



Burien
WASHINGTON

PLANNING COMMISSION AGENDA
March 26, 2014, 7:00 p.m.
Multipurpose Room/Council Chamber
Burien City Hall, 400 SW 152nd Street
Burien, Washington 98166

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

1. ROLL CALL

**2. AGENDA
CONFIRMATION**

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

4. APPROVAL OF MINUTES February 26, 2014

5. OLD BUSINESS None

6. NEW BUSINESS a. 2014 Comprehensive Plan – Discussion regarding proposed Housing Element text changes.

**7. PLANNING
COMMISSION
COMMUNICATIONS**

8. DIRECTOR’S REPORT

9. ADJOURNMENT

Future Agendas (Tentative) April 9, 2014
• 2014 Comprehensive Plan – Housing Element– Discussion regarding proposed Housing Element text changes.

April 23, 2014

- TBD

Planning Commissioners

Jim Clingan (Chair)

Ray Helms

Joey Martinez (Vice Chair)

Butch Henderson

**Greg Duff
Brooks Stanfield**

City of Burien

BURIEN PLANNING COMMISSION
March 12, 2014
7:00 p.m.
Multipurpose Room/Council Chambers
MINUTES

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

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

CALL TO ORDER

Chair Jim Clingan called the March 12, 2014, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Jim Clingan, Greg Duff, Ray Helms, Butch Henderson, Joey Martinez

Absent: Brooks Stanfield, and one position vacant

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

AGENDA CONFIRMATION

Direction/Action

Motion was made by Vice Chair Martinez, seconded by Commissioner Henderson, to approve the agenda for the March 12, 2014, meeting. Motion passed 5-0.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Martinez, seconded by Commissioner Henderson, and passed 5-0 to approve the minutes of the February 26, 2014, meeting.

OLD BUSINESS

None.

NEW BUSINESS

a) 2014 Comprehensive Plan Docket: Public Meeting

David Johanson gave a brief presentation about the Comprehensive Plan docket. He said that, by state law, the Comprehensive Plan must be reviewed and updated periodically to make it consistent with updates to the Growth Management Act, the Countywide Planning Policies and Vision 2040. The update includes the City's development regulations. The deadline for the current update cycle is June 2015, so the plan is to

complete the Comprehensive Plan amendments by the end of 2014, leaving the early months of 2015 for updating the development regulations. He said that one of the key concepts in Vision 2040 is the housing/jobs balance – locating housing near jobs to reduce commuting. He noted that the “core cities,” including Burien, will accommodate approximately 22 percent of the region’s (King, Pierce, Snohomish and Kitsap counties) population growth.

Mr. Johanson explained that as part of the Comprehensive Plan amendment docket process, the City published on Dec. 30, 2013, a public notice announcing the date Comprehensive Plan amendment applications were due and the date the commission would receive public comment on the proposed docket. The notice was posted again on the website on Feb. 12 and distributed to the Comprehensive Plan Updates “Notify Me” e-mail subscription list.

He said the City received one completed application for a Comprehensive Plan amendment and site-specific rezone, for which a staff analysis was prepared reviewing the request in relation to the amendment criteria. The City also received correspondence requesting an amendment; however, since it was not an application and no application fee was paid, no staff analysis was prepared. Mr. Johanson said this is consistent with how the same request was processed in 2010. He noted that the Commission could add that request to the proposed docket if it desired to do so. He then reviewed the other items on the proposed docket, including removal of the PAA language as directed by the City Council.

Chair Clingan then opened the public comment period.

Chestine Edgar, 1811 SW 152nd St., said that the current land use designation of moderate density residential of the lands surrounding Lake Burien is an error that needs correction. She also said Burien doesn’t need the number of potential housing units that could be added around the lake to meet its Growth Management housing targets. She asked that her Comprehensive Plan amendment request to change the land use designation around the lake to low density be included on the 2014 docket as a high priority.

Linda Plein, 1600 SW 156th St., said that Lake Burien’s water quality has been harmed by the Comprehensive Plan designation of moderate density residential of the lands surrounding the lake. She asked that the commissioners put the requested Comprehensive Plan amendment to change the land use designation around the lake to low density on the 2014 docket.

b) 2014 Comprehensive Plan Docket Recommendation

Vice Chair Martinez moved to recommend the City Council adopt Resolution No. 353 establishing the 2014 Comprehensive Plan amendment docket. Commissioner Henderson seconded the motion.

Commissioner Helms asked if the Miller Creek request is a formal application with the application fee paid. Mr. Johanson responded that it is.

Vice Chair Martinez indicated he wished to amend his motion. Commissioner Henderson withdrew his second of the motion. Vice Chair Martinez moved to modify the Comprehensive Plan amendment docket as presented in Resolution No. 353 by removing item 29. There was no second.

Commissioner Henderson then seconded the original motion. Motion carried 5-0.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR’S REPORT

Mr. Johanson said there are several opportunities in April and May for commissioners to attend the state’s “Short Course on Local Planning.” He said staff recommends commissioners attend the short course at some point during their term on the commission because it gives a good background on the legal basis for

the Growth Management Act and local planning efforts. It will be offered on April 10th at the Lynnwood Conference Center from 6:30 to 9:30 p.m., and May 7th it will be offered at Medina from 6 to 9 p.m.

ADJOURNMENT

Direction/Action

Commissioner Martinez moved for adjournment; seconded by Commissioner Henderson. Motion carried 5-0. The meeting was adjourned at 7:40 p.m.

APPROVED: _____

Jim Clingan, chair
Planning Commission

DRAFT

CITY OF BURIEN, WASHINGTON MEMORANDUM

DATE: March 20, 2014
TO: Burien Planning Commission
FROM: David Johanson, AICP, Senior Planner
SUBJECT: Comprehensive Plan Text Amendments: Housing Element

PURPOSE

The purpose of this agenda item is to continue Planning Commission deliberations regarding Comprehensive Plan text updates to the Housing Element. The meeting will be the first opportunity to discuss staff recommendations for text updates to the Housing Element. The proposed text amendments are attached (see Attachment 1).

BACKGROUND

The City of Burien adopted its first Comprehensive Plan in 1997. 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.

This is the first opportunity for the Commission to review draft changes to the Housing Element goals and policies.

ACTION

No formal action is requested at this time. Staff is requesting that the Planning Commission review and discuss the proposed changes to the Comprehensive Plan text. If there is consensus on the proposed changes, we will continue on with the next element. The proposed text amendments will be combined with other changes and a public hearing will be held on multiple amendment packages. Formal action on the complete set of text and/or other changes will occur later in the year. It is our intent to create one full package of amendments for a formal recommendation by the Commission in late October.

Attachments:

1 - Comprehensive Plan-DRAFT Housing Element goals and policies table.

COMPREHENSIVE PLAN
DRAFT
HOUSING ELEMENT GOALS AND POLICIES
 March 26, 2014

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Goal HS.1	<i>Encourage the provision of a variety of attractive, well-designed housing types and densities that reinforce and retain the character of the neighborhoods and meet the needs of existing and future City residents, while recognizing the need for a range of affordable housing.</i>		
Pol. HS 1.2	New residential development in the form of single family homes, townhouses, duplexes and accessory apartments should be allowed in areas designated for higher densities around downtown to promote pedestrian access to commercial areas, employment, schools, services and park or recreational areas.	New residential development in the form of single family homes, townhouses, duplexes and accessory apartments should be allowed in areas designated for higher densities around downtown to promote pedestrian access to commercial areas, employment, schools, services and park or recreational areas.	<i>The policy is not needed because the land use designation criteria in the land use element set forth where and what type of developments are encouraged. Interestingly, the policy does not mention apartments or condominiums.</i>
Pol. HS 1.3	The City should encourage multi-family residential uses near and within designated neighborhood nodes in appropriate commercial land use districts, subject to development standards and design guidelines. <i>Discussion:</i> Mixed-use development provides a residential lifestyle that many people find desirable. Residents can minimize transportation costs and travel time by residing in commercial areas neighborhood nodes close to employment, shopping, and leisure activities. Mixed-use development also provides businesses with consumers in the immediate vicinity. Mixed use can increase the perception of safety in commercial areas by providing “eyes on the street” at all times of the day. Allowing some of the new residential growth to locate in commercial areas neighborhood nodes will also help to protect the character of existing single family neighborhoods.	The City should encourage multi-family residential uses <u>near and within designated neighborhood nodes and within its urban center in appropriate commercial land use districts</u> , subject to development standards and design guidelines. <i>Discussion:</i> Mixed-use development provides a residential lifestyle that many people find desirable. Residents can minimize transportation costs and travel time by residing in commercial areas <u>neighborhood nodes</u> close to employment, shopping, and leisure activities. Mixed-use development also provides businesses with consumers in the immediate vicinity. Mixed use can increase the perception of safety in commercial areas by providing “eyes on the street” at all times of the day. Allowing some of the new residential growth to locate in commercial areas <u>neighborhood nodes</u> will also help to protect the character of existing single family neighborhoods.	<i>The changes reinforce the neighborhood node concept found in the land use element.</i>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. HS 1.4	<p>Residential neighborhoods should be adequately buffered from noise, odors, microwave antennas, high voltage power lines, excessive light and glare, and other environmental stresses.</p> <p><u>Existing Goals and Policies</u></p> <p>Pol. LU 1.5 Expand Burien’s economic base by attracting the types of economic activities that best meet the needs and desires of the community, while protecting well-established residential areas from encroachment by incompatible non-residential uses.</p> <p><i>Goal NO.1</i> <i>Prevent community and environmental degradation by limiting noise levels, and to safeguard the health and safety of the residents of the City by ensuring that the City’s physical and human environments are protected and enhanced as progress and change occurs within and outside of its municipal boundaries.(2-32)</i></p> <p>Pol. NO 1.1 Discourage the introduction of noise levels which are incompatible with current or planned land uses.</p> <p>Pol. NO 1.2 Encourage the reduction of incompatible noise levels.</p> <p>Pol. NO 1.3 Discourage the introduction of new land uses into areas where existing noise levels are incompatible with such land uses.</p> <p><i>Goal NP.1</i> <i>Continue to provide the residents of the City with stable and quiet residential neighborhoods by maintaining an adequate residential tax base and assuring that:</i></p> <ul style="list-style-type: none"> • <i>Residential neighborhoods are protected from undue adverse impacts associated with incompatible land uses or transportation facilities, including, but not limited to, noise, air and water pollution, glare, excessive traffic and inadequate on-street parking;</i> • <i>Residential neighborhoods are identified and protected from detrimental exterior noise levels;</i> • <i>Residential streets are protected from heavy commercial traffic</i> 	<p>Residential neighborhoods should be adequately buffered from noise, odors, microwave antennas, high voltage power lines, excessive light and glare, and other environmental stresses.</p>	<p><i>We have other goals, policies, regulations and reviews that accomplish this policy(see current goal/policy language column).</i></p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p><i>that inhibits the free flow of traffic or that exceeds prescribed weight limits. (pg2-41, 42)</i></p> <p>Pol. NP 1.1 The City’s residential neighborhoods are those defined on the comprehensive plan map as single family or multifamily areas. These areas are worthy of protection from inappropriate commercial development and other incompatible land uses and activities that are considered inconsistent with their residential character.</p> <p>Pol. NP 1.2 The City shall develop plans, land use regulations and review procedures to preserve and protect its designated residential communities from inconsistent and incompatible land uses which threaten to undermine their stability and residential character.</p>		
Pol. HS 1.5	<p>Historically significant housing sites and structures, as designated by the City of Burien as locally significant historic resources (as designated by the criteria in the land use element), should be appropriately protected, conserved, or sensitively rehabilitated.</p> <p><u>From Historic Preservation Section (page 2-33)</u> <i>Goal HT.1</i> <i>Ensure that historic resources are identified, protected from undue adverse impacts associated with incompatible land uses or transportation facilities.</i></p> <p>Pol. HT 1.1 Protect local historic resources through designation and incentives for the preservation of such resources.</p> <p>Pol. HT 1.4 The City will take all reasonable actions within its means to preserve and protect locally significant historic resources from incompatible land uses.</p>	<p>Historically significant housing sites and structures, as designated by the City of Burien as locally significant historic resources (as designated by the criteria in the land use element), should be appropriately protected, conserved, or sensitively rehabilitated.</p>	<p><i>This is covered in the historic preservation element, and is not necessary in this element.</i></p>
Pol. HS 1.6	<p>Neighborhood design considerations should be included in City land use policies and regulations, such as site standards, landscaping requirements and building design guidelines.</p>		<p><i>We still need to complete design guidelines for multi-family development. Note: Policy VQ 1.2 and NQ 1.8 have similar language.(see below)</i></p>
Pol. HS 1.7	<p>The installation of appropriate supporting infrastructure, such as water, sewer, stormwater management, and street facilities, are required in areas that are designated for new multifamily housing.</p>	<p>The installation of appropriate supporting infrastructure, such as water, sewer, stormwater management, and street facilities, are required in areas that are designated for new multifamily housing.</p>	<p><i>The policy concept is also found in other elements.</i></p>

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p><u>Existing Goals and Policies</u></p> <p>Pol. UT 1.3 Development shall be allowed only when and where all essential utility services are adequate in accord with their level of service guidelines, and only when and where such development can be adequately served by essential utilities without reducing levels of service below the level of service guidelines elsewhere. Alternative means of providing essential utility services shall be allowed only when consistent with the policies of this element.(page 2-82)</p> <p>Pol. UT 1.5 If adequate essential utility services are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop. Where appropriate, reimbursement agreements may be utilized by developers.</p> <p>Pol. TR 1.3.1 The City shall maintain and monitor transportation Level of Service (LOS) standards for Burien roadways, encompassing all modes of travel.</p> <p>Objective TR 1.4 Assure that transportation improvements are concurrent with development to maintain the City’s LOS standards (i.e. concurrency).</p> <p>Pol. TR 1.4.3 If transportation improvements needed to maintain adopted LOS standards are not able to be funded:</p> <ul style="list-style-type: none"> ▪ Phase development consistent with the land use plan until such time that adequate resources can be identified to provide adequate transportation improvements; or ▪ Reassess the City’s land use plan to reduce the travel demand placed on the system to the degree necessary to meet adopted transportation LOS standards; or ▪ Reassess the City’s adopted LOS standards to reflect service levels that can be maintained given known financial resources. 		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Affordable Housing			
New introduction		<p><u>There is an important distinction between “affordable housing” and “market rate housing”. The term “affordable housing” could apply to many different household income levels and will vary depending on the total household income. “Market rate housing” may be a better term to use when describing housing costs for average incomes however, it is important that housing be available to all income levels and preferably near employment opportunities. Low income housing is particularly challenging to provide and is not often created by developers without some sort of subsidy. Under the guidelines used by the federal Department of Housing and Urban Development, housing is considered affordable if monthly housing costs are no greater than 30% of a household’s monthly income. The Countywide Planning Policies categorize affordability levels and establishes affordability targets as follows:</u></p> <p style="text-align: center;"><u>Moderate - 16% of target (50-80% of Average Median Income)</u> <u>Low income - 12% of target (30-50% of Average Median Income)</u> <u>Very low income - 12% of target (0-30% of Average Median Income)</u></p>	
Pol. HS 1.8	<p>The City’s affordable housing strategy shall place a high priority on conserving and improving the City’s existing housing stock. The City should accomplish this through code enforcement, appropriate zoning, and participation in housing rehabilitation programs.</p> <p>Discussion: The comprehensive plan recognizes the existing housing stock as the most affordable form of housing within the community. Burien’s existing housing stock is some of the most affordable in the Greater Seattle region, and its preservation is an appropriate mechanism for pursuing affordable housing choices for residents. This policy is particularly important because certain residential areas could transition to other uses due to airport noise, disinvestment, or other impacts.</p>		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. HS 1.10	<p>The City’s strategy for affordable housing will also include:</p> <ul style="list-style-type: none"> a. allowing quality designed prefabricated housing within single family neighborhoods; b. allowing limited amounts of multiple family developments in appropriate but limited areas, near downtown and in close proximity to services and facilities; and c. allowing accessory apartments in single family neighborhoods. 	<p>The City’s strategy for affordable housing will also include:</p> <ul style="list-style-type: none"> a. allowing quality designed prefabricated housing within single family neighborhoods, b. <u>facilitating the construction of</u> allowing limited amounts of multiple family developments in appropriate but limited areas, <u>and</u> near downtown and in close proximity to services and facilities; and c. allowing accessory apartments <u>dwelling units</u> in single family neighborhoods. 	<p><i>The proposed changes reinforce the City’s plan to encourage development in our downtown/urban center.</i></p>
Pol. HS 1.11	<p>The development of accessory dwelling units in single-family residences should be allowed to continue. In addition:</p> <ul style="list-style-type: none"> a. regulatory guidelines should minimize procedural requirements, but should address neighborhood compatibility; b. owner-occupation shall be a requirement of either the primary or accessory unit, and the City should determine and implement a means of enforcing this criteria; c. On large lots accessory units may be either attached or detached from the primary unit; d. a limitation shall be placed on the size of the accessory unit relative to the primary unit; and e. regulatory guidelines for accessory units shall include a provision for off-street parking. <p>Discussion: One option for achieving affordable housing in existing neighborhoods is to more efficiently use the existing housing stock. Accessory units can help meet the need for housing by opening up surplus space in single family homes through the conversion of a garage, basement, attic or extra bedroom.</p>		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>Income from these units can help first time home buyers purchase a home, allow seniors to remain in their homes after their children have grown, assist single parents in their living arrangements such as for child care, and provide an option for elderly with some need for assistance such as property maintenance or everyday errands. This income can also help preserve the City's existing housing by supplementing residents' maintenance costs and thereby extending the life of a dwelling.</p>		
Pol. HS 1.12	<p>Existing mobile home parks in the City provide an important affordable housing choice for low-income residents and should be protected from closures without adequate relocation plans. The City should ensure that sufficient relocation plans are in place prior to closure of any housing that serves low-income residents.</p> <p>Discussion: Within Burien, mobile home parks could be closed in the future due to airport noise or redevelopment. In such cases, mobile home park residents must either sell their home or relocate it. The costs of relocating a mobile home can be prohibitive for many low and moderate-income residents. By state law, mobile home park owners must give a year's notice before closing their park.</p> <p>The City will require mobile home park owners to prepare a relocation plan that outlines the options available to each tenant, and includes information on locations and phone numbers of mobile home parks with vacancies, apartment complexes with rent levels equivalent to monthly housing payments in mobile home parks, and data on any available state or regional relocation funding programs. In cases where the mobile home park is noise impacted, and the park owner requests a rezone, the City will require cooperation with the Port's Noise 150 program that passes relocation funding assistance to tenants before a rezone is granted.</p>	<p>Existing mobile home parks in the City provide an important affordable housing choice for low-income residents and should be protected from closures without adequate relocation plans. The City should ensure that sufficient relocation plans are in place prior to closure of any housing that serves low-income residents.</p> <p>Discussion: Within Burien, mobile home parks could be closed <u>or redeveloped</u>. in the future due to airport noise or redevelopment. In such cases, mobile home park residents must either sell their home or relocate it. The costs of relocating a mobile home can be prohibitive for many low and moderate-income residents. By state law, mobile home park owners must give a year's notice before closing their park.</p> <p>The City will require mobile home park owners to prepare a relocation plan that outlines the options available to each tenant, and includes information on locations and phone numbers of mobile home parks with vacancies, apartment complexes with rent levels equivalent to monthly housing payments in mobile home parks, and data on any available state or regional relocation funding programs. In cases where the mobile home park is noise impacted, and the park owner requests a rezone, the City will require cooperation with the Port's Noise 150 program that passes relocation funding assistance to tenants before a rezone is granted.</p>	<p><i>There are currently three mobile home sites located along the Ambaum Boulevard SW corridor in the northwest corner of the City.</i></p> <p><i>This language may have originally been in place to accommodate a sizable mobile home park that has since been bought by the Port and the units were removed. The City is not aware of other parks where this would apply.</i></p>
Pol. HS 1.13	<p>The City should encourage the development of affordable housing through incentives such as density bonuses.</p>		
Pol. HS 1.14	<p>The City will coordinate its affordable housing analysis with the affordable housing policies of the King County Countywide Planning Policies.</p>		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. HS 1.15	The City should compile and make available housing and housing agency services information to assist both low and moderate income families in finding adequate housing and to assist non-profit developers in locating suitable sites for affordable housing.		
Pol. HS 1.16	The City should evaluate its development standards and regulations for effects on housing costs, and, where appropriate, modify development regulations which unnecessarily add to housing costs.	The City should <u>periodically</u> evaluate its development standards and regulations for effects on housing costs, and, where appropriate, modify development regulations which <u>that</u> unnecessarily add to housing costs.	<i>Descriptive and grammatical changes only.</i>
Pol. HS 1.17	The City should encourage local participation in state programs that facilitate home ownership by low and moderate income families, such as the Housing Assistance Program and the State Housing Finance Commission's homeownership loan program.		
Pol. HS 1.18	The City should ensure that affordable housing created or preserved using local public resources or by regulation retains its affordability over time.		
Pol. HS 1.19	The City should establish a process for measuring the effectiveness of policies and regulations in meeting the housing needs of Burien residents.		
Pol. HS 1.20	<p>The City should create a Demonstration Housing Program to test innovative residential designs that would encourage affordable housing production. The pilot program should test alternative development standards that increase the diversity of housing types and levels of affordability.</p> <p>Discussion: Since Burien's incorporation in 1993, a low percentage of new housing has been introduced to the community relative to the total housing stock. Encouraging quality new affordable housing development in Burien is an important step towards providing housing for all residents and reaching Burien's housing target set for the year 2022 by the King County Growth Management Planning Council (GMPC). A pilot program could test new or more flexible regulations and processes that are not currently allowed under existing land use regulations in efforts to:</p> <ul style="list-style-type: none"> • Encourage housing production, particularly types of housing that are not readily available in Burien, or are not currently being produced, but that are in demand regionally. • Stimulate innovative housing design that is consistent with the 		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
	<p>housing goals of a neighborhood, and that fits in with or improves the character of the neighborhood.</p> <ul style="list-style-type: none"> • Encourage the development of housing that will serve as a catalyst to stimulate housing production and/or improvement, particularly in neighborhoods where new or rehabilitated residential development has been limited. • Serve as a model for other neighborhoods, demonstrating housing solutions that could have broader application in other neighborhoods. • Increase the diversity of housing types and levels of affordability to meet the varied needs and goals of a neighborhood. <p>Demonstration projects, which could include cottage housing or other clustered small-lot planning concepts, should be evaluated against program goals to determine whether amendments to the City's Land Use Code are appropriate to allow these housing types generally.</p>		
Goal HS.2	<i>Ensure adequate housing for all current and future residents of Burien by achieving and maintaining a high quality residential housing stock.</i>		
Pol. HS 2.1	Burien's plans and regulations should facilitate home ownership and rental opportunities for all economic segments of the community.		
Pol. HS 2.2	<p>The City's existing housing stock should be conserved through:</p> <ol style="list-style-type: none"> a. Code enforcement; b. Appropriate zoning; c. Supporting the maintenance, soundproofing, weatherization, rehabilitation, and long-term preservation of existing housing, especially for low and moderate-income citizens; d. Discouraging conversion to inappropriate nonresidential uses. 		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. HS 2.3	Development standards and regulations for single family areas should avoid unnecessary barriers to the renovation and improvement of homes in established neighborhoods built to past standards.		
Pol. HS 2.4	The City should give special attention to improving the quality of low-income neighborhoods and seek to implement programs which encourage rehabilitation of deteriorating structures and facilities in such neighborhoods.		
<u>Pol. HS 2.5</u> <u>NEW</u>		<u>Prohibit land use designation changes that result in diminished residential housing capacity without simultaneously approving another land use designation change that either maintains capacity or results in an increase in housing capacity. (NEW)</u>	<i>The proposed language is consistent with the capacity tables in the land use element Policy LU 2.1 but provides further detail on how the City should consider land use designation changes that affect housing capacity.</i>
<u>Pol. HS 2.6</u> <u>NEW</u>		<u>Periodically evaluate the performance of multifamily zoning designations and adjust development standards to increase efficient use of land. (NEW)</u>	<i>The City only has a limited supply of residential land. Much of the policies are designed to protect well-established single-family residential neighborhoods from encroachment of multi-family or commercial uses. By increasing land use efficiency in multifamily zones it may stave off the need to up zone single-family neighborhoods. Examples may include not allowing townhomes in R-24 or higher zones and/or adjust parking ratios to be based on unit type (studio, one bedroom, two bedrooms ect.)</i>
Goal HS.3	<i>Develop and preserve a variety of housing options for Burien citizens with special needs due to age, disability, or personal circumstance.</i>		
Pol. HS 3.1	Equal access to housing should be ensured for all people, without regard to special need, race, color, national origin, religion, sex, family status, or disability.		
Pol. HS 3.2	The City should implement non-discriminatory zoning regulations for group homes that is consistent with the Federal Fair Housing Act, enabling different classes of group homes to be permitted in appropriate residential neighborhoods.		

Reference No.	Current Goal/Policy Language	Proposed Goal/Policy Language	Comments
Pol. HS 3.3	<p>The City should encourage the dispersal of special needs <u>and senior</u> housing throughout the City. However, special needs <u>and senior</u> housing must still meet the development requirements of the underlying zone. Some clustering of special needs <u>and senior</u> housing may be appropriate if proximity to public transportation, medical facilities or other essential services is necessary.</p> <p>Discussion: Special needs housing serves persons with disabilities or other circumstances that face difficulty living independently and who require supportive services on a transitional or long-term basis.</p>		
Pol. HS 3.4	<p>In coordination with other local and regional agencies, the City should support and plan for assisted housing opportunities using available federal, state, and county resources.</p> <p>Discussion: Because of the need for deep subsidies, assisted housing must be addressed in conjunction with regional, state and federal resources. The City recognizes the role which other levels of government play in assisted housing, and supports such efforts.</p>		
Pol. VQ 1.2	<p>The City should establish a design review process for multifamily dwellings in order to ensure visual compatibility with nearby single family neighborhoods.</p>		<p><i>Community Character Element (page 2-38) contains related policies. These two policies relate to housing and are being included here for comparison purposes. Note: HS 1.6(above) has similar policy objectives.</i></p>
Pol. NQ 1.8	<p>Multifamily housing shall be designed to high quality standards so that it contributes to the neighborhood character and is compatible with adjacent single family developments through:</p> <ul style="list-style-type: none"> a. Site planning focused on neighborhood design integration; b. Building design architecturally linked with the surrounding neighborhood and style; c. Streetscapes with trees and landscaping that encourage pedestrian use and safe transition to private spaces, and that reduces the visual effects of large paved areas; d. On-site recreational space and facilities; and e. Creative project design that provides a diversity of housing types within adopted design criteria, standards and guidelines. 		<p><i>See comment immediately above.</i></p>