



*Burien*  
WASHINGTON

**PLANNING COMMISSION AGENDA**  
December 13, 2011, 7:00 p.m.  
Multipurpose Room/Council Chamber  
Burien City Hall, 400 SW 152<sup>nd</sup> Street  
Burien, Washington 98166

**This meeting can be watched live on Burien Cable Channel 21 or  
streaming live and archived video on [www.burienmedia.org](http://www.burienmedia.org)**

**1. ROLL CALL**

**2. AGENDA CONFIRMATION**

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

**4. APPROVAL OF MINUTES** November 8, 2011

**5. NEW BUSINESS**

- a. UW Student Presentation on Community Gardens
- b. Discussion of Zoning Code Amendments

**6. OLD BUSINESS**

- a. Discussion of North Burien Zoning (Ambaum Blvd. Corridor)

**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)** No meeting Dec. 27, 2011.  
Next meeting January 10, 2012

Planning Commissioners

Greg Duff  
Brooks Stanfield

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

Rachel Pizarro  
John Upthegrove

*City of Burien*

BURIEN PLANNING COMMISSION  
November 8, 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](http://www.burienwa.gov)
- Check out a DVD of the Council Meeting from the Burien Library
- Order a DVD of the meeting from the City Clerk, (206) 241-4647

**CALL TO ORDER**

Chair Jim Clingan called the November 8, 2011, meeting of the Burien Planning Commission to order at 7 p.m.

**ROLL CALL**

Present: Jim Clingan, Ray Helms, Brooks Stanfield, Nancy Tosta, John Upthegrove

Absent: Greg Duff, Rachel Pizarro

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

**AGENDA CONFIRMATION**

**Direction/Action**

**Motion** was made by Commissioner Stanfield, seconded by Commissioner Tosta, to approve the agenda for the November 8, 2011, meeting. Motion passed 5-0.

**PUBLIC COMMENT**

**Bob Edgar, 12674 Shorewood Dr. SW**

Mr. Edgar, who said he was speaking for the Lake Burien neighborhood, read a list of comments about the proposed revised Comprehensive Plan transportation policies.

**APPROVAL OF MINUTES**

**Direction/Action**

**Motion** was made by Commissioner Helms, seconded by Commissioner Stanfield, and passed 5-0 to approve the minutes of the October 25, 2011, meeting.

**NEW BUSINESS**

None.

**OLD BUSINESS**

*Discussion and Possible Recommendation on Comprehensive Plan Transportation Policies*

**Direction/Action**

Motion to recommend to the City Council approval of the Comprehensive Plan Chapter 2.5 Transportation Element, with amendments, including revised transportation goals, objectives and policies was made by Commissioner Helms, seconded by Commissioner Stanfield, and passed 5-0.

*Discussion of North Burien Zoning (1<sup>st</sup> Avenue South Corridor)*

**Direction/Action**

The commissioners reached a general consensus that the land use concept for the 1<sup>st</sup> Avenue South corridor prepared by staff will be pursued as the preferred alternative.

**FUNCTIONAL PLANNING UPDATES**

None.

**PLANNING COMMISSION COMMUNICATIONS**

None.

**DIRECTOR'S REPORT**

None.

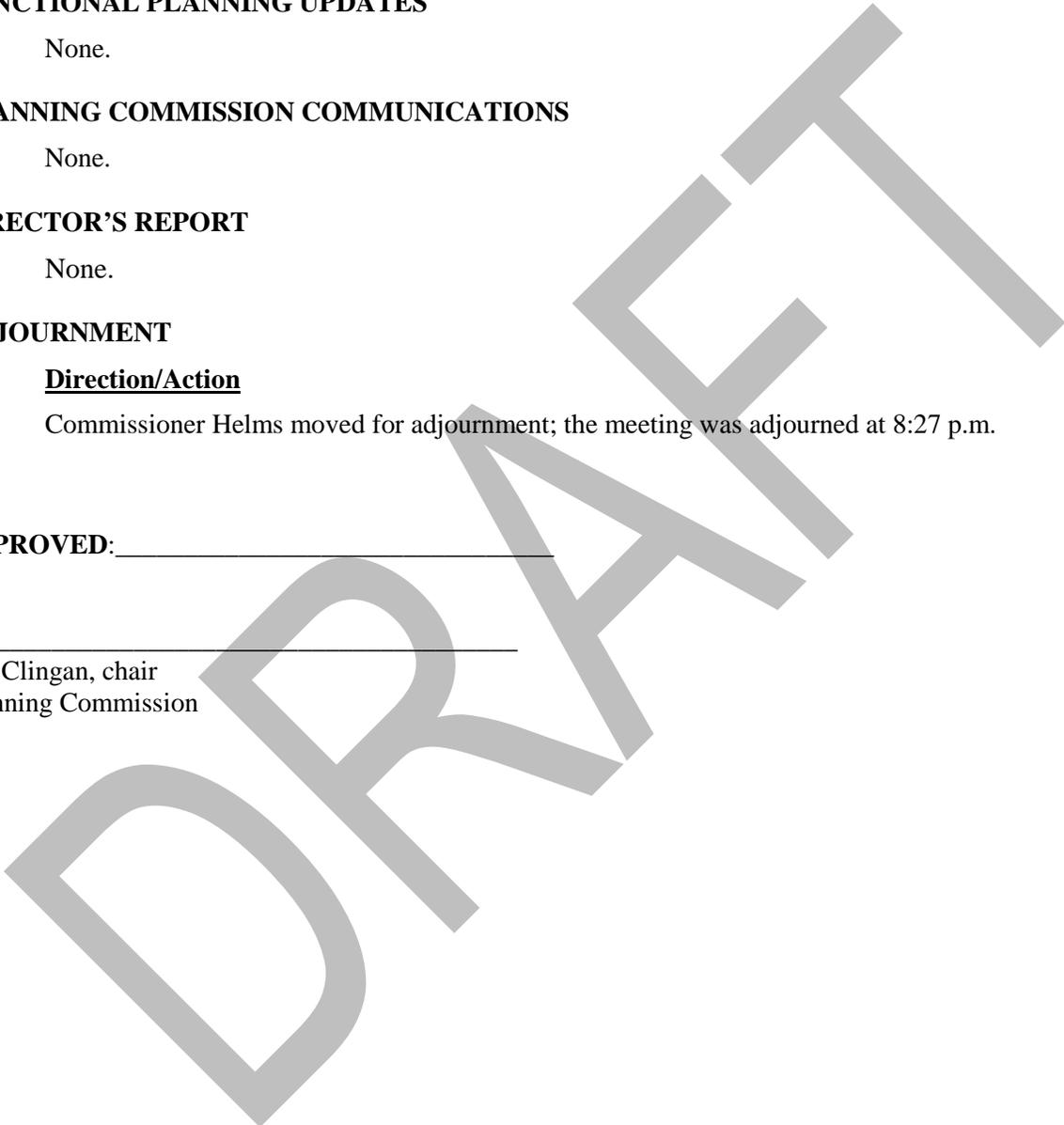
**ADJOURNMENT**

**Direction/Action**

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

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

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



**CITY OF BURIEN, WASHINGTON  
MEMORANDUM**

**DATE:** December 6, 2011

**TO:** Burien Planning Commission

**FROM:** Scott Greenberg, AICP  
Community Development Director

**SUBJECT:** University of Washington Student Presentation

---

Several months ago, staff was approached by Jill Sterrett, a UW instructor with an offer to work with a group of Community, Environment, and Planning (CEP) Program seniors on a Fall Quarter project. The City and the students jointly agreed to look at the feasibility of community gardens in Burien.

This work is timely as it integrates well with the “food access” element of our Communities Putting Prevention to Work/Healthy Eating Active Living (CPPW/HEAL) Grant. Our team of five students will present the findings of their work to the Planning commission. An executive summary prepared by the students is attached. Their final report will be provided to the Planning Commission when it is complete.

Our student team and their interests are:

Devin Myers – food systems

Molly Thornton – food systems

Garrett Gerlach – community development

Maddie Beeders – communication

Brandon Peitenpol – art & architecture

The class “CEP 460-Planning Corps” is designed to provide the students an opportunity to work as an interdisciplinary team providing professional services for a “client”. Services include research, consultation and analysis, creativity and innovation.

Deliverables are typically in the form of a white paper or report, along with a final presentation. Academic objectives of the Planning Corps include experience in project scoping with clients, project work plan development and management including attention to time budgets, integrating work as a team, and delivering professional quality products.

We are planning to integrate the students’ work into future discussions about policy and regulatory feasibility of community gardens in Burien.

## **Executive Summary**

### **Supportive Policy Options for the Future of Community Gardens in Burien**

*A feasibility study by Maddie Beeders, Garrett Gerlach, Devin Myers, Brandon Pietenpol, & Molly Thornton*

As part of UW's Community, Environment, & Planning course and in coordination with planners Scott Greenburg & Stephanie Jewett of the City of Burien, we have been tasked with determining the feasibility of additional community gardens in Burien. This topic came to light as part of the CPPW (Communities Putting Prevention to Work) & HEAL (Healthy Eating, Active Living) Grant, in which access to healthy food is of particular concern. This includes the abundance and sale of certain foods over others, and our approach takes the issue of food access closer to the source, discussing the *production* of this healthy food in communities where it is needed.

While one community garden already exists in Burien, its implementation process was faced with very few obstacles due to the fact that it was built on public, city-owned land. What we intend to do is provide the information required in order for the City of Burien to easily accommodate and facilitate future gardens on privately-owned parcels of land. To be clear, we do not intend to directly create a community garden on a pre-designated site. Instead, we wish to make the process as smooth as possible for any other individuals or groups to construct their own.

We have undertaken a primary research method of determining this feasibility, by getting in contact with various entities in the surrounding Seattle area who are already involved with urban agriculture. Additionally, we have consulted secondary sources that provide solutions for legislators and gardeners alike. Depending on location and legislature, differing obstacles tend to cause problems for these entities: whether it be zoning, ownership, physical maintenance, noise restrictions, produce sales, or a number of other issues; and we intend to minimize the difficulty these obstacles pose for the citizens of Burien.

The goal of this report is to provide recommendations for the City of Burien to incorporate policy and zoning changes to facilitate opportunities for community gardens.

**CITY OF BURIEN, WASHINGTON  
MEMORANDUM**

**DATE:** December 6, 2011

**TO:** Burien Planning Commission

**FROM:** Scott Greenberg, AICP  
Community Development Director

**SUBJECT:** Draft Zoning Code Amendments

---

---

Staff has been working on a number of amendments to the Burien Zoning Code (Burien Municipal Code Title 19).

We are asking the Commission for any initial comments and questions on the attached preliminary set of amendments. Some amendments are fairly simple (such as removing “or” at the end of a section) while others are more substantive (such as adding a code compliance section for accessory dwelling units). We are still working on some more complex amendments which will be ready in January.

Once the entire package of amendments has been prepared and presented, we will schedule a public hearing for you, probably in February or March.

Please contact me if you have any questions.

## 2011 PROPOSED ZONING CODE AMENDMENTS

DRAFT December 6, 2011

### **BMC 19.10.280, Definition of ‘Impervious Surface’**

*Background:* The current definition of ‘impervious surface’ is unclear whether gravel is considered impervious surface. The definition should be clarified to include gravel which has historically been considered impervious surface by staff.

*Proposed Amendment:* Revise the definition of impervious surface to include gravel in the definition.

19.10.280 Impervious surface - Any nonvertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle including, but not limited to, roof tops, swimming pools, paved or graveled roads and walkways or parking areas and excluding landscaping, surface water retention/detention facilities, and *vehicular access easements or tracts* shared by two or more *single detached dwelling units*.

### **BMC 19.10.475, Definition of ‘School’**

*Background:* The current definition of ‘school’ includes elementary, middle/junior high, secondary or high schools, but does not include other types of schools such as Montessori, vocational/trade schools, or colleges. There is no other definition or use category in the code for such schools, and staff feels they should be added to the definition to include all levels of education.

*Proposed Amendment:* Revise the definition of ‘school’; to include private schools, Montessori, and schools of higher education.

19.10.475 School – An institution of learning, public or private, offering instruction in the several branches of learning and study required by the Education Code of the state of Washington, such as Montessori, elementary, middle/junior high, and secondary or high schools; also including schools of higher education such as colleges, vocational, and technical schools. ~~The following are categories of schools:~~

- ~~1. Elementary, and middle/junior high schools: Grades kindergarten through nine, including associated meeting rooms, auditoriums and athletic facilities.~~
- ~~2. Secondary or high school schools: Grades 9 through 12, including associated meeting rooms, auditoriums and athletic facilities.~~

### **BMC 19.15 (Multiple Sections)—Eliminate Type 2 Review Process for some public park & recreation facilities**

*Background:* In many zones, Public Park & Recreation Facilities require a Type 1 review if less than 1 acre in size, and a Type 2 review if more than 1 acre in size. This was done to provide a public hearing opportunity for larger facilities. All new City-provided Public Park & Recreation Facilities already require City Council approval of the facility design, prior to going through the land use review process.

As part of the design process, the City Council will have taken public comments on its design, similar to a public hearing. Therefore, another hearing before the Hearing Examiner is not needed to obtain public input on the proposed facility.

If the City Council has not pre-approved a park or recreation facility design, then a Type 2 land use review would be appropriate to allow the Hearing Examiner to hold public hearing and issue a decision on the proposed project. This could occur if another public agency proposes a park or recreation facility.

*Proposed Amendment:* Eliminate the Special Review Process and add the following Special Regulation for Public Park and Recreation Facilities: “No special review process if project design is approved by the City Council through a public review process; otherwise a Type 2 review process is required.”

### **BMC 19.15 (Multiple Sections)—Replace Type 3 Review Process with Type 2 Review Process**

*Background:* Some permitted uses in certain zones currently require a Type 3 Land Use Review. A Type 3 review means that 1) City Planning staff makes a recommendation on the application to the City’s Hearing Examiner; 2) The Hearing Examiner holds a public hearing on the application; 3) The Hearing Examiner then makes a recommendation to the City Council; and 4) The City Council makes the final decision on the application. The Council’s decision may be appealed to Superior Court.

Type 3 decisions are considered “quasi-judicial”. The City Council must act like a judge, reviewing applications only on the record established by the Hearing Examiner and not having contact regarding the application outside of the formal public process.

*Proposed Amendment:* Change all Type 3 review processes to Type 2 review processes in all Use Zone Charts. The following list summarizes which land uses would change from a Type 3 to a Type 2 review process, by zone:

<p><u>RS Zone:</u></p> <ul style="list-style-type: none"> <li>• Cemetery</li> <li>• Community Residential Facility-I</li> <li>• Golf Course</li> <li>• Hatchery/Fish Preserve</li> <li>• School</li> <li>• Senior Citizen Assisted Dwelling Unit</li> <li>• Essential Public Facility</li> <li>• Community, Cultural or Government Facility</li> <li>• Public Utility</li> </ul> <p><u>RM Zone:</u></p> <ul style="list-style-type: none"> <li>• Community Residential Facility</li> <li>• Essential Public Facility</li> <li>• Community, Cultural or Government Facility</li> <li>• Public Utility</li> </ul>	<p><u>CN and CI Zones:</u></p> <ul style="list-style-type: none"> <li>• Community, Cultural, Religious or Government Facility</li> <li>• Public Utility</li> </ul> <p><u>CC, CR, SPA-1 and SPA-3 Zones:</u></p> <ul style="list-style-type: none"> <li>• Essential Public Facility</li> </ul> <p><u>SPA-2 Zone:</u></p> <ul style="list-style-type: none"> <li>• Master Plan</li> </ul> <p><u>DC Zone:</u></p> <ul style="list-style-type: none"> <li>• Building height between 8-12 stories (in the 5-story height area)</li> <li>• Essential Public Facility</li> </ul>	<p><u>O Zone:</u></p> <ul style="list-style-type: none"> <li>• Hospital Master Plan</li> <li>• Community, Cultural, Religious or Government Facility</li> <li>• Public Utility</li> <li>• School</li> </ul> <p><u>I Zone:</u></p> <ul style="list-style-type: none"> <li>• Essential Public Facility</li> <li>• Off-site Hazardous Waste Treatment and Storage Facility</li> <li>• Secure Community Transition Facility</li> </ul>
---	---	--

**BMC 19.15.035.2 CC Zone, Retail Use, Special Reg. 2: Eliminate Type 1 review for auto repair.**

*Background:* The CC Zone allows “vehicle repair” as an accessory use to a “service station” but only through a Type 1 review. This was done to allow the City to address aesthetic concerns that can be generated by vehicle repair shops. These concerns can be addressed by special regulations rather than a discretionary review process.

*Proposed Amendment:* Eliminate Type 1 review requirement, and add the following special regulation: “Vehicle repair activities must occur inside a building.”

**BMC 19.15.020.5 CI Zone, Mixed Use—Add minimum floor area requirement for non-residential use**

*Background:* Other non-residential zones allowing mixed use projects (CC, CR, SPA-1 and SPA-3) all require that a minimum of 25% of the floor area be used for non-residential use. However, the CI zone does not have the same requirement. The 25% minimum requirement should be added for consistency.

*Proposed Amendment:* Add the following Special Regulation: “At least 25% of the *gross floor area* must be designed and used for *retail, office or eating and drinking establishment uses*.”

**BMC 19.17.040.5.A, Cargo Containers**

*Background:* The current section of the cargo container code regarding requirements, permits, and approvals for structures references Titles 15, 18, and 19. Title 18 was repealed in August 2010 and therefore needs to be removed from the code section.

*Proposed Amendment:* Remove reference to Title 18 from BMC 19.17.040.5.A.

A. All requirements, permits and approvals of BMC Titles 15, ~~18~~ and 19 pertaining to *structures* shall apply, including but not limited to *setbacks, lot coverage, critical area* and transition area requirements.

**BMC 19.17.070, Accessory Dwelling Units**

*Background:* The code does not currently address the legalization of nonconforming ADU’s and the process to legalize them. An additional section has been proposed to address structures that have been converted to ADU’s without permits and provides reference to life safety requirements from the building code to be met during the legalization process.

*Proposed Amendment:* Add section to BMC 19.17.070 to address the legalization of unpermitted Accessory Dwelling Units.

3. Legalization of Nonconforming ADUs. ADUs existing without city approval may be legalized if the owner applies for the applicable permits. One ADU may be legalized per lot provided the owner occupancy requirements are met and the unit complies with the requirements set forth in BMC Title 15, Buildings and Construction.

**BMC 19.17.090.5.I, Home Occupations**

*Background:* The reference to the building and fire code is outdated and should be updated to reflect the current codes.

*Proposed Amendment:* Update the Building and Fire Code from Uniform Building Code and Uniform Fire Code to the International Building Code and International Fire Code.

I. Operation of the *home occupation(s)* shall comply with all applicable regulations, including but not limited to the Burien Municipal Code, ~~Uniform International~~ Building Code and ~~Uniform International~~ Fire Code, and shall not:

**BMC 19.25.130 Landscaping, Significant Trees-Retention Plan**

*Background:* This section contains a requirement for the City to compile and maintain a database of significant trees that have been identified in approved tree retention plans. This requirement was adopted in 2000 but was not implemented due to an initial lack of technology and resources to compile such database and geographically locate (map) these trees. Even if we mapped these significant trees, we cannot require they be retained once a site is developed (except in a critical area). Therefore, the required database would be of negligible value.

*Proposed Amendment:* Revise the first paragraph in section 19.25.130 as follows:

“The *applicant* shall submit a tree retention plan concurrent with a land use review application, grading permit application, building permit application, preliminary subdivision application or short subdivision application,

whichever is reviewed and approved first. ~~The Director shall compile and maintain a database of significant trees based upon the submitted and approved tree retention plans.~~ The tree retention plan shall consist of:"

### **BMC 19.40.350.1.C, Critical Areas, Streams – Performance Standards- General Requirements**

*Background:* “C” of subsection “1” gives performance standards for plantings in this critical area. However, instead of stating “streams” it states “wetland”, or “wetland or wildlife habitat”. This is a result of a proof reading oversight during ordinance creation when similar wording and native plant requirements were used for different critical areas, including wetlands.

*Proposed Amendment:* Revise BMC 19.40.350.1.C, General Requirements, to state that the planting requirements for streams and stream buffers are as follows:

C. Plantings in a ~~wetland~~ stream or *buffer* should be native to Western Washington or increase the functions of the stream ~~wetland~~ or buffer ~~wildlife habitat~~,”

### **BMC 19.40.350.2.A, Critical Areas, Streams – Performance Standards-Buffers relating to clarifying where stream buffers are required.**

*Background:* There is the need to clarify language that states when and where stream buffers are required. Currently, this section states, “A *stream buffer* area shall be established for all development proposals and activities **on a site** (emphasis added) containing a *stream*. The purpose of the *buffer* shall be to protect the integrity, function, and value of the *stream*”.

Some sites do not contain streams but do contain all or part of a buffer for a nearby stream. For example, a stream may flow through many properties and has a required 50’ buffer on either side (think of Miller Creek). The buffer is needed to preserve the functions and values of that stream. The need for stream buffering does not end at a property line--which is a legal creation, unrelated to the functions and values of that stream. This section needs to be clarified so that stream buffers clearly apply to adjacent sites as applicable.

*Proposed Amendment:* Revise the section to remove connection to a “site”. Additionally, correct the spelling of two words in this same citation, all as follows:

#### 2. Buffers.

A. A *stream buffer* area shall be established ~~for all development proposals and activities on a site containing a stream.~~ as required in this section. The purpose of the *buffer* shall be to protect the integrity, functions, and values of the *stream*.

### **BMC 19.55.025.3.C Nonconformance, Nonconforming and Continuing Uses**

*Background:* contains three criteria “A”, “B” and “C” that set forth three separate situations when a nonconforming use must be brought into conformance or discontinued. Only one of the three must be satisfied

for this subsection to take effect as evidenced by each of “A” and “B” being followed by “or”. However, “C” is also followed by “or” but without a subsequent “D” or other option.

Ordinance 268 created Chapter 19.55 in October 18, 1999. The “or” in question was included in that ordinance, also without a subsequent “D” or other option. Therefore its inclusion appears to be a typographical error and it should be removed.

*Proposed Amendment:* Revise subsection 19.55.025.3.C to remove the “or” at the end of “C” and to read:

“The *nonconforming use* has ceased for 12 or more consecutive months ~~or.~~”

### **BMC 19.55.030.1.B, Nonconforming Structures Increasing Impervious Surface Coverage**

*Background:* The current language allows expansion of building and impervious surface coverage for sites which already exceed the maximum allowed in that zone provided surface water is treated in accordance with the Surface Water Design Manual. Properties that currently exceed the maximum allowable impervious surface amount can increase their impervious surface up to 100%. Properties that currently have less than the maximum allowable impervious surface amount cannot exceed the maximum allowable in their zone. This approach is not only inequitable but does nothing to limit runoff from residential development, encourage reduction of impervious surface coverage or incentivize use of low impact development for existing residential lots.

In August of this year, the City of Mercer Island adopted an amendment for legally nonconforming residential sites which allows new impervious surfaces when the applicant offsets the newly created impervious surface areas with a net reduction of existing impervious surface areas. The proposed amendment below adapts this concept to Burien.

*Proposed Amendment:* Revise BMC 19.55.030.1.B to allow an increase in building coverage and/or impervious surface coverage when each new square foot of impervious surface is offset by a reduction of two square feet of existing impervious surface.

#### **19.55.030.1 Nonconforming structures**

B. An increase in nonconforming building coverage and/or impervious surface coverage is permitted ~~if the additional storm drainage runoff created by the new building coverage and/or impervious surface coverage is collected, transported and treated in accordance with the Surface Water Design Manual as adopted by the City of Burien.~~ when each new square foot of impervious surface is offset by a reduction of two square feet of existing impervious surface, or until the site is in conformance with the current requirements for the maximum allowed impervious surface coverage.

### **BMC 19.65.050 Project Timelines**

*Background:* The reference to the RCW in this section is outdated. RCW 36.70B.090 expired on 6/30/2000, and therefore the code should be updated to reflect the current RCW.

*Proposed Amendment:* Change RCW 36.70B.090 which expired on 6/30/2000 to RCW 36.70B.080.

19.65.050 Project Timelines.

The *Director* shall establish reasonable and predictable timelines for review of land use applications and shall provide target dates for decisions on such applications. All land use decisions on applications filed on or after April 1, 1996, shall be made within the time period specified under RCW ~~36.70B.090~~ 36.70B.080. For purposes of calculating timelines and counting days of permit processing, the applicable time period shall begin on the first working day following the date the application is determined to be complete and shall only include the time during which the City can proceed with review of the application as specified in RCW ~~36.70B.090~~ 36.70B.080.

**BMC 19.70.070, Adequate Roads – Road Capacity Level of Service (“LOS”) Standard**

*Background:* Adoption of 2011 Comprehensive Plan text amendments to Chapter 2.5 Transportation Element has resulted in adoption of a layered network transportation planning concept and establishment of multimodal levels of service for the Burien road network. Revised level of service standards have been established for designated vehicle priority roadways, downtown Burien streets and all other roadway facilities and services.

*Proposed Amendment:* Revise the levels of service standards to reflect amended language in the Burien Comprehensive Plan.

**19.70.070 Adequate Roads – Road Capacity Level of Service (“LOS”) Standard.**

The following calculated level-of-service standards shall be considered adequate and shall apply to all public roads:

1. ~~LOS standard E for First Avenue South;~~ LOS standard D for designated vehicle priority roadways;
2. ~~LOS standard D within the urban center boundary, as shown in Figure 2LU-1.11 of the Comprehensive Plan;~~ LOS standard E for downtown Burien streets;
3. ~~LOS standard D for the intersection of SW 128th Street and Ambaum Boulevard SW;~~ LOS C for all other roadway facilities and services;
4. As mandated by state law, the city of Burien adopts LOS “D” for SR-509 and SR-518 (highways of statewide significance) and an LOS of “E/mitigated” for the segment of SR-509 from First Avenue South to the Burien city limits (highway of regional significance), or whichever LOS is currently adopted by the Washington State Department of Transportation;
5. ~~LOS standards C for all other roadway facilities and services. [Ord. 545 § 1, 2010, Ord. 431 § 1, 2005; Ord. 28 § 1(516), 1993]~~

## **CITY OF BURIEN, WASHINGTON MEMORANDUM**

**DATE:** December 6, 2011

**TO:** Burien Planning Commission

**FROM:** David Johanson, AICP, Senior Planner

**SUBJECT:** North Burien, Ambaum Boulevard Preferred Land Use Alternative

---

### **PURPOSE**

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

The focus of the discussion at your December 13<sup>th</sup> meeting will be on the Ambaum Boulevard corridor.

### **BACKGROUND**

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

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

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

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

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

### **AMBAUM BOULEVARD SW CORRIDOR ALTERNATIVE**

Staff has prepared a conceptual alternative for the Ambaum Boulevard Southwest corridor (see Attachment 2). Attachment 1 includes a brief summary of the proposed alternative and themes that are being applied.

Staff has included some recent articles that you may find interesting and informative. This is a part of our effort to provide different perspectives and latest trends in land use related topics. These two articles are particularly applicable to the land use decisions we are contemplating. You can find those articles as attachments 5 and 6.

## **ACTION**

**No formal action is necessary.**

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

## **NEXT STEPS**

At future meetings the Planning Commission will be asked to discuss the DRAFT land use alternatives with the ultimate goal of crafting a preferred alternative to be recommended to the City Council. The Ambaum Boulevard Corridor will be the next area of focus and discussion.

### **Attachments:**

- 1) Ambaum Boulevard Corridor DRAFT table of possible changes
- 2) Land Use Alternative DRAFT, Ambaum Boulevard Corridor
- 3) Existing Conditions, Ambaum Boulevard Corridor
- 4) Existing Zoning, Ambaum Boulevard Corridor
- 5) Tsunami of Rental Housing Demand is on the Way,  
Web Link: <http://urbanland.uli.org/Articles/2011/September/BraunsteinTsunami>
- 6) Recession is producing a needed reset on land use,  
Web Link: <http://crosscut.com/2011/09/30/real-estate/21350/Recession-is-producing-a-needed-reset-on-land-use>

# AMBUAM BOULEVARD SW

## Draft

### PREFERRED ALTERNATIVE (Table of possible changes)

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

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

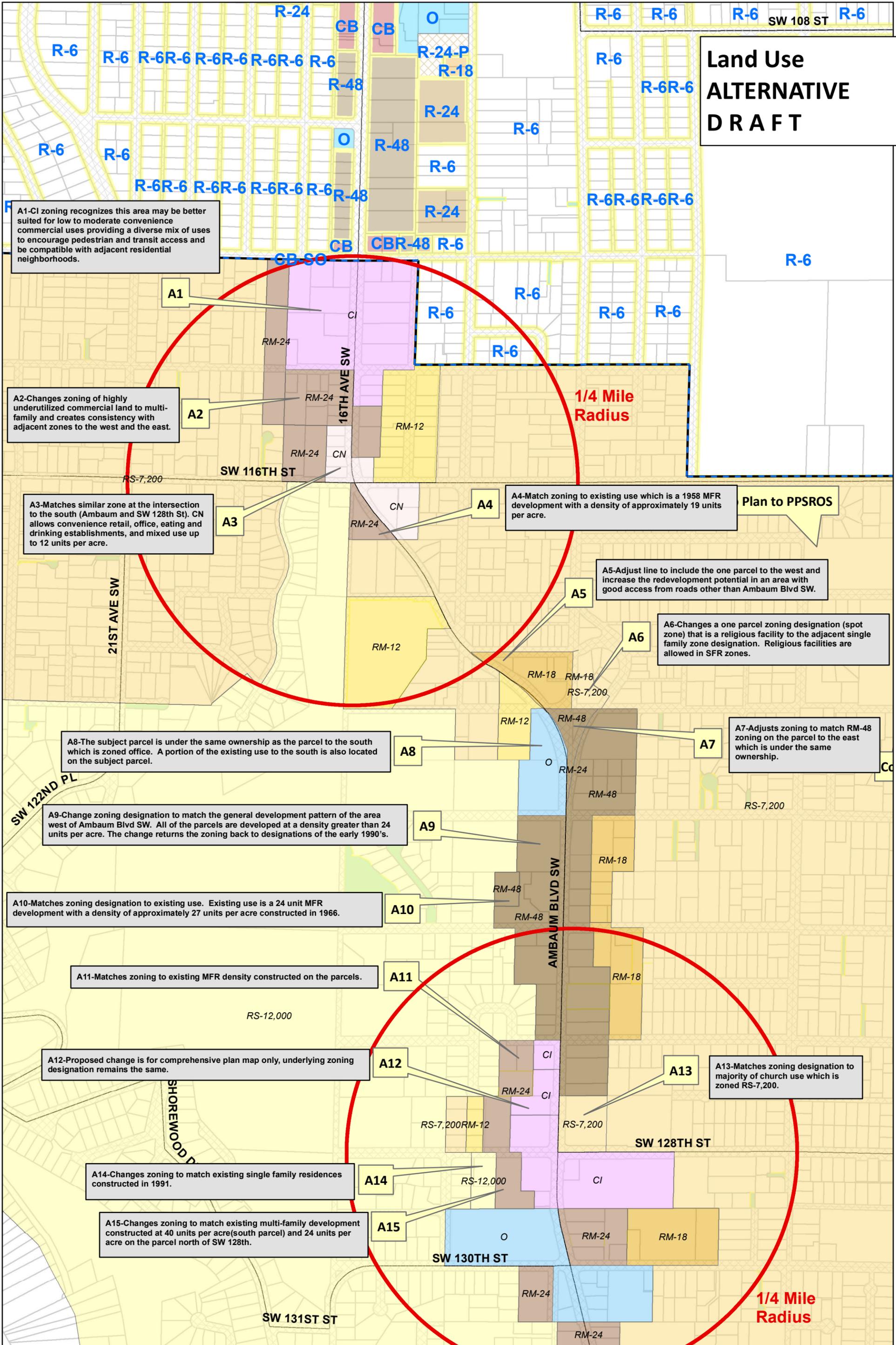
The guiding themes in this alternative include;

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

<b>Ambaum Blvd. SW Corridor</b>		
A.1	CC-2 to CI	CI zoning recognizes this area may be better suited for low to moderate convenience commercial uses providing a diverse mix of uses to encourage pedestrian and transit access and be compatible with adjacent residential neighborhoods. Note: the same zoning designation is applied at the intersection of Ambaum and SW 128 <sup>th</sup> Street. The CI zone allows convenience retail (no auto sales), office, eating and drinking establishments, auto service and mixed use of up to 24 or 12 units per acre.

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

# Land Use ALTERNATIVE DRAFT



**A1** A1-CI zoning recognizes this area may be better suited for low to moderate convenience commercial uses providing a diverse mix of uses to encourage pedestrian and transit access and be compatible with adjacent residential neighborhoods.

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

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

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

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

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

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

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

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

**A10** A10-Matches zoning designation to existing use. Existing use is a 24 unit MFR development with a density of approximately 27 units per acre constructed in 1966.

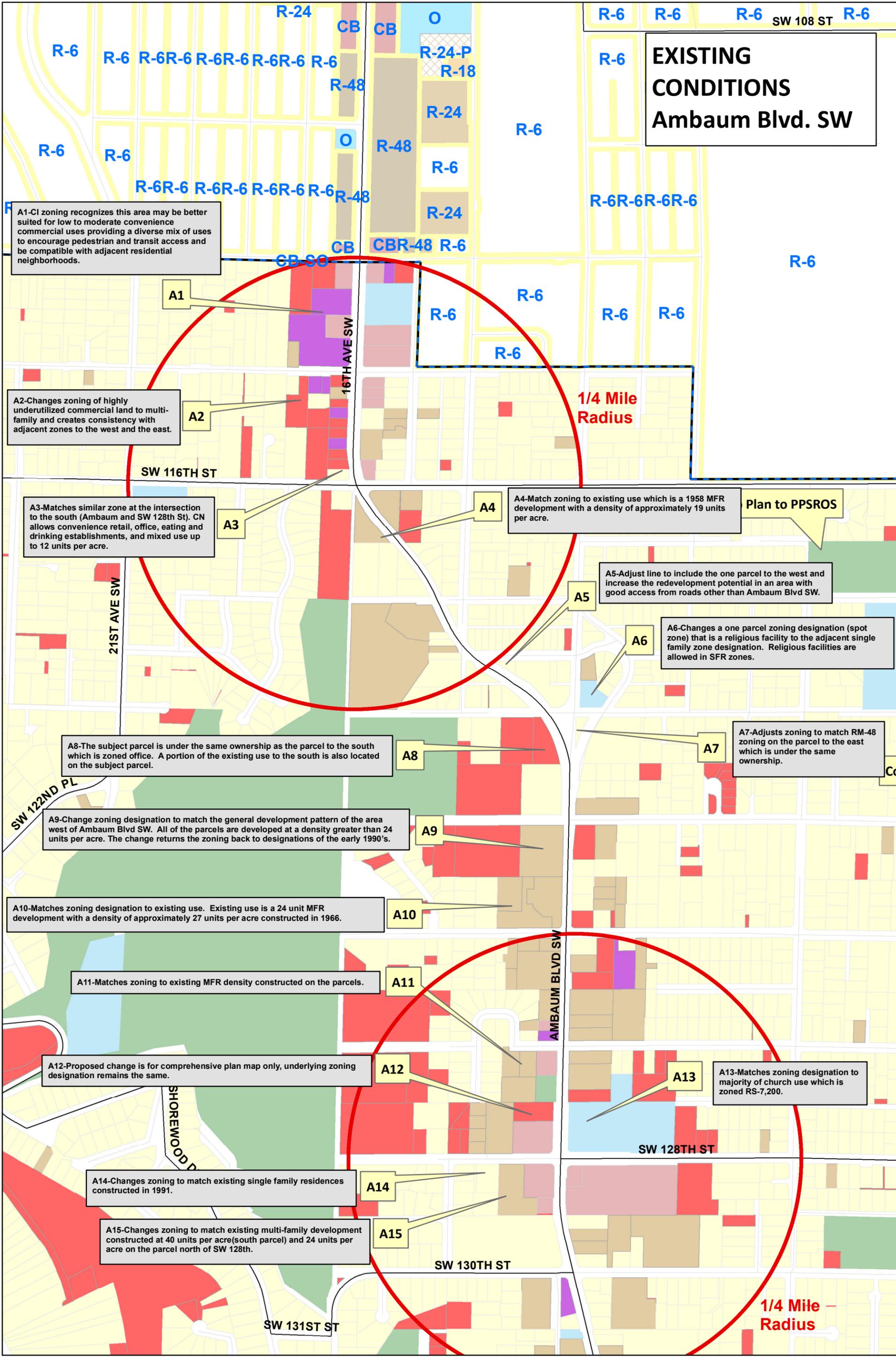
**A11** A11-Matches zoning to existing MFR density constructed on the parcels.

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

**A13** A13-Matches zoning designation to majority of church use which is zoned RS-7,200.

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

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



**EXISTING  
CONDITIONS  
Ambaum Blvd. SW**

A1-CI zoning recognizes this area may be better suited for low to moderate convenience commercial uses providing a diverse mix of uses to encourage pedestrian and transit access and be compatible with adjacent residential neighborhoods.

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

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

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

Plan to PPSROS

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

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

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

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

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

A10-Matches zoning designation to existing use. Existing use is a 24 unit MFR development with a density of approximately 27 units per acre constructed in 1966.

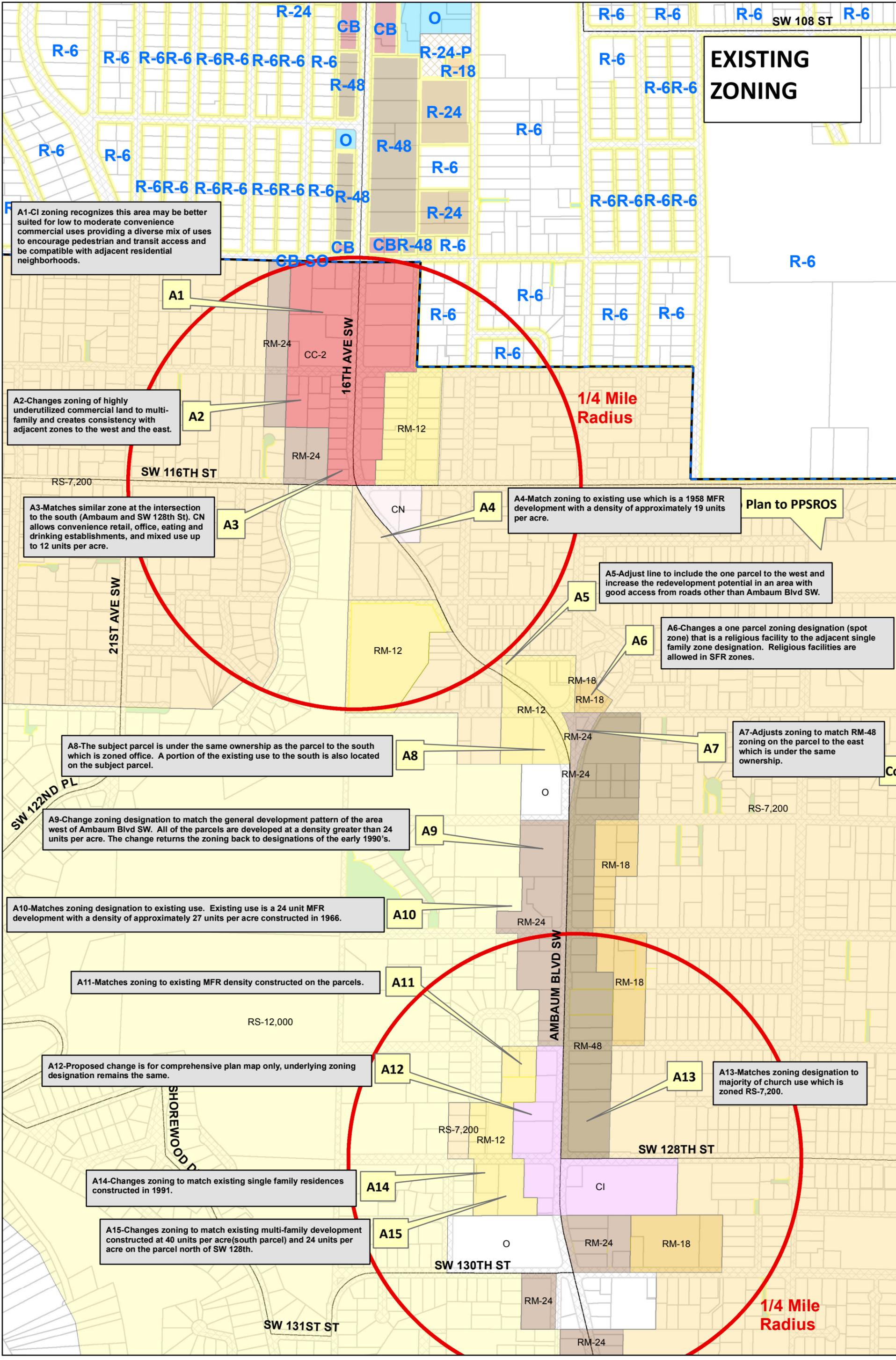
A11-Matches zoning to existing MFR density constructed on the parcels.

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

A13-Matches zoning designation to majority of church use which is zoned RS-7,200.

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

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



**EXISTING ZONING**

**A1** A1-CI zoning recognizes this area may be better suited for low to moderate convenience commercial uses providing a diverse mix of uses to encourage pedestrian and transit access and be compatible with adjacent residential neighborhoods.

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

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

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

**Plan to PPSROS**

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

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

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

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

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

**A10** A10-Matches zoning designation to existing use. Existing use is a 24 unit MFR development with a density of approximately 27 units per acre constructed in 1966.

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

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

**A13** A13-Matches zoning designation to majority of church use which is zoned RS-7,200.

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

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