and not 2 done in January, 1999

-Correct the text of the Comp Plan text to what is the correct application and text of the 2LU-2 map

-Put the shorelines goals and policies after the Parks and Recreation section rather than imbedded in that section. Where it is makes it next to impossible for the average citizen to finds it.

-any maps that rely on identifying critical areas be corrected for accuracy, scale, and format.

Further, we are requesting that any future decisions on amendments to the Comp Plan be based on fact supported by BAS, the no net loss standard for shorelines and the criteria shown in the application form. Also that no future references to the Inness Case decision from the GMHB-as to why the city had to amend its Comp Plan in 1999 be made as the driving or decision criteria for any future Comp Plan decision. As you will recall the Inness Case was dismissed by the GMHB and there was no mandate in 1999 to amend the Comp Plan from the GMHB.

Thank you for your attention to these issues.

Sincerely,

The Lake Burien Neighborhood/ The 162 Lake Burien Neighborhood Petitioners

To: City of Burien Planning Commission
Subject: Comprehensive Plan Scope Topic
Date: May 24, 2011

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MAY 24 2011

CITY OF BURIEN

Commissioners:

The City of Burien is currently reviewing and updating its Comprehensive Plan which guides how long-term decisions regarding the community can be made.

The Comprehensive Plan Policies are contained Chapter 2 and the chapter's introduction explains that:

One of the key objectives of the plan is to create a "sustainable community." A sustainable community is a place where people want to settle and live, and where quality residential neighborhoods and commercial areas attract and retain long-term businesses and shoppers. In a sustainable community, the pattern and quality of development is more important than the amount of growth. In older, more developed communities like Burien, the framework and tradition for a compact and efficient community is well established - the plan builds on this asset. (Page 2-1)

In January of 2008, a group of local citizens formed the group, Sustainable Burien, to promote and participate in the creation of a sustainable community in Burien. We invite all residents and businesses to participate in creating a sustainable local community by sharing their ideas, passions, knowledge and talents.

In 2009, a new section containing sustainability Goals and Policies was added to the **Community Character Element** of the Burien's Comprehensive Plan.

Sustainable Burien can play a key role in helping the City create and implement the City's sustainability strategy by helping to develop actionable options for the Goals and Policies that affect the Sustainability components of the Comprehensive plan.

The Chapter 2 Introduction defines a sustainable community as "a place where people want to settle and live, and where quality residential neighborhoods and commercial areas attract and retain long-term businesses and shoppers." Sustainable Burien believes that individual neighborhoods are components of a sustainable community and it is the neighborhood identity and energy that are key drivers for promoting the feeling of "Community".

During a recent Sustainable Burien meeting, our members began providing actionable ideas that could be implemented in the city and the neighborhoods within the next three to five years that would demonstrate that the city was actively pursuing sustainability goals and policies.

~~the city's planning commission and housing neighborhoods create this plan, local plan is a key action.~~

We plan ^{to} focus on the following Comp plan sustainability Goals as the city works through the comp plan update:

- Reinforce and enhance the City's neighborhoods.
- Decision makers should have the knowledge and tools necessary to assess sustainability in their plans and decisions.
- An informed and active community will be a cornerstone of the city's sustainability efforts.
- Conserve energy and reduce the amount of carbon dioxide released into the atmosphere
- Prevent the loss and damage of currently functioning or distressed habitats
- Work towards creating an attractive, vibrant, and livable community
- Promote clean, sustainable, environmentally-friendly businesses and jobs.
- Maintain an adequate and effective solid waste and recycling program to serve the needs of Burien's residents and businesses, which maintains public health, environmental and land use quality.

We expect to review and comment upon other issues that arise during the Comprehensive Plan update especially as they might affect the City's sustainability goals.

~~Sustainable Burien looks forward to reviewing and commenting on the Sustainable Burien Plan as part of the process of updating Burien Comprehensive Plan.~~

Sincerely,

Sustainable Burien
Coard Members

Rebecca Dare
Bob Edgar
Lucy Krakowiak
Bill Opfermann

To: City of Burien Planning Commission
Subject: Comprehensive Plan Scope Topic
Date: May 24, 2011
From: Joe Cail

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MAY 24 2011

CITY OF BURIEN

As a representative of the Shorewood on the Sound Community Club, I am requesting a speaking time of five minutes.

I am also submitting a letter from the Shorewood on the Sound Community Club Board of Directors.

Planning Commissioners:

We are requesting that the Planning Commission add to their Comprehensive Plan scope of work the update of the Salmon Creek Neighborhood Plan.

The City has established specific Goals and Policies in their Comprehensive Plan that encourages the development of neighborhood plans. On page 2-55 of the Comprehensive Plan, the **Neighborhood Quality** section includes the following goal of *Reinforcing and enhancing the City's neighborhoods*. One policy (Pol. NQ 1.2) states:

The City will encourage and support the development of neighborhood plans. These plans will carry out and refine the vision of the Comprehensive Plan at the neighborhood level....

In 2004 the Salmon Creek Neighborhood Plan was adopted as part of the City of Burien's Comprehensive Plan and the Shorewood on

the Sound community comprises a large portion of the Salmon Creek Neighborhood Plan.

As the City of Burien updates their Comprehensive Plan, the Shorewood on the Sound community will be concurrently reviewing the components of the neighborhood plan to develop actionable items that address the unique “character” of our neighborhood.

There are a number of items on which we plan to focus:

1. As a neighborhood that has many steep slope critical areas and which has experienced numerous landslides over the years, we are interested in maintaining the least impact land use designation as well as working with the city on its Drainage Master Plan to mitigate slope movement cause by surface water.
2. Since the Salmon Creek Ravine is located within the boundaries of the Salmon Creek Neighborhood, we have a particular interest in the continued environmental protection language of the Comprehensive Plan as well as the increased focus that the Puget Sound Regional Council’s Vision 2040 places on environmental protection.
3. Our neighborhood contains a stream that is capable of supporting salmon. Fry have been released into Salmon Creek for the past few years. Most of the exposed portions of Salmon Creek are within the boundaries of the Salmon Creek Neighborhood. We are interested in working with the City and other regional agencies to maintain a high level of water quality and to elevate Salmon Creek to a functioning, salmon-bearing stream within the next five years.

4. Our neighborhood abuts the marine shoreline of Puget Sound extending from Seahurst Park to the Seattle city line. We would like partner with other marine shoreline neighborhoods and interested agencies to develop a shoreline stewardship program that focuses on the protection of the shorelines.

The Shorewood on the Sound Community Club has a 65 year history of community involvement and interest in community affairs. We expect to review and comment upon other issues that arise during the Comprehensive Plan update especially as they might affect our neighborhood plan.

We look forward to reviewing and updating the Salmon Creek Neighborhood Plan as part of the process of updating Burien Comprehensive Plan.

Sincerely,

Shorewood on the Sound Community Club
Board of Directors

To: City of Burien Planning Commission
Subject: Comprehensive Plan Scope Topic
Date: May 24, 2011

RECEIVED

MAY 24 2011

CITY OF BURIEN

Planning Commissioners:

We are requesting that the Planning Commission add to their Comprehensive Plan scope of work the update of the Salmon Creek Neighborhood Plan.

The City has established specific Goals and Policies in their Comprehensive Plan that encourages the development of neighborhood plans. On page 2-55 of the Comprehensive Plan, the **Neighborhood Quality** section includes the following goal and policies:

Goal NQ.1

Reinforce and enhance the City's neighborhoods.

Pol. NQ 1.1 Design guidelines may be used to support and enhance the design characteristics of the City's neighborhoods. Neighborhood Plans may address these issues, and if so, the City will accommodate such plans by varying design guidelines, standards and requirements within and between the residential areas of the City, based on the neighborhood's unique "character."

Pol. NQ 1.2 The City will encourage and support the development of neighborhood plans. These plans will carry out and refine the vision of the Comprehensive Plan at the neighborhood level....

In 2004 the Salmon Creek Neighborhood Plan was adopted as part of the City of Burien's Comprehensive Plan and the Shorewood on the Sound community comprises a large portion of the Salmon Creek Neighborhood Plan.

As the City of Burien updates their Comprehensive Plan, the Shorewood on the Sound community will be concurrently reviewing the components of the neighborhood plan to develop actionable items that address the unique "character" of our neighborhood. We will make sure that our plan incorporates any new State mandates such as the Shoreline Master Program as well as the updates being made to a number of the city's Master Plans.

There are a number of items on which we plan focus:

1. As a neighborhood that has many steep slope critical areas and which has experienced numerous landslides over the years, we are interested in maintaining the least impact land use designation as well as working with the city on its Drainage Master Plan to mitigate slope movement cause by surface water.

2. Since the Salmon Creek Ravine is located within the boundaries of the Salmon Creek Neighborhood, we have a particular interest in the continued environmental protection language of the Comprehensive Plan as well as the increased focus that the Puget Sound Regional Council's Vision 2040 places on environmental protection.

3. Our neighborhood contains a stream that is capable of supporting salmon. Fry have been released into Salmon Creek for the past few years. Most of the exposed portions of Salmon Creek are within the boundaries of the Salmon Creek Neighborhood. We are interested in working with the City and other regional agencies to maintain a high level of water quality and to elevate Salmon Creek to a functioning, salmon-bearing stream within the next five years.

4. Our neighborhood abuts the marine shoreline of Puget Sound extending from Seahurst Park to the Seattle city line. We would like to partner with other marine shoreline neighborhoods and interested agencies to develop a shoreline stewardship program that focuses on the protection of the shorelines.

The Shorewood on the Sound Community Club has a 65 year history of community involvement and interest in community affairs. We expect to review and comment upon other issues that arise during the Comprehensive Plan update especially as they might affect our neighborhood plan.

We look forward to reviewing and updating the Salmon Creek Neighborhood Plan as part of the process of updating Burien Comprehensive Plan.

Sincerely,

Shorewood on the Sound Community Club
Board of Directors

A handwritten signature in black ink that reads "Barrett W. Knudsen, President". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Barrett Knudsen
President

cc: Shorewood on the Sound

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Burien

Washington, USA

Comprehensive Plan Amendment Request (Includes rezones)

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)
<input type="checkbox"/> Map amendment	
<input type="checkbox"/> Text amendment	
<input type="checkbox"/> Quasi-Judicial Rezone	

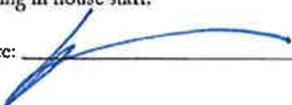
APPLICANT INFORMATION		
Name: William Biggs	Company: Group Health Cooperative	Daytime Phone: (206) 988-7577
Mailing Address: 12501 E Marginal Way S, Tukwila, WA 98168		Fax Number:
Contact person (if different):		Daytime Phone:
Property owner (if different): Group Health Cooperative		Daytime Phone:
Mailing Address: 320 Westlake Avenue North, Seattle, WA 98109		Fax Number:

SITE INFORMATION (if applicable)		
Site Address: 140 SW 146th Street	Parcel Number: 1923049302	
Existing Zoning District: Residential Multi-Family (RM-24)	Existing Comprehensive Plan designation: High Density Multi-Family Neighborhood	
Requested Zoning: OFFICE (O)	Requested Plan designation: OFFICE	
Number of Acres: 3.56 acres	Current Land Use: Medical Office and Single Family Residential	
Critical areas present: <input type="checkbox"/> Wetlands <input type="checkbox"/> Streams <input type="checkbox"/> Critical Aquifer <input type="checkbox"/> Landslide Hazard Area <input type="checkbox"/> Fish & Wildlife		
Brief description of proposal (attach additional sheets if necessary):		
<p>Request for a Comprehensive Plan Map Amendment and Rezone to construct a new 34,000 square foot medical office facility. The new facility will replace an existing outdated 26,000 square foot facility which has reached it's capacity to effectively service the subscriber base in Burien and the surrounding communities. The new facility will allow Group Health Cooperative to continue to provide primary care services to its growing patient base in the region.</p>		

SIGNATURE

I, William Biggs, 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 Collins Woerman Architects 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: 5/26/11

Signature: 

May 25, 2011

City of Burien
Community Development Department
400 SW 152nd Street, Suite 300
Burien, WA 98166

We, Jim and Judy Landon, declare that we are the owners of the property located at 14424 2nd SW Burien, WA 98166 and legally identified as Parcel #: 1923049182. We hereby designate Group Health Cooperative to act as our agent with respect to a Comprehensive Plan Amendment Request and Rezone Application for the above mentioned property.

Sincerely,

Jim Landon *Judith E Landon*

Property Owners

Date

5/26/11

5/26/11

City of Burien
Community Development Department
400 SW 152nd Street, Suite 300
Burien, WA 98166

I, Darvise Knight (property owner name), declare that I am the owner of the property located at 158 SW 146th St (street address) and legally identified as Parcel #: 1923049149. I hereby designate Group Health Cooperative to act as my agent with respect to a Comprehensive Plan Amendment Request and Rezone Application for the above mentioned property.

Sincerely,

Property Owner

Date

5-26-11

Darvise Knight

May 25, 2011

City of Burien
Community Development Department
400 SW 152nd Street, Suite 300
Burien, WA 98166

I, Alice & Sarah Cook (property owner name), declare that I am the owner of the property located at 14430 2nd Ave S.W. (street address) and legally identified as Parcel #: 1923049248. I hereby designate Group Health Cooperative to act as my agent with respect to a Comprehensive Plan Amendment Request and Rezone Application for the above mentioned property.

Sincerely,

WAK 5/26/11 Sarah Cook 5/26/11

Property Owner
Date

05/27/2011 08:41 FAX 2062926033

002

*FAX
206/292/6033
Steve Perovich*

CS RICHARD ELLIS INC Fax:206-222-8032

May 28 2011 10:36am P002/002

May 25, 2011

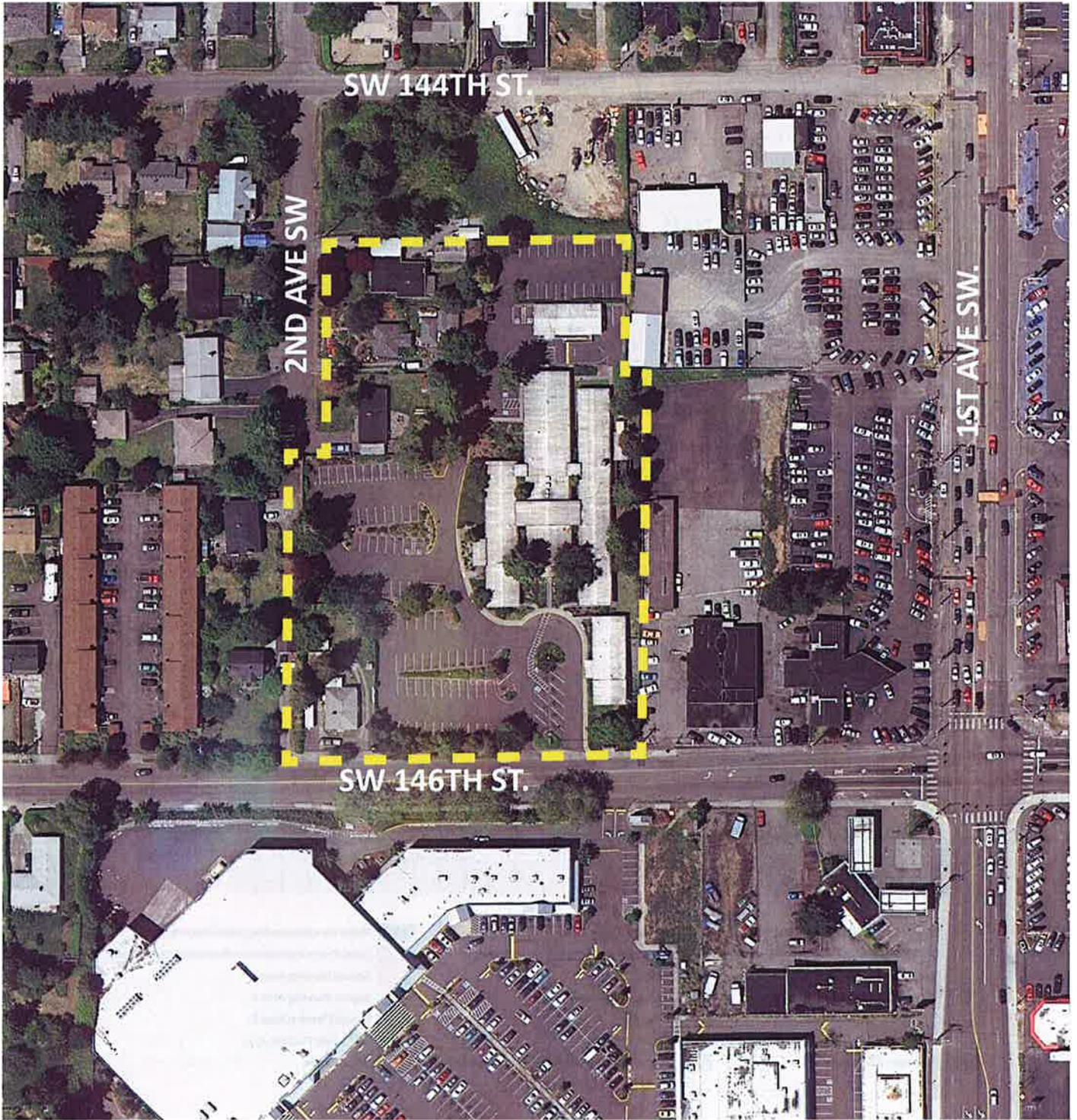
City of Burien
Community Development Department
400 SW 152nd Street, Suite 300
Burien, WA 98166

I, Kathy Brister (property owner name), declare that I am the owner of the property located at 14416 2nd Ave SW (street address) and legally identified as Parcel #: 1923049181. I hereby designate Group Health Cooperative to act as my agent with respect to a Comprehensive Plan Amendment Request and Rezone Application for the above mentioned property.

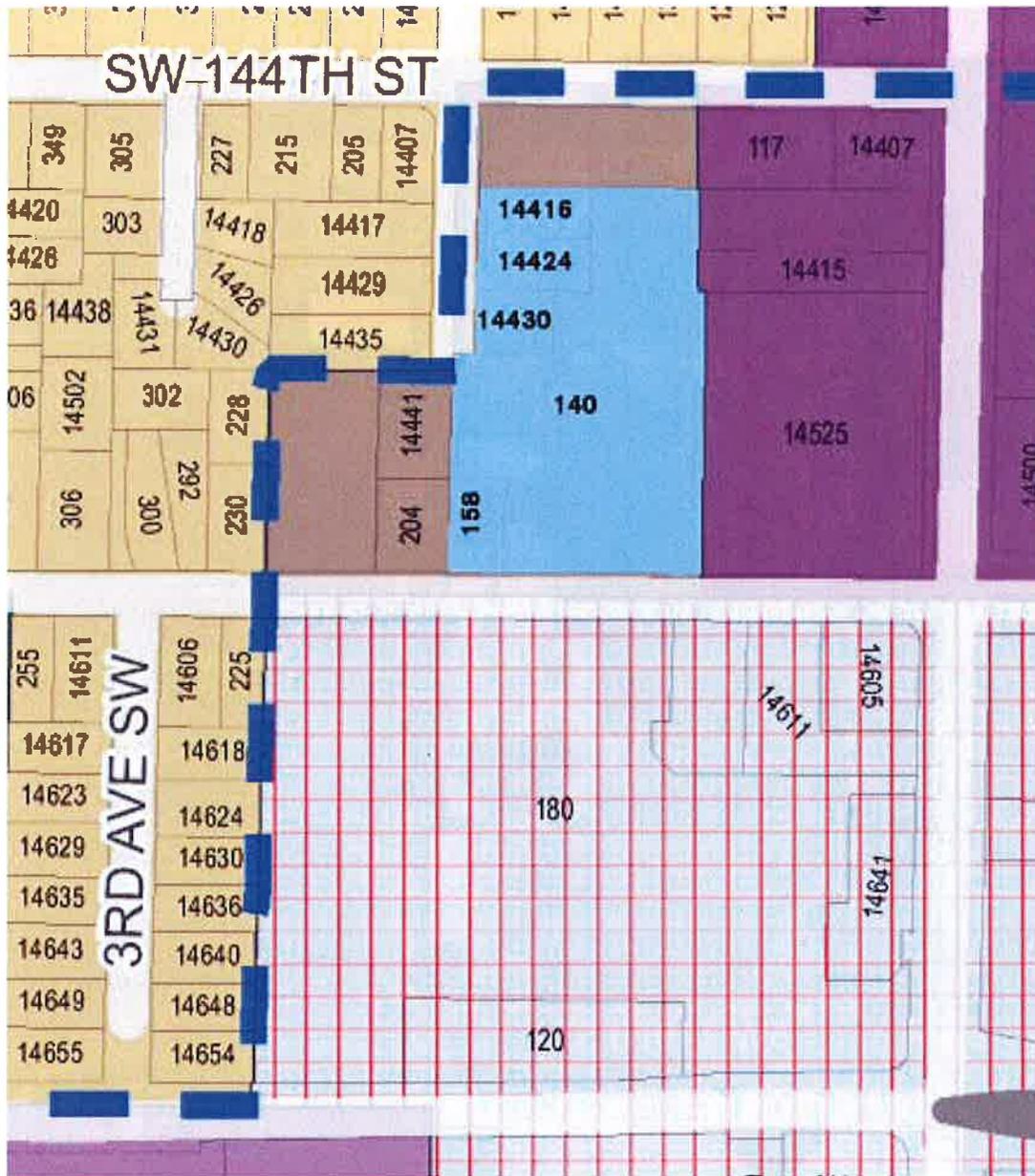
Sincerely,

*Kathy J Brister
May 27, 2011*

Property Owner
Date

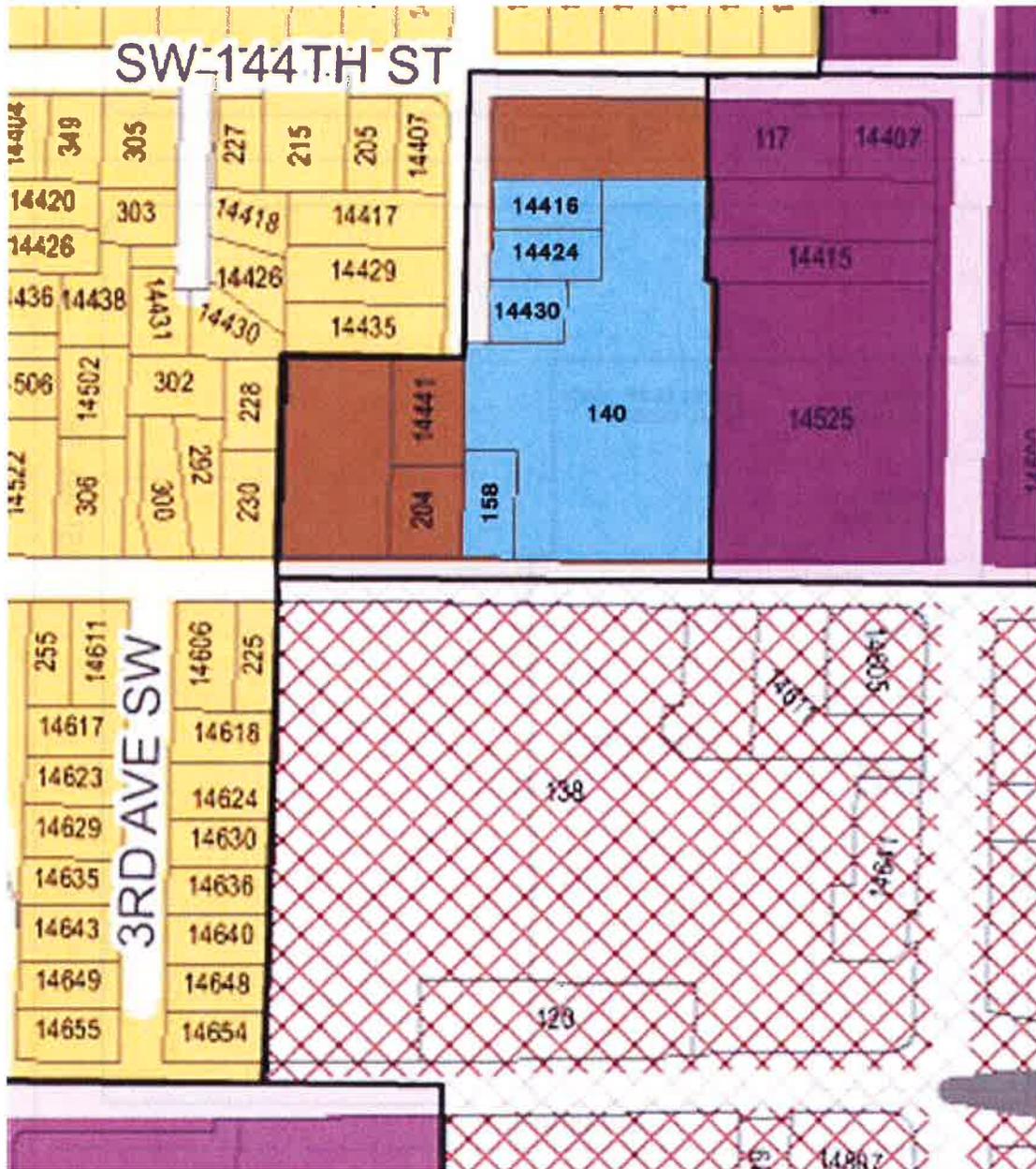


AERIAL PHOTO



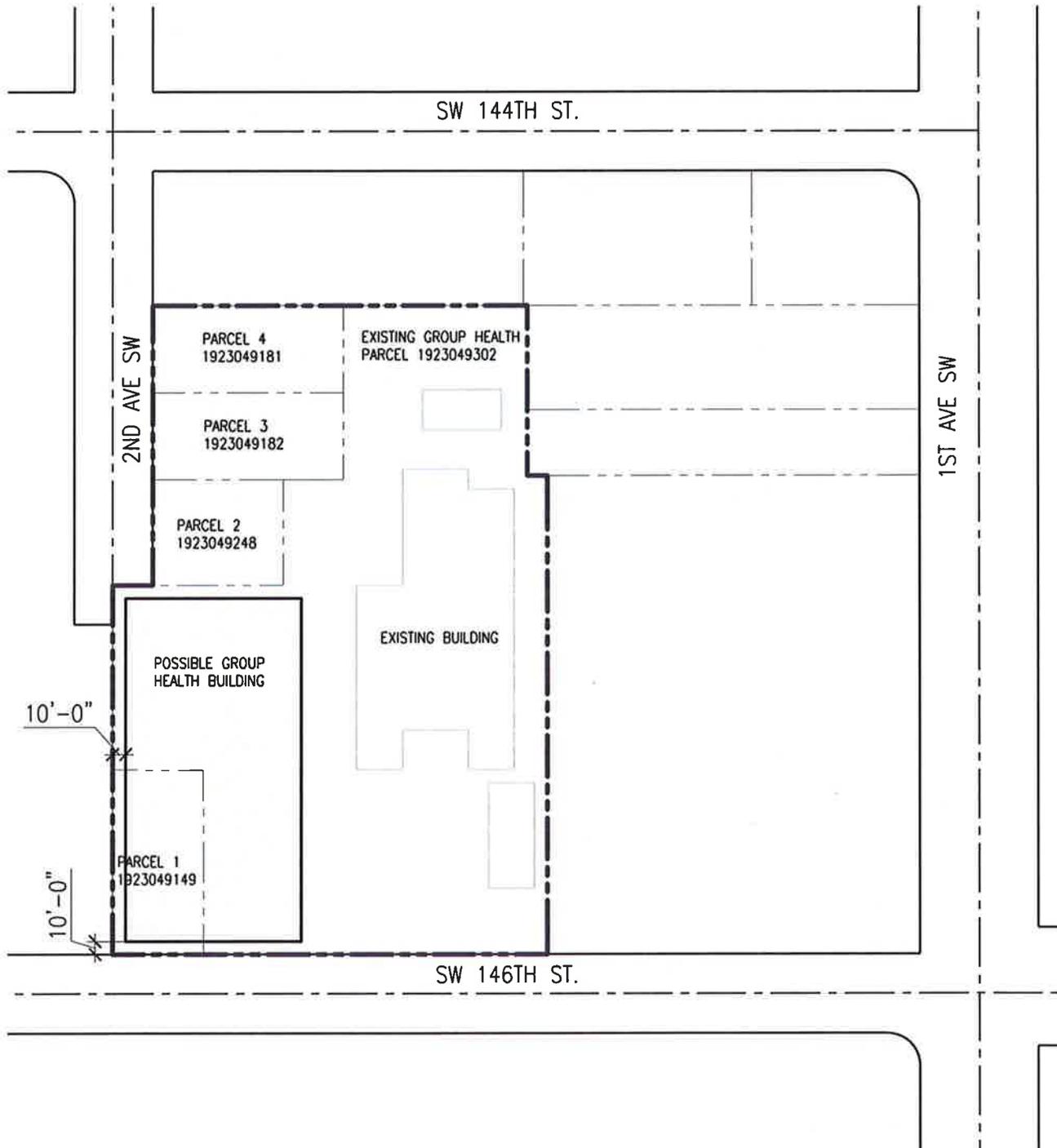
- | | | |
|---|--|--|
| Low Density Residential Neighborhood | Regional Commercial | Public Park/Schools/Recreation/Open Space |
| Moderate Density Residential Neighborhood | Community Commercial | Quasi-Public Parks/Schools/Recreation/Open Space |
| Low Density Multi-Family Neighborhood | Office | Special Planning Area 1 |
| High Density Multi-Family Neighborhood | Professional/Residential | Special Planning Area 2 |
| Intersection Commercial | Industrial | Special Planning Area 3 |
| Neighborhood Commercial | Airport Industrial | NE Special Planning Area |
| Downtown Commercial | Airport Industrial with Automall/Commercial Retail | Urban Center |

REVISED COMPREHENSIVE PLAN MAP



- | | | | | |
|----------------------------------|-------------------------|--------------------------|-------------------------|--------------------|
| Residential Single Family A | Neighborhood Center | Professional/Residential | Industrial | Boundary of Burien |
| Residential Single-Family 12,000 | Intersection Commercial | Downtown Commercial | Airport Industrial 1 | |
| Residential Single-Family 7,200 | Regional Commercial | Community Commercial 1 | Airport Industrial 2 | |
| Residential Multi-Family 12 | Community Commercial 2 | Office | Special Planning Area 1 | |
| Residential Multi-Family 18 | | | Special Planning Area 2 | |
| Residential Multi-Family 24 | | | Special Planning Area 3 | |
| Residential Multi-Family 48 | | | | |

REVISED ZONING MAP



PROPOSED SITE PLAN

1"=100'-0"



**COMP PLAN AMENDMENT AND
REZONE CRITERIA**

BMC 19.65.095.4 Criteria. The City may approve or approve with modifications a Comprehensive Plan amendment if:

- A. **The request has been filed in a timely manner.** A complete application was submitted to the City of Burien on May 31, 2011
- B. **There is a public need for the proposed amendment.** The existing Burien facility currently serves 14,000 patients from West Seattle to Interstate 5 and south to Des Moines. Group Health Cooperative (GHC) provides primary medical care services from this facility. The existing facility has been remodeled in the past to accommodate changes in service delivery, technology improvements and accessibility requirements. The existing facility does not allow for efficient delivery of services and is difficult to access for those with mobility issues. The new facility will be designed to accommodate the planned growth in healthcare services within GHC's service area. The new facility will improve customer service, efficient delivery of patient care and access to the elderly and patients with mobility issues.
- C. **The proposed amendment is the best means for meeting the identified public need.** GHC evaluated a site in the downtown for a new facility. The studied location was determined to be unfeasible economically and required a facility that would occupy several floors. GHC's program, workflow and facility are best suited for a single story building. In addition, several other locations were evaluated both in Burien and outside of Burien. These locations did not meet the priorities of GHC and were not pursued.
- D. **The proposed amendment is consistent with the overall intent of the goals and policies of the Burien Comprehensive Plan, Growth Management Act and Countywide Planning Policies.** The overall intent and goals of these documents is to encourage development in urban areas where adequate public facilities and services exist, reduce sprawl, create efficient multimodal transportation systems and provide necessary human and health services for communities. This proposed amendment will allow the necessary and needed renovation of an existing, aging healthcare clinic that serves a well-established subscriber base. The expansion will assist GHC in meeting their goals to provide good customer service and provide the best quality healthcare possible into the future.
- E. **The proposed amendment will result in a net benefit to the community.** Approval of the amendment will allow GHC to continue serving the community with quality healthcare into the future. The new facility will accommodate the growth in projected needs within the greater area and improve customer service, add new technology and provide improved access to the elderly and patients with mobility issues. If the amendment is not approved, GHC may need to relocate this facility. This could create an undue economic burden on the clinic and result in longer commute times for subscribers needing healthcare.
- F. **The revised Comprehensive Plan will be internally consistent.** The Comprehensive Plan map will be amended to reflect a new land use designation for the 3.56 acre project area that corresponds to the current and historical use of the site. The proposed rezone is within the Urban Center Boundary and the use is consistent with this designation. This amendment will not significantly impact the Comprehensive Plan and it will continue to be internally consistent.

- G. **The capability of the land can support the projected land use.** GHC has acquired four adjacent parcels to provide the projected needs for a new facility and parking. The existing site has good vehicular access and is located within walking distance from downtown and transit facilities.
- H. **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.** Public utilities and infrastructure are available and service the existing 28,000 square foot medical offices. The additional 6,000 square foot expansion should not impact the delivery of public utilities and infrastructure already serving the site. Specific impacts will be reviewed during application for a building permit.
- I. **The proposed amendment will be compatible with nearby uses.** GHC is planning a single story, 34,000 square foot medical office facility on the proposed site. The proposed rezone to Office (O) zoning requires the following:
- a ten (10) foot front yard setback (from SW 146th Street);
 - zero (0) setback from interior lot lines; and,
 - forty-five (45) foot maximum building height.
- A possible building location would provide the required ten (10) foot front yard setback. A ten (10) foot interior setback that is not required, may be provided along the western property line to reduce impacts and provide a landscape buffer. The proposed single story building will be approximately 35 feet in height and is compatible with adjacent residential structures and zoning. Please refer to Attachment A for additional analysis.
- J. **The proposed amendment would not result in the loss of capacity to meet other needed land uses, such as housing.** The proposed rezone is 3.56 acres. Under the current zoning (RM-24), this would allow a maximum of 85 dwelling units. The Buildable Lands Report calculated the average density of development is 15.2 units per acre in all the multi-family zones, which would equal 54 units. The Comprehensive Plan notes that approximately 6.7% of the land (267 acres) is for Multifamily uses, this would decrease the total amount of land available by 1.3 percent (from 267 acres to approximately 263 acres). The Buildable Lands Report calculates that Burien has capacity for approximately 2,178 new housing units within its current land supply where residential development is permitted by zoning. Under agreements with King County's Growth Management Planning Council, the City of Burien is responsible for a household target of an additional 1,552 new housing units. This results in a residential capacity surplus of 626 units, which will be diminished by 54 – 85 units as a result of the rezone.
- K. **For a Comprehensive Plan map change, the applicable designation criteria are met and either of the following is met:**
- Conditions have so markedly changed since the property was given its present Comprehensive Plan designation that the current designation is no longer appropriate; or,**
 - The map change will correct a Comprehensive Plan designation that was inappropriate when established.**

When the Comprehensive Plan and zoning was adopted, the existing GHC medical office facility and land use became a legal non-conforming use. The code allows expansion of the legal non-conforming use under certain circumstances. Since GHC acquired additional properties to meet their program requirements, the administrative non-conforming use expansion process is not applicable. The addition of the four adjacent lots was done to allow expansion of the facility,



meet parking requirements and to allow the operation of the current facility to continue while the new facility is being constructed.

BMC 19.95.100.4 Criteria. The City may approve or approve with modifications a proposal to amend the text of this Code if:

- A. **The amendment is consistent with the Comprehensive Plan.** The overall intent and goals of these documents is to encourage development in urban areas where adequate public facilities and services exist, reduce sprawl, create efficient multimodal transportation systems and provide necessary human and health services for communities. This proposed amendment will allow the necessary and needed renovation of an existing, aging healthcare clinic that serves a well-established subscriber base. The expansion will assist GHC in meeting their goals to provide good customer service and provide the best quality healthcare possible into the future.

- B. **The amendment bears a substantial relation to the public health, safety or welfare.** The existing Burien facility currently serves 14,000 patients from West Seattle to Interstate 5 and south to Des Moines. GHC provides primary medical care services from this facility. The existing facility has been remodeled in the past to accommodate changes in service delivery, technology improvements and accessibility requirements. The existing facility does not allow for efficient delivery of services and is difficult to access for those with mobility issues. The new facility will be designed to accommodate the planned growth in healthcare services within GHC's service area. The new facility will improve customer service, efficient delivery of patient care and access to the elderly and patients with mobility issues.

- C. **The amendment is in the best interest of the community as a whole.** Approval of the amendment will allow GHC to continue serving the community with quality healthcare into the future. The new facility will accommodate the growth in projected needs within the greater area and improve customer service, add new technology and provide improved access to the elderly and patients with mobility issues. If the amendment is not approved, GHC may need to relocate this facility. This could create an undue economic burden on the clinic and result in longer commute times for subscribers needing healthcare.

BMC 19.65.095.4.I
COMPATIBILITY ANALYSIS

Attachment A

North, adjacent to the GHC property, is a vacant lot that is zoned Residential Multi-Family (RM-24).



About half of the vacant property to the east has been graded and gravel placed in these areas. Several large trees and dense vegetation cover the westerly half of the property.

Parking for the proposed facility will be located adjacent to this property. The zoning code requires a minimum five (5) foot wide Type IV landscape strip.

West, adjacent to the GHC property, are two single family residences on lots that are zoned Residential Multi-Family (RM-24).



This house is a one story single family residence with mature landscaping. This house accesses from SW 146th Street with a garage and driveway that would be adjacent to the GHC property line.



This house is a two story single family residence with mature landscaping. The access for this residence is from a private driveway extending from 2nd Avenue SW. The GHC facility has a fence and large trees and landscaping to buffer the existing parking lot.

West, behind both these houses, is a two story residential multi-family condominium building with interior parking.

The building is proposed to be located in this corner of the site. While the proposed Office (O) zoning does not require any interior building setback, the possible building location provides a ten (10) foot setback. The zoning code does require a five (5) foot wide Type IV landscape strip along a building façade greater than thirty-five (35) feet high or fifty (50) feet wide. GHC is proposing to double the five (5) foot requirement to ten (10) feet.



Also West, separated by the 2nd Avenue SW right-of-way, are four single family residences on lots that are zoned Residential Single-Family (RS-7200). These are one and two story buildings, typically set back from the edge of 2nd Avenue SW right-of-way. All have mature trees and landscaping.



These lots are separated by the 2nd Avenue SW right-of-way from the project site. The building will not be located across from these properties, except for the most southerly of the single-family residences. This house has several large and mature trees and is set back significantly from the property line. The three northerly single-family residences along the 2nd Avenue SW right-of-way will have parking located across with a minimum five (5) foot wide Type IV landscaping strip.



South, separated by the SW 146th Street right-of-way, are several lots that are zoned Special Planning Area 3: Gateway (SPA-3).



This is a large, local shopping center with Safeway, Rite Aid, Starbucks, Radio Shack and a number of other typical retail stores. A large parking lot is in the center of the shopping center. The back of the Safeway building with truck loading and unloading is situated along SW 146th Street. Some landscaping exists along this edge for buffering.



This property is located across the SW 146th Street right-of-way. There is some existing landscaping on-site that screens this property. The proposed GHC building is setback from the right-of-way ten (10) feet. The zoning code also requires a ten (10) foot wide Type III landscaping strip along all public rights-of-way.

East, adjacent to the GHC property, are four (4) lots that are zoned Regional Commercial (CR).



These properties are characterized by single story industrial and showroom style buildings and are used by automobile sales and repair shops. The buildings are oriented with front doors to the 1st Avenue SW right-of-way. Some existing fencing has barbed wire for security purposes. Paving and impervious surfaces cover most of the land with minimal landscaping.



Parking for the GHC facility is proposed along the eastern property line. The zoning code requires a minimum five (5) foot wide Type IV landscaping strip



Zoning District Comparison	Building Height	Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage
Residential Single Family (RS-7200) West lots, across 2nd Avenue S	35'	20'	5'	35%	70%
Residential Multi-Family (RM-24) West lots, adjacent to GHC property North lot, adjacent to GHC property	35' - 60'	10'	5'	70%	85%
Special Planning Area 3 (SPA-3) South, across from SW 146th Street	3 stories	5'	0	85%	90%
Regional Commercial (CR) East, adjacent to GHC property	35' - 45'	10'	0	85%	90%
Office (O) Proposed Rezone	45'	10'	0	70%	85%
Proposed GHC Redevelopment	35'	10'	10'	22%	85%

COMP PLAN POLICY ANALYSIS

Land Use Element

Goal LU.1

Establish a development pattern that is true to the vision for Burien by supporting the neighborhoods and preserving the character of the well-established neighborhoods as defined by the Neighborhood Plans, enhancing the attractiveness and vitality of the downtown core, and preserving the City's small town character.

Pol. LU 1.1 The Future Land Use Map adopted in this plan establishes the future distribution, extent and location of generalized land uses within Burien. Uses of land in Burien should reflect the intent of the goals and policies as well as the land use map.

The Comprehensive Plan Map amendment and Rezone request will change an existing, legal, non-conforming use to a conforming use. The requested changes will allow the existing Group Health healthcare facilities to expand and construct new, modern space for improved customer service, efficient delivery of services and ease of access for the elderly and mobility challenged.

Pol. LU 1.2 Land use in Burien should remain primarily residential, with the majority of non-residential development concentrated in the downtown core, in appropriate areas along First Avenue South and Ambaum Boulevard SW, and in specified areas in the northeast.

The Comprehensive Plan Map amendment and Rezone request will change 3.56 acres from Residential Multi-Family (RM-24) to Office (O) zoning. This request will remove between 54 and 85 residential units from the overall housing supply. The site is adjacent to Regional Commercial (CR) zoning along 1st Avenue SW and is close to the downtown core. The proposed rezone to Office (O) will provide a better transition from the automobile dominated uses to the east than locating high density multi-family uses directly abutting the Regional Commercial (CR) zone. The Comprehensive Plan Map amendment and Rezone request will allow the existing, legal, non-conforming use to expand and construct new modern facilities. Approval of this request will resolve the conformity issues with the current zoning and use of the site.

Pol. LU 1.11 The City of Burien designates downtown Burien and its surrounding residential and employment areas as an urban center in accordance with the King County Countywide Planning Policies. The boundaries of the urban center are shown on Figure 2-LU1.11.

The subject site is within the Urban Center boundary as adopted by the City of Burien on Comprehensive Plan Figure 2LU-1.11. The requested zoning and use of the subject property conforms to the intent and purpose of the Urban Center designation.

Office Uses

Goal OF.1

Provide areas where low to moderate density office development can be concentrated, and where impacts of this use on the surrounding residential neighborhoods can be minimized.

Pol. OF 1.1 The *Office* land use designation should recognize existing office uses and encourage the expansion of office uses in appropriate areas, based on the criteria below.

Designation Criteria: Properties designated for *Office* use must generally reflect the following criteria:

1. The area should be located on or near arterials with adequate vehicular capacity.
2. The area should be located along the edges of residential areas and not penetrate them.

The original building was built in 1964 and has been operating as a medical office in the past. The existing medical office facility is currently a legal, non-conforming use. The rezone to Office (O) provides

a better transition to the automobile intensive uses to the east than locating high density multi-family uses directly abutting the Regional Commercial (RC) zone. The rezone to Office (O) is supported by:

1. The subject property will be accessed from a designated collector arterial (SW 146th Street), which has adequate capacity to service the planned facility; and,
2. Four additional Residential Multi-Family (RM) zones lots are included in this request. The addition of the four properties will create a natural border along the 2nd Avenue SW right-of-way for the Office (O) zoning boundary. This natural boundary could protect further expansion of any future rezone requests.

Community Character

Goal CC.1

Create a balanced community by controlling and directing growth in a manner which enhances, rather than detracts from community quality and values.

Pol. CC 1.1 In its land use management decisions, the City shall seek to direct the rate and pattern of future growth, and support the type of developments that will further the goals of the Burien Vision and the comprehensive plan.

The Comprehensive Plan Map amendment and Rezone request will change an existing, legal, non-conforming use to a conforming use. The requested changes will allow the existing Group Health healthcare facilities to expand and construct new, modern space for improved customer service, efficient delivery of services and ease of access for the elderly and mobility challenged. This medical facility currently serves 14,000 patients from West Seattle to Interstate 5 and south to Des Moines. GHC is building capacity to serve an increased subscriber base within their service area.

Public Facilities

Goal PF.1

Ensure that development is served by adequate levels of public facilities and services that are necessary for development.

Pol. PF 1.2 The City will allow new development to occur only when and where adequate facilities exist or will be provided concurrently (as defined or funded and to be constructed within six years of development) with new development.

The existing GHC facility is approximately 28,000 square feet in size. The facility is currently served by adequate public facilities and services. The proposed expansion will increase the size by 6,000 square feet to a total of 34,000 square feet. Minor traffic impacts may result from the expansion and the project will need to provide the appropriate mitigation. Other public facilities and services are adequate for the planned expansion.

Land Use Plan Implementation

Goal PI.1

Implement the goals and policies of the land use plan through a variety of means and mechanisms which are coordinated and consistent.

Pol. PI 1.5 In deciding applications for amendments to the comprehensive plan, the City should consider the following:

- a. Consistency with the comprehensive plan policies and the designation criteria;
- b. Capability of the land;
- c. Capacity of public facilities and services and whether public facilities and services can be provided cost effectively (if publicly funded) at the intensity allowed by the designation;
- d. Whether the proposed use is compatible with nearby uses;

- e. The need for the land uses which would be allowed by the comprehensive plan change, and whether the change would result in the loss of the capacity to provide other needed land uses, such as housing; and
- f. Whether there has been a change in circumstances that makes the proposed plan designation appropriate or whether the plan designation was the result of technical error.

Conformance with this policy is contained in the criteria for approval for a Comprehensive Plan Amendment, BMC 19.65.095.4 Criteria as noted in the Comprehensive Plan Amendment and Rezone application.

Neighborhood Quality

Goal NQ.1

Reinforce and enhance the City's neighborhoods.

Pol. NQ 1.4 Prevention and alleviation of traffic impacts on residential neighborhoods shall be a high priority within the City. The adverse impacts on residential neighborhoods should be minimized by discouraging the use of local streets by non-local traffic and providing alternative routes.

The proposed site borders on two street frontages, a dead end residential street (2nd Avenue SW) and SW 146th Street, a designated collector arterial. Primary access for the facility will be from SW 146th Street. No access from the project is planned for 2nd Avenue SW. If the City determines that an emergency only access is required through the property, then one could be provided that meets the Fire Department standards.

Neighborhood Preservation

Goal NP.1

Continue to provide the residents of the City with stable and quiet residential neighborhoods by maintaining an adequate residential tax base and assuring that:

- ***Residential neighborhoods are protected from undue adverse impacts associated with incompatible land uses or transportation facilities, including, but not limited to, noise, air and water pollution, glare, excessive traffic and inadequate on-street parking;***
- ***Residential neighborhoods are identified and protected from detrimental exterior noise levels;***
- ***Residential streets are protected from heavy commercial traffic that inhibits the free flow of traffic or that exceeds prescribed weight limits.***

Pol. NP 1.1 The City's residential neighborhoods are those defined on the comprehensive plan map as single family or multifamily areas. These areas are worthy of protection from inappropriate commercial development and other incompatible land uses and activities that are considered inconsistent with their residential character.

The original building was built in 1964 and has been operating as a medical office in the past. The current facility is a legal, nonconforming use which only allows limited expansion. GHC purchased four adjacent residential zoned lots to allow expansion of the facility, meet parking requirements and to allow the operation of the current facility to continue while the new facility is being constructed. The new facility will be a one story building with a maximum height of thirty-five (35) feet. The facility will be open during normal business hours, so evening and weekend impacts to adjacent properties would be minimal. All access from the project will be from SW 146th Street, unless the City requires an emergency access onto 2nd Avenue SW. The right-of-way for 2nd Avenue SW provides a natural boundary to the proposed Office (O) zoning and may discourage further rezones in the area. The proposed rezone to Office (O) will provide a better transition from the automobile dominated uses to the east than locating high density multi-family uses directly abutting the Regional Commercial (CR) zone.

Pol. NP 1.4 The City shall establish and adopt restrictions on the use of surface streets in residential neighborhoods to ensure that commercial traffic does not damage residential roads or subject residential neighborhoods to congestion, noise or increased surface street traffic.

The proposed site borders on two street frontages, a dead end residential street (2nd Avenue SW) and SW 146th Street, a designated collector arterial. Primary access for the facility will be from SW 146th Street. No access from the project is planned for 2nd Avenue SW. If the City determines that an emergency only access is required through the property, then one could be provided that meets the Fire Department standards.

Streetscapes

Goal SC.1

Develop a fully integrated local street system which accommodates various transportation modes depending upon individual neighborhood characteristics, and creates streetscapes that enhance neighborhood quality and help develop a strong sense of community.

Neighborhoods

Pol. SC 1.13 The City should emphasize the use of local streets for local access and residential traffic in order to minimize traffic noise, congestion, and other hazards to residential uses and pedestrians. Through access can be discouraged by a variety of methods, including installing traffic calming devices, provided there is strong support and involvement from the immediate neighborhood and community. *The proposed site borders on two street frontages, a dead end residential street (2nd Avenue SW) and SW 146th Street, a designated collector arterial. Primary access for the facility will be from SW 146th Street. No access from the project is planned for 2nd Avenue SW. If the City determines that an emergency only access is required through the property, then one could be provided that meets the Fire Department standards.*

Regulatory Measures

Goal RM.1

Provide flexibility in the regulation of land use and development, and accent performance standards that address the specific impacts of development.

Pol. RM 1.5 New commercial, mixed use or industrial development should be designed for compatibility with abutting residential neighborhoods. The landscaping code shall also require adequate and attractive buffering of adjacent residential uses from any adverse impacts.

The proposed rezone to Office (O) will provide a better transition from the automobile dominated uses to the east than locating high density multi-family uses directly abutting the Regional Commercial (CR) zone. The requested Office (O) zoning has a ten (10) foot front yard setback and a zero (0) interior lot line setback. GHC is proposing to setback any potential building ten (10) feet from the interior lot line abutting the adjacent Residential Multi-Family (RM) zones. The Zoning Code also requires the following:

- *A five (5) foot wide Type IV landscaping strip adjacent to any property lines abutting a parking lot*
- *A ten (10) foot wide Type III landscaping strip abutting a public right-of-way*
- *A five (5) foot wide Type IV landscaping strip along a building façade greater than thirty-five (35) feet in height or fifty (50) feet in width*

TRANSPORTATION ELEMENT

Transportation Vision:

Promote the development of the City of Burien as a community with a local and regional transportation system that integrates cars, pedestrians, bicycles and transit.

Transportation Goal:

Develop, maintain and operate a balanced, safe and efficient multimodal transportation system to serve all users.

Goal TR 1 Mobility and Roadway Capacity

Provide a transportation system that serves the travel needs of Burien residents, businesses, visitors, through-traffic, and freight transport.

Pol. TR 1.2.2 The City shall require that new development shall be allowed only if (1) all transportation facilities are adequate at the time of development and transportation impacts will not negatively impact or reduce LOS elsewhere or (2) a financial commitment is in place to complete the necessary improvements or strategies to accommodate transportation impacts within six years, in order to protect investment in and the efficiency of existing transportation facilities and services and promote compact growth.

GHC has engaged the services of a transportation planning and engineering firm to conduct a traffic impact study for the proposed medical office expansion. Preliminary calculations show that approximately 300 additional weekday daily trips would be generated by the proposal. Weekday P.M. peak hour trips would increase by approximately 20. The Comprehensive Plan references a November 2003 transportation study that shows the existing PM peak hour traffic volume on SW 146th Street at 225 trips. This is approximately a nine (9) percent increase in PM peak hour trips resulting from the proposal. The November 2003 transportation study also identified the intersection of 1st Avenue SW and SW 146th Street operating at the LOS D, which conforms to the City's adopted standard. The additional impacts are relatively minor and are not anticipated to significantly negatively impact or reduce LOS in the immediate area. Minor transportation improvements may be required by the City as part of the building permit process. GHC will work with the City to determine the specific impacts and mitigation requirements.

Pol. TR 1.2.3 The City should require developers to conduct traffic studies or analyses to determine development impacts on the transportation system.

GHC has engaged the services of a transportation planning and engineering firm to conduct a traffic impact study for the proposed medical office expansion. Preliminary calculations show that approximately 300 additional weekday daily trips would be generated by the proposal. Weekday P.M. peak hour trips would increase by approximately 20. The Comprehensive Plan references a November 2003 transportation study that shows the existing PM peak hour traffic volume on SW 146th Street at 225 trips. This is approximately a nine (9) percent increase in PM peak hour trips resulting from the proposal. The November 2003 transportation study also identified the intersection of 1st Avenue SW and SW 146th Street operating at the LOS D, which conforms to the City's adopted standard. Minor transportation improvements may be required by the City as part of the building permit process. GHC will work with the City to determine the specific impacts and mitigation requirements.

Pol. TR 3.2.1 The City should consider the impacts of land use decisions on adjacent roadways, as well as the impacts of roadway improvements on proposed land uses.

The proposed site borders on two street frontages, a dead end residential street (2nd Avenue SW) and SW 146th Street, a designated collector arterial. Primary access for the facility will be from SW 146th Street. GHC has engaged the services of a transportation planning and engineering firm to conduct a

significant impacts to the adjacent roadways and LOS in the general vicinity. No access from the project is planned for 2nd Avenue SW. If the City determines that an emergency only access is required through the property, then one could be provided that meets the Fire Department standards. Minor transportation improvements may be required by the City as part of the building permit process. GHC will work with the City to determine the specific impacts and mitigation requirements.

Goal TR 9 Parking

Establish coordinated parking strategies that achieve the City's overall goals for economic activity, transportation and circulation, existing and future land use, and downtown design.

Pol. TR 9.1.1 The City should require that property owners be responsible for providing adequate parking and for managing parking demand on-site to avoid spillover parking on neighboring properties or streets.

GHC has planned for adequate parking by acquiring four additional lots that are adjacent to their existing site. On-site parking will be provided for the facility and no off-site parking impacts are anticipated.

CAPITAL FACILITIES ELEMENT

Goal CF.4

Actively influence the future character of the City by managing land use change and by developing City facilities and services in a manner that directs and controls land use patterns and intensities.

Pol. CF 4.1 Development shall be allowed only when and where all public facilities are adequate and only when and where such development can be adequately served by essential public services without reducing levels of service elsewhere.

The existing GHC facility is approximately 28,000 square feet in size. The facility is currently served by adequate public facilities and services. The proposed expansion will increase the size by 6,000 square feet to a total of 34,000 square feet. Minor traffic impacts may result from the expansion and the project will need to provide the appropriate mitigation. Other public facilities and services are adequate for the planned expansion.

Goal CF.6

Ensure that development does not out-pace the City's ability to provide and maintain adequate public facilities and services.

Pol. CF 6.1 Land Use decisions, including comprehensive plan amendments, shall be based on a finding that any proposed development can be supported by adequate public facilities consistent with this plan. *The existing GHC facility is approximately 28,000 square feet in size. The facility is currently served by adequate public facilities and services. The proposed expansion will increase the size by 6,000 square feet to a total of 34,000 square feet. Minor traffic impacts may result from the expansion and the project will need to provide the appropriate mitigation. Other public facilities and services are adequate for the planned expansion.*

2.11 ECONOMIC DEVELOPMENT ELEMENT

Overall Mission Statement: **Ensure Burien is the best place to work, live, learn, shop and visit.**

Goal ED. 3 Diversify the economy and promote economic vitality and employment throughout the city.

Pol. ED. 3.3 A high priority should be placed on business retention and new business recruitment.

The Comprehensive Plan Map amendment and Rezone request will change an existing, legal, non-conforming use to a conforming use. The requested changes will allow the existing Group Health healthcare facilities to expand and construct new, modern space for improved customer service, efficient delivery of services and ease of access for the elderly and mobility challenged. This medical facility currently serves 14,000 patients from West Seattle to Interstate 5 and south to Des Moines. GHC is building capacity to serve an increased subscriber base within their service area.

Goal ED. 4 Use Economic Clusters as a strategy for focused economic growth.

Pol. ED 4.1 Continue to promote Burien as a medical service and wellness center.

The Comprehensive Plan Map amendment and Rezone request will change an existing, legal, non-conforming use to a conforming use. The requested changes will allow the existing Group Health healthcare facilities to expand and construct new, modern space for improved customer service, efficient

Staff Recommendations

2011 Private Comprehensive Plan Amendment Docket

Ref. No.	PROPOSED AMENDMENT	PROPOSED BY
2011-1	<p>Comprehensive Plan Map Amendment/Rezone Request</p> <p>Parcel Nos. 192304-9181, 192304-9182, 192304-9248, 192304-9149, 192304-9302 (See Applicant Map, page 9, in attached Rezone Application document.)</p> <p>Addresses: 140 & 158 SW 146th Street and 14416, 14424 and 14430 2nd Avenue SW (See Applicant Map, page 7, in attached Rezone Application document.)</p> <p>File No. PLA 11-0883</p> <p>Request: Comprehensive Plan change from High Density Multi-Family Neighborhood to Office and Rezone from Residential Multi-Family (RM-24) to Office (O). Group Health Cooperative is proposing these changes for its property and for four adjacent properties. It is the designated representative for the four adjacent properties.</p>	Property Owners

Staff Recommendation: Include in docket.

Rational

- 1) The largest of the five parcels, the Group Health site (2.7 acres) has been used as a Group Health medical clinic (an “office” use) since City incorporation although the Comprehensive Plan and Zoning designations are residential. The RM zone does not allow principal “office” uses, therefore the clinic is considered a legal non-conforming use. Group Health’s request is to reconcile their site’s zoning designation so the clinic is allowed outright and, with the adjacent four parcels, to allow clinic redevelopment and expansion.
- 2) The requested five parcel (3.57 acres) change is located in an area that serves as a transition from the auto oriented commercial uses on 1st Avenue South to a single-family residential neighborhood to the west. The general approach of using an office designation instead of a residential designation to reconcile the current zoning designation mismatch on the Group Health site, could continue to provide a transition from high intensity commercial uses to the residential areas to the west. The proposal has merit and should be analyzed in more detail.
- 3) The combined request includes sufficient information addressing the comprehensive plan amendment and rezone criteria. The application should be evaluated in more detail and subject to the public review process.

Projected Resources/Work Program Impacts

The requested comprehensive plan amendment and rezone review would be considered a low to moderate impact on available staff resources.

Attachments

- 1) Comprehensive Plan Amendment Request Document, prepared by Collins Woerman for Group Health Cooperative.

2011-12 Comprehensive Plan Update
DRAFT Scope of Work Outline
June 7, 2011

	Topic
Ref No.	Format
	Reformat document centered on updated vision.
	Streamline Plan, combine or eliminate goals and/or policies as needed or are no longer applicable.
	Update maps throughout entire document to include North Burien and updated information.
	Develop measurable action items implementing policies.
	Plan Integration
	Integrate policy direction of Transportation Master Plan.
	Integrate policy direction of Park Recreation and Open Space plan update.
	Integrate policy direction of Drainage Master Plan.
	Integrate Shoreline Master Program into comprehensive plan.(Pending outcome of SMP adoption)
	Integrate required elements of Vision 2040
	Integrate required elements of GMA and other State laws since 2003
	Integrate required elements of the King County Countywide Planning Policies
	Built Environment
	Update growth targets as specified in the Countywide Planning Policies
	Incorporate North Burien into applicable policies and the Comprehensive Land Use Map.
	Ensure sufficient land to accommodate housing for all economic segments
	Update utility policy and supporting background information.
	Natural Environment
	Ensure best available science is current and update if necessary.
	Review and update policy to ensure minimal impacts to natural features, habitat and wildlife.
	Address climate change.
	Mobility
	Ensure transportation connectivity is included.
	Strengthen support for providing alternative transportation modes.
	Health and Safety
	Include policies promoting healthy eating and active living.
	Update essential public facilities policy as appropriate.
	Economy
	Update capital facility planning consistent with GMA.
	Community
	Review need for neighborhood planning policies.
	Private Amendments/Other
2011-1	PLA 11-0883, Group Health Comprehensive Map Amendment and Rezone Request
	Update existing conditions/background information.
	Comply with applicable State Environmental Policy Act Review Requirements.