



Burien
WASHINGTON

PLANNING COMMISSION AGENDA

May 8, 2012, 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 April 24, 2012

5. OLD BUSINESS a. Comprehensive Plan Text Amendments, Residential Goals and Policies, Discussion.

6. NEW BUSINESS a. Comprehensive Plan Text Amendments, background information and presentation regarding Commercial and Industrial Goals and Policies.

7. PLANNING COMMISSION COMMUNICATIONS

8. DIRECTOR'S REPORT

9. ADJOURNMENT

Future Agendas (Tentative) May 22, 2012
• Comprehensive Plan Text Amendments, Commercial and Industrial Goals and Policies, Presentation and Discussion.

June 12, 2012
• To Be Determined

Planning Commissioners

Jim Clingan (Chair)

Ray Helms

Nancy Tosta (Vice Chair)

**Greg Duff
Brooks Stanfield**

**Joey Martinez
John Uptegrove**

City of Burien

BURIEN PLANNING COMMISSION
April 24, 2012
7:00 p.m.
Multipurpose Room/Council Chambers
MINUTES

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

- Watch the video-stream available on the City website, www.burienwa.gov
- 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 April 24, 2012, meeting of the Burien Planning Commission to order at 7 p.m.

ROLL CALL

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

Absent: Greg Duff

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

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Tosta, seconded by Commissioner Stanfield, to approve the agenda for the April 24, 2012, meeting. Motion passed 6-0.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Stanfield, seconded by Commissioner Helms, and passed 6-0 to approve the minutes of the March 13, 2012, meeting.

NEW BUSINESS

Comprehensive Plan Text Amendments, Residential Goals and Policies, Presentation and Discussion

David Johanson presented suggested Comprehensive Plan text amendments that have been developed to bring conciseness, consistency and clarity to the residential goals and policies, and he explained the methodology used to develop the suggested changes. The commissioners asked a number of questions about how and why the proposed changes were decided upon.

Direction/Action

Staff will make some adjustments to the proposed text amendments to reflect the comments and concerns of the commissioners and will bring them back to the commissioners at their May 8th meeting to complete the discussion.

OLD BUSINESS

None.

PLANNING COMMISSION COMMUNICATIONS

Chair Clingan said the SMP small group is continuing to refine the language on the three items it is addressing to ensure it accurately conveys the intended meaning before taking the items to the City Council.

Commissioner Upthegrove reported on the previous week’s meeting of the Stormwater and Drainage Master Plan Advisory Committee.

Commissioner Helms reminded everyone that Clean Sweep is April 28th and the Hi-Liners will be performing CATS in the fall.

Commissioner Tosta said she will be unable to attend the commission meeting on May 8th.

DIRECTOR’S REPORT

None.

ADJOURNMENT

Direction/Action

Commissioner Stanfield moved for adjournment; the meeting was adjourned at 7:55 p.m.

APPROVED: _____

Jim Clingan, chair
Planning Commission

CITY OF BURIEN, WASHINGTON MEMORANDUM

DATE: May 8, 2012

TO: Burien Planning Commission

FROM: Scott Greenberg, AICP, Community Development Director
David Johanson, AICP, Senior Planner

SUBJECT: Comprehensive Plan Text Amendments, Land Use and Residential Goals and Policies.

PURPOSE

The purpose of this agenda item is to continue Planning Commission deliberations regarding comprehensive plan text updates. The focus of this meeting will be on land use and residential goal and policy language.

BACKGROUND

The City of Burien adopted its first comprehensive plan in 1997 and in 2003 the city completed a major update to the plan in order for it to be consistent with updates to the Growth Management Act, regional planning and county planning documents. Generally since the adoption of the first plan in 1997 the city has been making annual amendments to the original version and those can be characterized as additive in nature.

At your April 24, 2012 meeting a table containing proposed updates to the comprehensive plan was presented which also included a revised set of land use designation criteria. The Commission had a number of questions and suggestions for amendments to the preliminary draft.

DISCUSSION

The comprehensive plan text amendment table (Attachment 1) has been updated to include optional language for the Planning Commission to consider. The optional language is shown in italics along with the name of the commissioner who suggested consideration of an alternative. Staff has included its recommendation in the comment column at the far right side of the table.

The following items were identified for possible change at the last meeting. Please refer to the table for suggest language and a staff recommendation.

1. Pol. LU 1.7 (Attachment 1, pages 2-3) – There was a desire to change the first sentence to read more directly.
2. Goal LU.2 (Attachment 1, page 4) – A suggested change to exchange the word “plan” with “provide”.
3. Goal RE.1 (Attachment 1, page 5) – A concern regarding the statement in the discussion section that says low density residential is more compatible with airport related noise and that low

density development in those areas will help preserve the existing quality of the neighborhood. Similar language is found in RE 1.5.

Staff agrees with the comment however it is important to recognize there are impacts associated with the operation of an international airport. Please see the suggested language in the table.

4. Pol. RE 1.6 (Attachment 1, page 8) – There was a question in the comment section that was not discussed. Should the criteria be changed? If so, alternative language is proposed.
5. Pol. RE 1.7 (Attachment 1, page 10) - Should a commercial node map be included as a figure? We believe it is appropriate since the nodes and measurement from those nodes are now land use designation criteria. If the Planning Commission agrees staff will prepare a graphic depicting the nodes and their classification.

ACTION

Staff is requesting that the Planning Commission review and discuss the proposed changes to the comprehensive plan text. If there is consensus on the proposed changes, staff suggests that these two sections be set aside while we continue through the document. Formal action on the complete set of text and/or other changes would occur later in the year. It is our intent to create one full package of amendments for a formal recommendation by the Commission later in the year.

NEXT STEPS

We will begin to work with the commercial designation criteria to ensure that they work cohesively throughout the city and between each land use type.

Attachments:

- 1) Comprehensive Plan-DRAFT Land Use and Residential Goals and Policies Table (updated)
- 2) Residential Multi-Family Designation Criteria
- 3) Commercial Node Map

COMPREHENSIVE PLAN—DRAFT LAND USE AND RESIDENTIAL GOALS AND POLICIES

May 8, 2012

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Goal LU.1	<p><i>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.</i></p>	<p><i>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.</i></p> <p><u><i>Discussion: Land use in Burien should remain primarily residential, with the majority of non-residential development concentrated in the regional growth center, in appropriate areas along First Avenue South, Ambaum Boulevard SW, Boulevard Park and the North East Redevelopment Area.</i></u></p>	No change to goal. New discussion is based on Pol. LU 1.2.
Pol. LU 1.1	<p>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.</p> <p><i>Discussion:</i> Map LU-1 (enclosed) illustrates the proposed future land use for the City of Burien. Critical areas are not shown on the future land use map, but may occur within each category. These areas are subject to special regulations and special conditions found in the City’s Critical Areas Ordinance and generally depicted on the city’s Environmentally Critical Areas Map. Full development potential may not be achieved in these areas.</p>	<p>Pol. LU 1.1 <u>Map LU-1 illustrates the future distribution and location of generalized land uses within Burien.</u> 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.</p> <p><i>Discussion:</i> Map LU 1 (enclosed) illustrates the proposed future land use for the City of Burien. Critical areas are not shown on the future land use map, but may occur within each category. These areas are subject to special regulations and special conditions found in the City’s Critical Areas Ordinance and generally depicted on the city’s Environmentally Critical Areas Map. Full development potential may not be achieved in these areas.</p>	Revised policy is self-explanatory. Discussion references critical area regulations, which apply to critical areas whether or not they are mentioned in a discussion section.
Pol. LU 1.2	<p>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.</p>	<p>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.</p>	Moved (and edited) for discussion of Goal LU.1.

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. LU 1.3	<p>The general character of existing and future development and capital facility improvements shall correspond to the areas depicted on Map LU-2.</p> <p><i>Discussion:</i> Figure 2 LU-2 depicts the areas generally designated as high, medium, and low (steep slopes) densities. Policies in the land use, transportation and capital facilities elements contain standards for development and improvements in these areas. (Amended, Ord. 445, 2005)</p>	<p>The general character of existing and future development and capital facility improvements shall correspond to the areas depicted on Map LU-2.</p> <p><i>Discussion:</i> Figure 2 LU-2 depicts the areas generally designated as high, medium, and low (steep slopes) densities. Policies in the land use, transportation and capital facilities elements contain standards for development and improvements in these areas. (Amended, Ord. 445, 2005)</p>	<p>The map was a valuable way to think about planning Burien in the mid-‘90’. But it no longer provides direction since our land use designations have been established, critical area regs adopted and our zoning code is current. However, the map itself needs to remain in the Comp. Plan since it is referenced in the SMP (see Pol. RE-1.5 below for the reference).</p>
Pol. LU 1.4	<p>The City should encourage a mix of residential, office and commercial uses within Burien's downtown area to create a vibrant city center that, reduces reliance on the automobile, and provides a range of housing opportunities.</p>	<p>The City should eEncourage a mix of residential, office and commercial uses within Burien's downtown area <u>regional growth center</u> to create a vibrant city center that reduces reliance on the automobile and provides a range of housing opportunities.</p>	<p>Recognizes establishment of regional growth center, including the downtown.</p>
Pol. LU 1.5	<p>Burien should strive to expand its economic base by attracting the types of economic activities which best meet the needs and desires of the community, while protecting well-established residential areas from encroachment by non-residential uses.</p>	<p>Burien should strive to eExpand its Burien's economic base by attracting the types of economic activities which that best meet the needs and desires of the community, while protecting well-established residential areas from encroachment by <u>inappropriate</u> non-residential uses.</p>	<p>Residential areas often have acceptable non-residential uses such as schools, churches, home occupations, etc.</p>
Pol. LU 1.6	<p>The City will ensure that infill development is compatible with the character, scale and design of surrounding development. The City will encourage infill projects when and where the conditions for development are met.</p>	<p><u>Encourage</u> The City will ensure that infill redevelopment and development of underutilized and vacant land to be is compatible with the <u>appropriate</u> character, scale and design of surrounding development. The City will encourage infill projects when and where the conditions for development are met.</p>	<p>The existing policy is regulatory in nature. Proposed edits focus more on the policy aspects of infill development and compatibility.</p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. LU 1.7	<p>The city will strive to ensure that basic community values are reflected in the City's land use and decision making processes, while recognizing the rights of individuals to use and develop private property in a manner consistent with City regulations.</p>	<p>The city will strive to ensure that basic community values are reflected in the City's land use and decision making processes, while recognizing the rights of individuals to use and develop private property in a manner consistent with City regulations.</p> <p><i>Alternate Language(Tosta): The City should reflect the vision of Burien in its land use and decision-making processes, while recognizing the rights of individuals to use and develop private property in a manner consistent with City regulations.</i></p>	<p>SMP Policy. <i>Staff agrees with the proposed language however recommends that no changes be made in order to maintain consistency between the two documents. It was agreed changes to the SMP currently under consideration would be limited to the four areas of disagreement between Burien and DOE.</i></p>
Pol. LU 1.9	<p>The City is aware that under the Growth Management Act the City may not preclude the siting of the third runway if the runway is determined by the courts to be an “essential public facility.” The City also notes that the Growth Management Act, the Central Puget Sound Growth Management Hearings Board, the Countywide Planning Policies, the State Environmental Policy Act and other policies, laws and regulations authorize that there be appropriate and reasonable mitigation for communities and elements of the environment adversely impacted by the siting of an essential public facility. Under certain circumstances, permit applications can be conditioned or denied if significant adverse environmental impacts are not mitigated. If the third runway is constructed, significant adverse impacts should be mitigated to the maximum extent allowed by law.</p>	<p>The City is aware that under the Growth Management Act the City may not preclude the siting of the third runway if the runway is determined by the courts to be an “essential public facility.” The City also notes that the Growth Management Act, the Central Puget Sound Growth Management Hearings Board, the Countywide Planning Policies, the State Environmental Policy Act and other policies, laws and regulations authorize that there be appropriate and reasonable mitigation for communities and elements of the environment adversely impacted by the siting of an essential public facility. Under certain circumstances, permit applications can be conditioned or denied if significant adverse environmental impacts are not mitigated. If the third runway is constructed, significant adverse impacts should be mitigated to the maximum extent allowed by law.</p>	<p>No longer necessary.</p>
Pol. LU 1.11	<p>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</p> <p><i>Discussion:</i> The Countywide Planning Policies support development of Urban Centers to meet the region’s needs for housing, jobs services, culture and recreation. An Urban Center is characterized by defined boundaries; a broad array of daytime and nighttime land uses that are transit-supportive; pedestrian</p>	<p>The City of Burien designates dDowntown Burien and its surrounding residential and employment areas as an urban <u>have been designated a regional growth center</u> in accordance with <u>Vision 2040</u> and the King County Countywide Planning Policies. The boundaries of the <u>urban regional growth center</u> are shown on <u>Figure 2-LU1.11 Map 1-1.</u></p> <p><i>Discussion:</i> The Countywide Planning Policies support development of Urban Centers to meet the region’s needs for housing, jobs services, culture and recreation. An Urban Center is characterized by</p>	<p>Policy updated to reflect terminology change and to recognize Vision 2040.</p> <p>Discussion not needed.</p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>emphasis, superior urban design, limitations on single-occupancy vehicles, public open space and recreational opportunities. The Burien Urban Center has these characteristics. The Urban Center designation recognizes existing city policy supportive of compact mixed-use development. The designation will assist the city to obtain funding for transportation improvements necessary to support the planned level of redevelopment.</p>	<p>defined boundaries; a broad array of daytime and nighttime land uses that are transit supportive; pedestrian emphasis, superior urban design, limitations on single-occupancy vehicles, public open space and recreational opportunities. The Burien Urban Center has these characteristics. The Urban Center designation recognizes existing city policy supportive of compact mixed-use development. The designation will assist the city to obtain funding for transportation improvements necessary to support the planned level of redevelopment.</p>	
<p>Goal LU.2 (NEW)</p>		<p><u>Plan for a fair share of regional growth consistent with State and regional goals directing growth to urban areas.</u></p> <p><i>Alternate Language (Tosta): <u>Provide plan for a fair share of regional growth consistent with State and regional goals directing growth to urban areas.</u></i></p>	<p>Inserted to recognize and be consistent with regional and County planning goals.</p> <p><i>Staff believes the term “plan” is the more appropriate word, as it describes the vast array of complexities associated with accommodating growth.</i></p>
<p>Pol. LU 2.1 (NEW)</p>		<p><u>Accommodate growth targets for the planning period ending in 2031as shown in figure XX. These targets represent the city’s commitment to implement appropriate zoning regulations and develop infrastructure to accommodate this level of growth; they are not a commitment that the market will deliver these numbers.</u></p>	<p>Insert figure with the following numbers</p> <p>Existing Housing – 13,916 (source OFM)</p> <p>2031 Housing Target – 4,440</p> <p>Surplus Capacity – <u>need to re-run capacity analysis to include North Burien.</u></p> <p>Existing Employment – 11,516 (PSRC)</p> <p>2031 Employment Target –4,960</p> <p>Excess Employment Capacity - <u>need to re-run capacity analysis to include North Burien.</u></p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Residential Neighborhoods			
Goal RE.1	<p><i>Provide a variety of attractive, well-designed housing choices that reinforce the character of the neighborhoods and meet the needs of existing and future City residents.</i></p>	<p><i>Provide a variety of attractive, well-designed housing choices that reinforce the character of the neighborhoods and meet the needs of existing and future City residents.</i></p> <p><u>Discussion:</u> Burien residents are fortunate to live in a special environment. Five miles of Puget Sound shoreline, steeply wooded slopes, salmon-bearing streams and wetlands help define Burien, but also create potential constraints on land use and development. This plan strives to balance protection of critical areas and the right to use one's property.</p> <p><u>The functions of critical areas can be protected through a lower level of residential density and by critical area regulations.</u></p> <p><u>Development and land use also may be constrained by deficiencies in the type or level of services necessary for urban development, such as transportation (streets and non-motorized facilities), sewer, storm drainage or water.</u></p> <p><u>In addition, lower density residential development is often more compatible with high levels of airport-related noise than higher density residential development. For example, the area east of SR-509 is subjected to high levels of airport-related noise, yet maintains good neighborhood quality. Applying lower density development potentials to such areas will help to preserve the existing quality of the neighborhoods and protect human health.</u></p> <p><i>Alternate language: Residential neighborhoods located on the easternmost edge of the city, adjacent to the airport experience high levels of airport-related noise. While the existing quality of the neighborhoods has remained, it is appropriate to discourage higher levels of residential density on noise-impacted properties.</i></p>	<p>Discussion added based on discussion under RE policies.</p> <p><i>Concern regarding the language relating to airport noise as it relates to residential neighborhoods.</i></p> <p><i>Proposed alternate language.</i></p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. RE 1.1	The planned densities in single family neighborhoods should match the land use map.	The planned densities in single family neighborhoods should match the land use map.	Not needed. Map stands on its own and reflects this concept.
Pol. RE 1.2	<p>The planned densities for single family development should encourage a lower development potential in areas with development constraints.</p> <p><i>Discussion:</i> Within the City, potential development constraints include, but are not limited to, critical areas, such as areas along the coastline that are susceptible to landslides, areas with wetlands or areas prone to flooding; areas with stormwater drainage problems; exposure to exterior noise levels that exceed an Ldn of 55 dBA; or deficiencies in the type or level of services necessary for urban development, such as transportation facilities (roadway and pedestrian), sewer, or water.</p>	<p>The planned densities for single family development should encourage a lower development potential in areas with development constraints.</p> <p><i>Discussion:</i> Within the City, potential development constraints include, but are not limited to, critical areas, such as areas along the coastline that are susceptible to landslides, areas with wetlands or areas prone to flooding; areas with stormwater drainage problems; exposure to exterior noise levels that exceed an Ldn of 55 dBA; or deficiencies in the type or level of services necessary for urban development, such as transportation facilities (roadway and pedestrian), sewer, or water.</p>	SMP Policy. Part of this discussion moved to Goal discussion. Rest of discussion not needed.
Pol. RE 1.3	Any existing single-family lot that was legally subdivided or legally created prior to enactment of subdivision statutes prior to incorporation or annexation shall be considered a legally conforming lot for building purposes, providing the size of the lot was not reduced by more than 50 percent through acquisition for public purposes, and on such lots new homes may be built and existing houses may be expanded and remodeled, provided that applicable setbacks, lot coverage, critical area restrictions, design review requirements (if any), height limits and other applicable regulations in the zoning code are met.	Any existing single-family lot that was legally subdivided or legally created prior to enactment of subdivision statutes prior to incorporation or annexation shall be considered a legally conforming lot for building purposes, providing the size of the lot was not reduced by more than 50 percent through acquisition for public purposes, and on such lots new homes may be built and existing houses may be expanded and remodeled, provided that applicable setbacks, lot coverage, critical area restrictions, design review requirements (if any), height limits and other applicable regulations in the zoning code are met.	SMP policy.
Pol. RE 1.4	When determining buildable lot size for residential development, the area of a lot covered by water (including but not limited to lakes or the Puget Sound) shall not be included in the calculation.	When determining buildable lot size for residential development, the area of a lot covered by water (including but not limited to lakes or the Puget Sound) shall not be included in the calculation.	SMP policy.

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. RE 1.5	<p>The <i>Low Density Residential Neighborhood</i> designation will provide for low-density residential development. Development within this designation includes existing neighborhoods that are zoned for four units per acre or less.</p> <p>Discussion: Portions of the City that contain critical areas are appropriate for a lower level of residential density to protect those critical areas from impact associated with higher density development. Lower density development is appropriate to protect the critical areas and those functions that they serve including but not limited to the natural habitat and promoting the overall public health, safety and welfare. In addition, lower density residential development is often more compatible with high levels of airport-related noise than higher density residential development. For example, currently within the city, the northeastern area is subjected to high levels of airport-related noise, yet maintains good neighborhood quality. Applying lower density development potentials to such areas will help to preserve the existing quality of the neighborhoods and protect critical areas. (Amended, Ord. 445, 2005)</p> <p>Allowed Uses and Description: The <i>Low Density Residential Neighborhood</i> designation allows single family residential uses and their accessory uses at a density of 4 units per acre or less, due to the constraints posed by critical areas. This policy may be implemented by more than one zoning category, based on the ability of the land and public facilities to support development. Development standards, for such items as impervious surfaces, streetscapes, sidewalks and stormwater drainage, may vary within each zoning category based on the existing character of the area.</p> <p>Designation Criteria: Properties designated <i>Low Density Residential Neighborhood</i> should reflect the following criteria:</p> <ol style="list-style-type: none"> 1. The area is already generally characterized by single family residential development at four units per acre or less; and 2. Relative to other residential areas within the City, the area is characterized by lower intensity development as shown on Map LU-2. 	<p>The <i>Low Density Residential Neighborhood</i> designation will provide for low-density residential development. Development within this designation includes existing neighborhoods that are zoned for four units per acre or less.</p> <p>Discussion: Portions of the City that contain critical areas are appropriate for a lower level of residential density to protect those critical areas from impact associated with higher density development. Lower density development is appropriate to protect the critical areas and those functions that they serve including but not limited to the natural habitat and promoting the overall public health, safety and welfare. In addition, lower density residential development is often more compatible with high levels of airport-related noise than higher density residential development. For example, currently within the city, the northeastern area is subjected to high levels of airport-related noise, yet maintains good neighborhood quality. Applying lower density development potentials to such areas will help to preserve the existing quality of the neighborhoods and protect critical areas. (Amended, Ord. 445, 2005)</p> <p>Allowed Uses and Description: The <i>Low Density Residential Neighborhood</i> designation allows single family residential uses and their accessory uses at a density of 4 units per acre or less, due to the constraints posed by critical areas. This policy may be implemented by more than one zoning category, based on the ability of the land and public facilities to support development. Development standards, for such items as impervious surfaces, streetscapes, sidewalks and stormwater drainage, may vary within each zoning category based on the existing character of the area.</p> <p>Designation Criteria: Properties designated <i>Low Density Residential Neighborhood</i> should reflect the following criteria:</p> <ol style="list-style-type: none"> 1. The area is already generally characterized by single family residential development at four units per acre or less; and 	<p>SMP policy.</p> <p><i>The Discussion section was not included in SMP.</i></p> <p><i>Staff recommends removal of language that confuses the issue of airport noise, critical areas and appropriate residential densities. See Goal RE.1 above for clarifying language regarding airport noise.</i></p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>3. The land is designated as a potential landslide hazard area, steep slope area, or wetland on the City of Burien’s Critical Areas Map,</p> <p>4. The existing and planned public facilities for the area cannot adequately support a higher density.</p> <p>5. The area is subject to existing impacts from high levels of airport-related noise.</p>	<p>2. Relative to other residential areas within the City, the area is characterized by lower intensity development as shown on Map LU-2.</p> <p>3. The land is designated as a potential landslide hazard area, steep slope area, or wetland on the City of Burien’s Critical Areas Map,</p> <p>4. The existing and planned public facilities for the area cannot adequately support a higher density.</p> <p>5. The area is subject to existing impacts from high levels of airport-related noise.</p>	
Pol. RE 1.6	<p>The <i>Moderate Density Residential Neighborhood</i> land use category will provide primarily single family residential uses in neighborhoods suitable for this type of development, where community improvements and facilities that are normally necessary for development can be provided. Development within this designation includes existing neighborhoods that have been platted at an average of five to six units per acre.</p> <p>Discussion: There are specific concerns about increasingly large home sizes within the City’s moderate density neighborhoods. The zoning code will need to include measures that adequately restrict homes from becoming massive structures that cover almost an entire lot and are out of character with the surrounding residential development.</p> <p>Allowed Uses and Description: The <i>Moderate Density Residential Neighborhood</i> designation allows for single family residential uses, their accessory uses and public and semi-public uses. The maximum residential density shall not exceed six units per net acre.</p> <p>To retain the existing character of development in the neighborhoods classified as <i>Moderate Density Residential Neighborhood</i>, the City’s zoning code will specify appropriate density and dimension standards that include floor area</p>	<p>The <i>Moderate Density Residential Neighborhood</i> land use category will provide primarily <u>designation allows</u> single family residential uses in neighborhoods suitable for this type of development, where community improvements and facilities that are normally necessary for development can be provided. Development within this designation includes existing neighborhoods that have been platted at an average of five to <u>at a maximum density of six dwelling units per net acre. Accessory and non-residential uses that are compatible with a moderate density residential area may also be allowed. This designation is implemented by the RS-7,200 zoning category.</u></p> <p>Discussion: There are specific concerns about increasingly large home sizes within the City’s moderate density neighborhoods. The zoning code will need to include measures that adequately restrict homes from becoming massive structures that cover almost an entire lot and are out of character with the surrounding residential development.</p> <p>Allowed Uses and Description: The <i>Moderate Density Residential Neighborhood</i> designation allows for single family residential uses, their accessory uses and public and semi-public uses. The maximum</p>	<p>We have not heard of any concern about home size.</p> <p>The zoning code does not include FARs for single-family, this should be removed.</p> <p>Define significant amount of critical areas?</p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>ratios (FARs) in addition to lot coverage, setbacks and height. Development standards for impervious surfaces, streetscapes, sidewalks and stormwater drainage, may vary within each zoning category based on the existing character of the area.</p> <p>Designation Criteria: Properties designated for Moderate Density Residential Neighborhood uses should generally reflect all of the following criteria:</p> <ol style="list-style-type: none"> 1. The area is already characterized by primarily single family residential uses at greater than four units per acre. 2. The existing or committed public facilities are adequate to support residential development at this density. 3. The area does not have significant amounts of critical areas. 4. The area is designated Urban on Figure 2 LU-2 (Application of this designation outside of the area delineated as Urban, shall be limited to five units per acre). 	<p>residential density shall not exceed six units per net acre.</p> <p>—To retain the existing character of development in the neighborhoods classified as <i>Moderate Density Residential Neighborhood</i>, the City’s zoning code will specify appropriate density and dimension standards that include floor area ratios (FARs) in addition to lot coverage, setbacks and height. Development standards for impervious surfaces, streetscapes, sidewalks and stormwater drainage, may vary within each zoning category based on the existing character of the area.</p> <p>Designation Criteria: Properties designated for Moderate Density Residential Neighborhood uses should generally reflect all of the following criteria:</p> <ol style="list-style-type: none"> 1. The area is already <u>generally</u> characterized by primarily single-family residential uses <u>development or platting</u> at greater than four units per <u>net</u> acre. 2. The existing or committed <u>and planned</u> public facilities <u>and services</u> are adequate to support residential development at this density: <u>single-family densities greater than four units per net acre.</u> 3. The area does not have significant amounts of critical areas. <u>potential landslide hazard areas or wetlands pursuant to the City’s critical area regulations.</u> <p><i>Alternate Language: A majority of the area is not designated landslide hazard areas or wetlands pursuant to the city’s critical area regulations.</i></p> <ol style="list-style-type: none"> 4. The area is designated Urban on Figure 2 LU 2 (Application of this designation outside of the area delineated as Urban, shall be limited to five units per acre). 	<p><i>Adding the term “majority” adds a degree of measurement.</i></p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. RE 1.7	<p>The <i>Low and High Density Multifamily Neighborhood</i> designations should provide for the location of stable and attractive multifamily development near transit, employment, shopping and recreation facilities.</p> <p>Compatibility between these uses and adjacent single family development is provided through the City’s design guidelines. Recreation facilities, including a park or open space, is required as an integral part of any multifamily development. Public facilities, especially pedestrian access to activity centers, are a requirement for development. In addition, adequate services and facilities (such as sewer, water and roadway capacity) must be provided concurrent with development before the upper density limit is reached. Developments within these designations include existing multi-family dwellings at an average of 8 to 48 units per acre.</p> <ul style="list-style-type: none"> • <i>Low Density Multifamily Neighborhood:</i> <p>Allowed Uses and Description: The <i>Low Density Multifamily Neighborhood</i> designation permits multiple family housing, accessory uses associated with residences, and public and semi-public uses. Development in these areas may be characterized by single family homes, duplexes, garden style apartments, townhouses, condominiums or apartment buildings. These areas may also function as a transition between business uses and single family residential neighborhoods.</p> <p>The maximum density for new multifamily development in these areas shall be 12 units per net acre.</p> <p>Designation Criteria: Properties designated for Multifamily Neighborhood uses shall reflect all of the following criteria:</p> <ol style="list-style-type: none"> 1. The area is already primarily characterized by multifamily residential uses at 8 to 12 units per acre. 2. The multifamily development is designed for compatibility with adjacent single family homes in a manner that is consistent with the City’s design 	<p>The Low and High-Density Multifamily Neighborhood designations should provide for the location of stable and attractive multifamily development near transit, employment, shopping and recreation facilities. <u>allows multiple-family residential uses at a maximum density of 12 units per net acre. Accessory and non-residential uses that are compatible with a low density multi-family area may also be allowed. This designation is implemented by the RM-12 zoning category.</u></p> <p>Compatibility between these uses and adjacent single family development is provided through the City’s design guidelines. Recreation facilities, including a park or open space, is required as an integral part of any multifamily development. Public facilities, especially pedestrian access to activity centers, are a requirement for development. In addition, adequate services and facilities (such as sewer, water and roadway capacity) must be provided concurrent with development before the upper density limit is reached. Developments within these designations include existing multi-family dwellings at an average of 8 to 48 units per acre.</p> <ul style="list-style-type: none"> • Low Density Multifamily Neighborhood: <p>Allowed Uses and Description: The <i>Low Density Multifamily Neighborhood</i> designation permits multiple family housing, accessory uses associated with residences, and public and semi-public uses. Development in these areas may be characterized by single family homes, duplexes, garden style apartments, townhouses, condominiums or apartment buildings. These areas may also function as a transition between business uses and single family residential neighborhoods.</p> <p>The maximum density for new multifamily development in these areas shall be 12 units per net acre.</p>	<p>Split Low and High density into separate policies, like we do for single-family.</p> <p>Do we believe that quality recreation can be provided in multi-family development? It may be worth looking at a zoning code regulation setting a threshold where it is required. Other than that a fee for rec space may be a better approach. It allows land use to be maximized while theoretically providing recreation space within the vicinity.</p> <p>This list of housing types is not needed – it allows everything.</p> <p>Insert a commercial node map? Since the nodes are a significant measurement used in the criteria a map is appropriate.</p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>guidelines.</p> <p>3. The existing or planned public facilities are adequate to support residential development at this density.</p> <p>4. The area is within 1/4 mile of commercial areas and services, and is well served or is likely to be well served by transit. The area does not have significant amounts of critical areas.</p> <p>5. The area is located adjacent to or has adequate access to an arterial.</p>	<p>Designation Criteria: Properties designated for <u>Low Density Multifamily Neighborhood</u> uses shall reflect all of the following criteria:</p> <ol style="list-style-type: none"> 1. The area is already primarily characterized by multifamily residential uses <u>development</u> at 8 to 12 units per acre. 2. <u>The area may function as a transition from higher intensity designations such as commercial or multi-family to single-family residential.</u> 3. <u>The area is within 1/8 mile of low intensity commercial service nodes as measured along an arterial.</u> 4. <u>The area is located within 1/4 mile of a transit route with a peak transit frequency of at least every 21-30 minutes.</u> 5. <u>The area does not have significant amounts of critical areas, except critical aquifer recharge areas.</u> 6. <u>The area is located adjacent to or has adequate access to an arterial.</u> 	<p>Existing criteria #1 would not necessarily allow for expansion of low density multi-family area to accommodate future growth.</p> <p>Existing criteria #2 is regulation and references non-existent design guidelines.</p> <p>See separate chart for a comparison between existing and proposed criteria.</p>
		<p><u>The Moderate Density Multifamily Neighborhood designation allows multiple-family residential uses at a maximum density of 18 to 24 units per net acre. Accessory and non-residential uses that are compatible with a moderate density multi-family area may also be allowed, including offices in a mixed-use development. This designation is implemented by the RM-18 and RM-24 zoning categories.</u></p> <p>Designation Criteria: Properties designated <i>Moderate Density Multifamily Neighborhood</i> shall reflect all of the following criteria:</p>	<p>See separate chart for a comparison between existing and proposed criteria.</p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
		<ol style="list-style-type: none"> 1. <u>The area is already primarily characterized by multifamily residential development at 12 to 24 units per acre.</u> 2. <u>The area is within 1/8 mile of any commercial service node or the urban center boundary as measured along an arterial.</u> 3. <u>The area is located within ¼ mile of a transit route with a peak transit frequency of at least every 10-20 minutes.</u> 4. <u>The area does not have significant amounts of critical areas, except critical aquifer recharge areas.</u> 5. <u>The area is located adjacent to or has adequate access to an arterial.</u> 6. <u>The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.</u> 	
	<p>• <i>High Density Multifamily Neighborhood:</i></p> <p>Allowed Uses and Description: <i>The High Density Multifamily Neighborhood designation permits multiple family housing, accessory uses associated with residences, and public and semi-public uses. Development in these areas may be characterized by single family homes, duplexes, garden style apartments, townhouses, condominiums or apartment buildings. Such areas may also function as a transition between higher intensity business uses and lower density multifamily housing and single family residential neighborhoods. The maximum density for new multifamily development in these areas shall be 24 units per net acre.</i></p> <p>There are a number of conditional uses that may be allowed within areas designated for high density multifamily development:</p>	<p><u>The High Density Multifamily Neighborhood designation allows multiple-family residential uses at a maximum density of 48 units per net acre. Accessory and non-residential uses that are compatible with a high density multi-family area also may be allowed, including offices in a mixed use development. This designation is implemented by the RM-48 zoning category.</u></p> <p>• — <i>High Density Multifamily Neighborhood:</i></p> <p>Allowed Uses and Description: <i>The High Density Multifamily Neighborhood designation permits multiple family housing, accessory uses associated with residences, and public and semi-public uses. Development in these areas may be characterized by single family homes, duplexes, garden style apartments, townhouses, condominiums or apartment buildings. Such areas may also function</i></p>	<p>See separate chart for a comparison between existing and propose criteria.</p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>a. Assisted living units for seniors or disabled persons, subject to a conditional use permit process involving a public hearing. Assisted living units are facilities specifically designed to accommodate seniors or disabled persons who are not able to live independently. Densities greater than 24 units per acre may be allowed when the proposed development is appropriate for the site.</p> <p>b. In areas located adjacent to an arterial, well designed office development that fits in with the character of surrounding residential development, subject to an administrative conditional use permit process.</p> <p>Designation Criteria: Properties designated for <i>High Density Multifamily Neighborhood</i> uses shall reflect all of the following criteria:</p> <ol style="list-style-type: none"> 1. The area is already primarily characterized by multifamily residential uses at 12 to 24, or more units per acre. 2. The multifamily development is designed for compatibility with the surrounding development in a manner that is consistent with the City's design guidelines. 3. The existing or planned public facilities are adequate to support residential development at this density. 4. The area does not have significant amounts of critical areas. 	<p>as a transition between higher intensity business uses and lower density multifamily housing and single family residential neighborhoods. The maximum density for new multifamily development in these areas shall be 24 units per net acre.</p> <p>There are a number of conditional uses that may be allowed within areas designated for high density multifamily development:</p> <p>a. Assisted living units for seniors or disabled persons, subject to a conditional use permit process involving a public hearing. Assisted living units are facilities specifically designed to accommodate seniors or disabled persons who are not able to live independently. Densities greater than 24 units per acre may be allowed when the proposed development is appropriate for the site.</p> <p>b. In areas located adjacent to an arterial, well designed office development that fits in with the character of surrounding residential development, subject to an administrative conditional use permit process.</p> <p>Designation Criteria: Properties designated for <i>High Density Multifamily Neighborhood</i> uses shall reflect all of the following criteria:</p> <ol style="list-style-type: none"> 1. <u>The area is already primarily characterized by multifamily residential uses at 18 or more units per acre.</u> 2. <u>The area is within 1/8 mile of moderate and high commercial service nodes as measured along an arterial. The designation is also appropriate within the urban center boundary or within 1/8 mile of the urban center boundary as measured along an arterial.</u> 3. <u>The area is located within ¼ mile of a transit route with peak transit frequency of at least every 10-20 minutes.</u> 4. <u>The area does not have significant amounts of critical areas.</u> 	

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>5. The area was designated for multifamily development in the City's interim comprehensive plan.</p> <p>6. The area is served by adequate recreational facilities.</p>	<p><u>except critical aquifer recharge areas.</u></p> <p>5. <u>The area is located adjacent to or has adequate access to a primary or minor arterial.</u></p> <p>6. <u>The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.</u></p>	

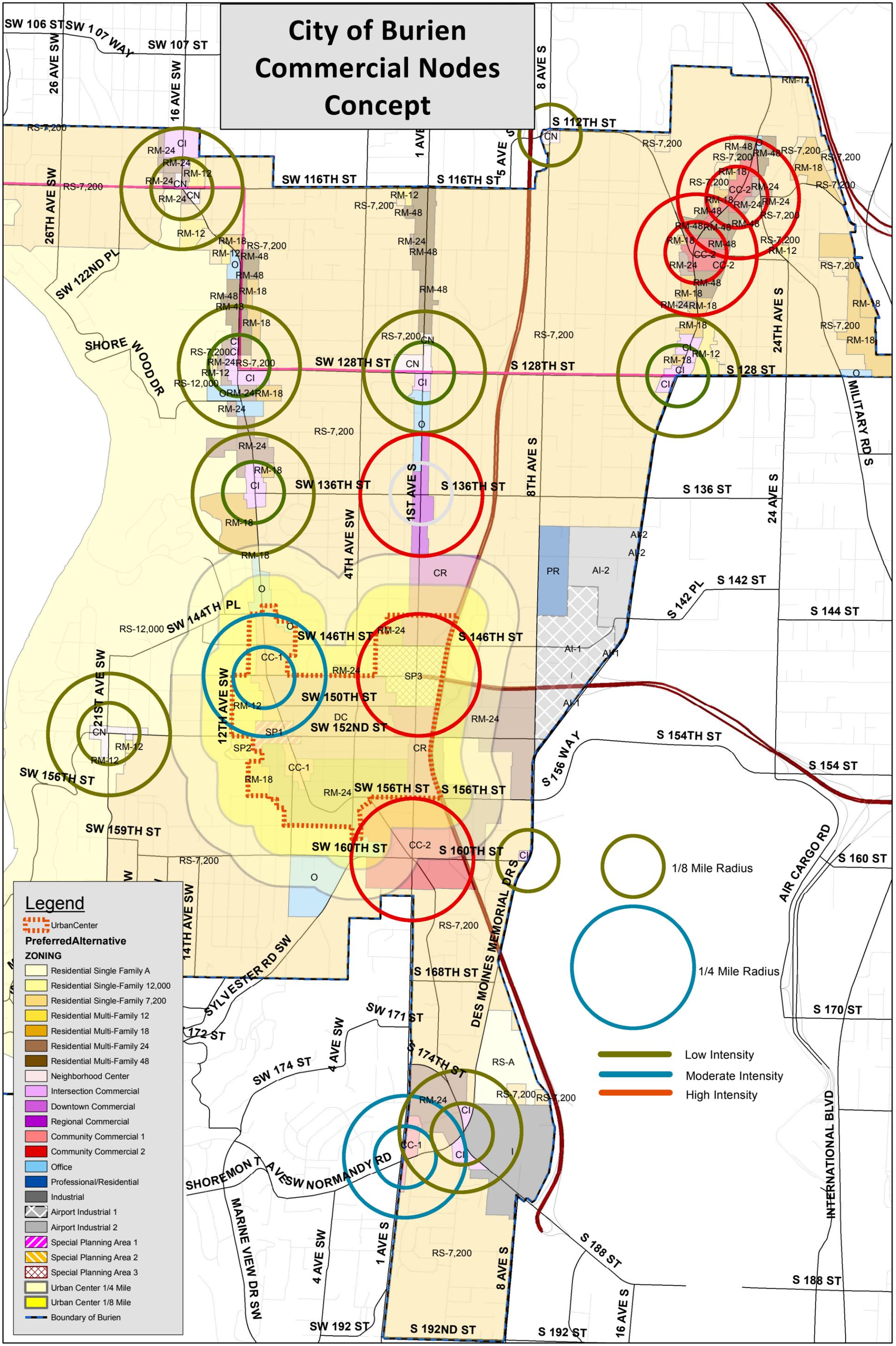
Residential Multi-Family Designation Criteria – DRAFT

	Surrounding Density	Compatibility	Public Facilities	Commercial Services	Transit Service	Critical Areas	Roadway Access	Recreational Amenities
Low Density Multi-Family Residential Neighborhood (EXISTING)	The area is already primarily characterized by multifamily residential uses at 8 to 12 units per acre	The multifamily development is designed for compatibility with adjacent single family homes in a manner that is consistent with the City’s design guidelines.	The existing or planned public facilities are adequate to support residential development at this density.	The area is within 1/4 mile of commercial areas and services,	and is well served or is likely to be well served by transit.	The area does not have significant amounts of critical areas.	The area is located adjacent to or has adequate access to an arterial.	
Low Density Multi-Family Residential Neighborhood (NEW)	The area is already primarily characterized by multifamily residential development at 8 to 12 units per acre.	The area may function as a transition from higher intensity designations such as commercial or multi-family to single-family residential. <i>Comment: The existing language is not a location criteria.</i>	<i>Comment: There already is goal and policy language addressing the need for adequate public utilities. Goal UT.1 and Pol. UT 1.3.</i>	The area is within 1/8 mile of low intensity commercial service nodes as measured along an arterial. <i>Note: low intensity nodes are generally zoned CN and CI.</i>	The area is located within ¼ mile of a transit route with a peak transit frequency of at least every 21-30 minutes.	The area does not have significant amounts of critical areas, except critical aquifer recharge areas.	The area is located adjacent to or has adequate access to an arterial.	
Moderate Density Multi-Family Residential Neighborhood (NEW)	The area is already primarily characterized by multifamily residential development at 12 to 24units per acre.			The area is within 1/8 mile of any commercial service node and the urban center boundary as measured along an arterial. <i>Note: moderate intensity nodes are generally zoned CC-1.</i>	The area is located within ¼ mile of a transit route with a peak transit frequency of at least every 10-20 minutes.	The area does not have significant amounts of critical areas, except critical aquifer recharge areas.	The area is located adjacent to or has adequate access to an arterial.	The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.

	Surrounding Density	Compatibility	Public Facilities	Commercial Services	Transit Service	Critical Areas	Roadway Access	Recreational Amenities
High Density Multi-Family Residential Neighborhood (EXISTING)	The area is already primarily characterized by multifamily residential uses at 12 to 24, or more units per acre.	The multifamily development is designed for compatibility with the surrounding development in a manner that is consistent with the City's design guidelines.	The existing or planned public facilities are adequate to support residential development at this density.	The area is within 1/4 mile of commercial areas and services,	and is well served or is likely to be well served by transit	The area does not have significant amounts of critical areas	The area is located adjacent to or has adequate access to an arterial.	
High Density Multi-Family Residential Neighborhood (NEW)	The area is already primarily characterized by multifamily residential uses at 18 or more units per acre.	<i>Comment: The existing language is not a location criteria.</i>		The area is within 1/8 mile of moderate and high commercial service nodes as measured along an arterial. The designation is also appropriate within the urban center boundary or within 1/8 mile of the urban center boundary as measured along an arterial. <i>Note: High intensity nodes are generally zoned SPA-1, SPA-3, CC-2 and DC.</i>	The area is located within ¼ mile of a transit route with peak transit frequency of at least every 10-20 minutes.	The area does not have significant amounts of critical areas, except critical aquifer recharge areas.	The area is located adjacent to or has adequate access to a Primary or Minor arterial.	The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.

Comment: It may be appropriate to create a commercial node map that could be inserted in this section of the plan.

City of Burien Commercial Nodes Concept



Legend

- Urban Center
- Preferred Alternative**
- ZONING**
- Residential Single Family A
- Residential Single-Family 12,000
- Residential Single-Family 7,200
- Residential Multi-Family 12
- Residential Multi-Family 18
- Residential Multi-Family 24
- Residential Multi-Family 48
- Neighborhood Center
- Intersection Commercial
- Downtown Commercial
- Regional Commercial
- Community Commercial 1
- Community Commercial 2
- Office
- Professional/Residential
- Industrial
- Airport Industrial 1
- Airport Industrial 2
- Special Planning Area 1
- Special Planning Area 2
- Special Planning Area 3
- Urban Center 1/4 Mile
- Urban Center 1/8 Mile
- Boundary of Burien

- 1/8 Mile Radius
- 1/4 Mile Radius
- Low Intensity
- Moderate Intensity
- High Intensity

