

North Burien Land Use ZONING ALTERNATIVES

DRAFT



BOULEVARD PARK

ALTERNATIVE 1 (Minimal Zoning Changes)

The approach for this option is based primarily on keeping the existing zoning designations intact. Adjustments were made to generally align zoning boundaries to existing parcel lines and remove obvious spot zones.

Alternative 1 - Boulevard Park		
B.1	RM-12 to RS-7,200	Removes spot zone on a parcel that contains an SFR.
B.2	RM-12 to CC-2	Adjust commercial zone to the west to match parcel lines. (Note two middle parcels are vacant).
B.3	RM-24 to CC-2	Adjust commercial zone to the east to match parcel lines.
B.4		Adjust RM-24 zoning boundary to match with parcel lines <ul style="list-style-type: none"> a. Larger parcel to all RM-12 b. Smaller parcels to RM-24 c. RM-48 to RM-24 (one parcel with an existing duplex)
B.5	RM-12 to RS-7,200	Adjust zoning boundary to match parcel lines (two locations).
B.6	O to CC-2	Removes spot zone. (parcel is currently vacant)
B.7	CC-2 to RM-18	Adjust zoning boundary to match parcel lines. Zoning choice was based on the existing SFR use.
B.8		Sliver of RM-24 to be removed. (appears to be a minor mapping error)
B.9	RM-12 to RS-7,200	Adjust zoning boundary lines to match parcel lines.
B.10	RS-7,200 to RM-12	Remove spot zone and match surrounding zoning.
B.11	CR to RM-18	Matches zoning designation to the remainder of the parcel and all parcels that surround it. Zoning on adjacent property in Tukwila is Commercial Light Industrial (C LI). See TMC 18.30.020.
B.12	RS-7,200 to RM-18	Remove spot zone and match surrounding zoning.

ALTERNATIVE 2 (Well Established Community)

The themes for this land use alternative were derived from input heard at the community open house and responds to the comments that there should not be more multi-family development. It implements the idea that there should be very little land use changes in the area and attempts to match the existing zones to the uses on the ground. This alternative incorporates the following themes;

- Changes RM-48 to RM-24.
- Vacant land is generally zoned to the lower intensity designation. For example if a parcel contains a SFR or is vacant and it is zoned multi-family, the zoning would change to single family.
- It removes spot zones.
- Generally the use on the ground was matched to the corresponding zoning designation.

Alternative 2 - Boulevard Park		
B.1	RM-12 to RS-7,200	Remove spot zone on a parcel that contains an SFR.
B.2	RM-12 and RM-18 to RS-7,200	The area east of the golf course is developed with all single family residences. The change matches the existing uses to the corresponding zoning designation.
B.3	RM-48 and RM-12 to RM-24	Implements the comments heard at the community meeting that expressed a desire for less multi-family density. The change matches zoned density on the southern parcels while creating zoning continuity along the primary arterial. Note: northern parcel is developed at 40 dwelling units per acre and was built in 1966.
B.4	RM-18 to CC-2	Matches zoning boundary to existing parcel lines.
B.5	RM-48 to RM-24	Implements the comments heard at the community meeting that expressed a desire for less multi-family density.
B.6	CC-2 to RM-24	Existing uses are either single-family or multi-family. The existing multi-family parcel is 39 dwelling units per acre constructed in 1968.
B.7	RM-18 to RM-12	The proposed zoning would match the use on site and the adjacent zone. Adjust the RM-12 boundary west to match the parcel lines.
B.8	RM-12 to RS-7,200	Match zoning to existing uses. All parcels are either vacant or developed as single-family residential.
B.9	RM-24/RM-18 to RS-7,200	Match zoning to existing uses which are either single-family or vacant.
B.10	O to CC-2	Removes spot zone. (parcel is currently vacant)
B.11	RM-18 to RM-12	Match adjacent zone, existing use is a single-family residence.
B.12	RM-24 to RM-18	Match the adjacent zoning even though existing parcel is developed at 30 dwelling units per acre.
B.13	RM-48/RM-12 to RS-7,200	Match zoning to existing development which is single-family residential.
B.14	RM-18 to RM-12	Change will match adjacent zone and existing property lines.
B.15	RM-48 to RM-24	Implements the comments from the meeting expressing a desire for lower multi-family density. The parcel is developed at approximately 30 dwelling units per acre.
B.16	RM-12/RM-24/RM-48 to RS-7,200	Changes zoning boundary to match zoning to existing land uses that are either single family or vacant.
B.17	RM-12 to RS-7,200	Parcel is vacant.
B.18	RM-48 to RM-18	Change in zoning would now match existing development and zone

		located across the street. Parcel is constrained by steep slopes.
B.19	CC-2 and RM-12 to RS-7,200	Matches zoning to existing land uses, which are either vacant or single-family.
B.20	CC-2 to RM-24	Match zoning boundary to existing parcel lines. Retain RM-24 to match existing land uses.
B.21	RM-48 to RM-24	Closely matches density on northern parcel (27 per acre). The southernmost parcel changes to RS-7,200 because it is vacant the parcel immediately to the north if it is MFR.
B.22	RM-18 to RS-7,200	Matches zoning to existing uses (SFR) on land that is partially constrained by steep slopes.
B.23	RM-12 to RS-7,200	The parcel contains an SFR.
B.24	RM-12 to RS-7,200	Zoning change will now match existing development. All parcels are developed as single-family except one is a duplex. The duplex could possibly qualify as an ADU.
B.25	RM-12 to RS-7,200	All parcels are either vacant or contain an SFR. Zoning would now match existing uses.
B.26	CR to RM-18	Matches zoning designation to the remainder of the parcel which contains a multi-family development. This zoning line bisects a property however it appears to recognize there may be potential development that would be compatible with development at the base of the slope (in Tukwila and zoned C LI).
B.27	RM-18 to RS-7,200	Parcel is vacant.
B.28	RS-7,200 to RM-18	Eliminates a spot zone. Parcel appears to be part of the multi-family development that surrounds the piece.
B.29	RM-12/RM-48/RM-24/O to RS-7,200	Change matches zoning designation to existing development. All parcels are either vacant or single-family. The church on the RM-24 is the exception, however churches are an allowed use in a SFR zone.

ALTERNATIVE 3 (Thriving Community)

The approach in this land use alternative was to error on the side of higher zoning designations to encourage and/or enable reinvestment and redevelopment. Increasing population in the specified corridors 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. Another theory is that because there are a number of underutilized parcels that currently are vacant or have single-family residential development, those properties may have the possibility for financial gain by a developer. The guiding themes in this alternative include;

- Error on the side of higher density and/or more commercial zones.
- Focus development intensity and the core intersection of Des Moines Memorial Drive, South 120th and Glendale Way South (Boulevard Park).

Alternative 3 - Boulevard Park		
B.1	RM-12 to RS-7,200	Match zoning to existing use (SFR).
B.2	RM-12 to RM-48	Existing parcel is developed as an SFR and RM-48 is on both the north and the south of the property. The parcel is also on a major arterial.
B.3	RM-18 to CC-2	Aligns the zoning boundary with the existing parcel lines.
B.4	RM-12 to RM-24	Match zoning to existing MFR uses and increase RM-24 zone south to the

		geographic break (road). Adjust lines of existing RM-24 zone to match property lines.
B.5	RM-18 to RM-24 and RM-48 to RM-24	The properties on the north and south of S 116th will now be more closely matched to existing MFR development density and the zoning designations on both sides of the street will match. Allows redevelopment potential on the southernmost parcel which is vacant.
B.6	RM-24/RM-12 to RM-48	The change places higher densities within a very comfortable walking distance of the commercial areas and the primary intersection of the neighborhood. A significant majority of the parcels are either vacant or contain single-family residences.
B.7	RM-18 to CC-2	Current zoning boundary splits a parcel.
B.8	RM-12 to RM-48	The change places higher densities within a very comfortable walking distance of the commercial areas and the primary intersection of the neighborhood. A significant majority of the parcels are either vacant or contain single-family residences.
B.9	RM-12 to RM-18	The area serves as a transition from the higher density (RM-48) to the north. Parcels in this area are generally smaller which is generally compatible to lower intensity development from a site design perspective.
B.10	RM-12 to RM-18	Change allows a good transition use from a high traffic corridor to the well established residential neighborhoods.
B.11	RM-12 to CC-2	The change fills in a gap in the commercial zone along a busy traffic corridor. The area is also close to a major arterial intersection.
B.12	RM-12 to RM-18	A slight increase in density, and matching an adjacent zoning designation.
B.13	O to CC-2	Matches zoning of one office zoned parcel to commercial similar to other adjacent parcels along Des Moines Memorial Way South.
B.14	RM-12 to RM-24	Zoning matches adjacent zone and places higher densities near the commercial core. Topography should not be an issue if designed to use hillside. Access could be difficult.
B.15	RM-12 to RM-18	Aligns zoning boundary with existing parcel lines. Match adjacent zoning designation while also increasing density because of the proximity to the commercial center.
B.16	RM-12 to RS-7,200	Matches zoning designation to existing uses.
B.17	RS-7,200 to RM-12	Removes a spot zone.
B.18	RM-12 to RM-18	A single parcel change to match adjacent zoning designation. Parcel is currently vacant.
B.19	RS-7,200 to RM-18	Removes a spot zone.
B.20	RM-12 and RM48 to O	Eliminates a spot zone and matches zoning of adjacent properties. It recognizes the location of the Hospital across the street.
B.21	RM-12 to RM-18	Removes a single parcel zoning situation on a parcel that contains a single-family residence.
B.22	RM-24 to RM-18	Removes a single zone for a parcel on a property that contains a church. Religious facilities are an allowed use in the RM-18 zone.

AMBUAM BOULEVARD SW

ALTERNATIVE 1 (Minimal Zoning Changes)

The approach for this option is based primarily on keeping the existing zoning designations intact. Adjustments were made to generally align zoning boundaries to existing parcel lines and remove obvious spot zones.

Alternative 1 – Ambaum Blvd. SW		
A.1	RS-7,200 to RM-12	Matches zoning boundary to parcel lines on a lot that is bisected by the zoning boundary.
A.2	RM-24 to RM-48	Matches zoning to adjacent parcel to the east which is also under same ownership.
A.3	RS-12,000 to RM-24	Matches existing use (MFR at approximately 27 units per acre) to adjacent zoning designation.

ALTERNATIVE 2 (Well Established Community)

The themes for this land use alternative were derived from input heard at the community open house and responds to the comments that there should not be more multi-family development. It implements the idea that there should be very little land use changes in the area and attempts to match the existing zones to the uses on the ground. This alternative incorporates the following themes;

- Changes RM-48 to RM-24.
- Vacant land is generally zoned to the lower intensity designation. For example if a parcel contains a SFR or is vacant and it is zoned multi-family, the zoning would change to single family.
- It removes spot zones.
- Generally the use on the ground was matched to the corresponding zoning designation.

Alternative 2 - Ambaum Blvd. SW		
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 th Street. The CI zone allows convenience retail (no auto sales), office, eating and drinking establishments, auto service and mixed use up to RM-24/RM-12.
A.2	CC-2 to RM-24	Changes the zoning of highly underutilized land to multi-family to match adjacent zones to the west and the east.
A.3	CC-2 to CN	Matches similar zone already at the intersection. CN allows convenience retail, office, eating and drinking establishments, and mixed use up to 12 units per acre.
A.4	RM-12 to RS-7,200	Matches zoning boundary to parcel lines and existing use which is an SFR.
A.5	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.6	RM-12 to O	Adjusted parcel is under the same ownership of the parcel to the south which is zoned office. A portion of that use is also located on the parcel that is proposed to be adjusted.
A.7	RM-48 to RM-24	Implements a lower density standard in response to comments heard at the open house.
A.8	RS-12,000 to RM-24	Matches zoning designation to existing use. Existing use is a 24 unit MFR with a density of approximately 27 units per acre, constructed in 1966.
A.9	RM-12 to RS-12,000	Changes zoning to match existing single family residents constructed in 1991.
A.10	RM-48 to RS-7,200	Matches zoning designation to majority of church use which is zoned RS-7,200.

ALTERNATIVE 3 (Thriving Community)

The approach in this land use alternative was to err on the side of higher zoning designations to encourage and/or enable reinvestment and redevelopment. Increasing population in the specified corridors 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. Another theory is that because there are a number of underutilized parcels that currently are vacant or have single-family residential development, those properties may have the possibility for financial gain by a developer. The guiding themes in this alternative include;

- Error on the side of higher density and/or more commercial zones.
- Generally match the existing uses to the appropriate zones (Ambaum Corridor).

Alternative 3 - Ambaum Blvd. SW		
A.1	RS-7,200 to RM-24	Match zoning to existing use which is a 1958 MFR with a density of approximately 19 units per acre.
A.2	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.3	RS-7,200 to RM-18	Adjust zoning boundary to more closely match existing duplex use.
A.4	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.5	RM-12 to O	Adjusted parcel is under the same ownership of parcel to the south which is zoned office. A portion of that use is also located on the parcel that is proposed to be adjusted.
A.6	RM-24 to RM-48	Change zoning designation to match the general development pattern for the area west of Ambaum Blvd SW. All of the parcels are developed at a density greater than 24 units per acre and the change returns the zoning back to what it was in the early 1990's and with King County.
A.7	RS-12,000 to RM-48	Matches zoning designation to existing use. Existing use is a 24 unit MFR with a density of approximately 27 units per acre, constructed in 1966.
A.8	RM-12 to RM-24	Matches zoning to existing MFR density constructed on the ground.

1ST AVENUE SOUTH

ALTERNATIVE 1 (Minimal Zoning Changes)

The approach for this option is based primarily on keeping the existing zoning designations intact. Adjustments were made to generally align zoning boundaries to existing parcel lines and remove obvious spot zones.

Alternative 1 - 1st Avenue South		
C.1	RS-7,200 to RM-48	Adjust zoning boundary to match existing parcel lines.
C.2	RM-12 to RS-7,200	Adjust zoning boundary to match existing parcel lines. South part of parcel is a City of Burien Stormwater facility.
C.3	RS-7,200 to RM-48	Adjust zoning boundary to match existing parcel line.
C.4	RS-7,200 to RM-48	Adjust zoning boundary to match existing parcel lines.

ALTERNATIVE 2 (Well Established Community)

The themes for this land use alternative were derived from input heard at the community open house and responds to the comments that there should not be more multi-family development. It implements the idea that there should be very little land use changes in the area and attempts to match the existing zones to the uses on the ground. This alternative incorporates the following themes;

- Changes RM-48 to RM-24.
- Vacant land is generally zoned to the lower intensity designation. For example if a parcel contains a SFR or is vacant and it is zoned multi-family, the zoning would change to single family.
- It removes spot zones.
- Generally the use on the ground was matched to the corresponding zoning designation.

Alternative 2 - 1st Avenue South		
C.1	RM-48 to RM-24	Implements the comments that were received at the meeting which desired less MFR density along the primary arterial.
C.2	RM-12 to RS-7,200	Adjusts zoning boundary to match parcel line. South part of parcel is a City of Burien Stormwater facility.
C.3	RM-48 to RS-7,200	Adjust zoning boundary to match existing parcel lines, for a group of parcels under the same ownership. In this case, they all are owned by church.
C.4	RM-48 to RS-7,200	Changes the block to single-family to match existing uses. Nearly 95% of the parcels on this block are single-family homes or are vacant(4).
C.5	RM-48 to RS-7,200	Matches zoning boundary to parcel lines and errs on the side of lower density. Site is owned by Burien and contains the pedestrian bridge.

ALTERNATIVE 3 (Thriving Community)

The approach in this land use alternative was to error on the side of higher zoning designations to encourage and/or enable reinvestment and redevelopment. Increasing population in the specified corridors 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. Another theory is that because there are a number of underutilized parcels that currently are vacant or have single-family residential development, those properties may have the possibility for financial gain by a developer. The guiding themes in this alternative include;

- Error on the side of higher density and/or more commercial zones.
- Focus development intensity and the core intersection of Des Moines Memorial Drive, South 120th and Glendale Way S.(Boulevard Park)
- Generally match the existing uses to the appropriate zones (Ambaum Corridor)

Alternative 3 - 1st Avenue South		
C.1	RM-12 to RS-7,200	Adjust zoning boundary to match existing parcel lines.
C.2	RS-7,200 to RM-48	Adjust zoning boundary to match existing parcel lines.
C.3	RS-7,200 to RM-48	Adjust zoning boundary to match parcel lines.
C.4	RS-7,200 to RM-48	Adjust zoning boundary to match parcel lines.
C.5	RM-48 to CN	Moves CN zoning boundary north to the pedestrian footbridge and would now include two office uses. The bridge parcel, owned by the City, would function as somewhat of a buffer to the multi-family uses to the north.

EXISTING Land Uses DRAFT

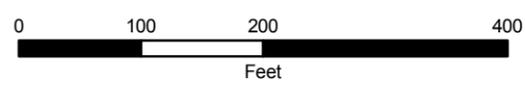
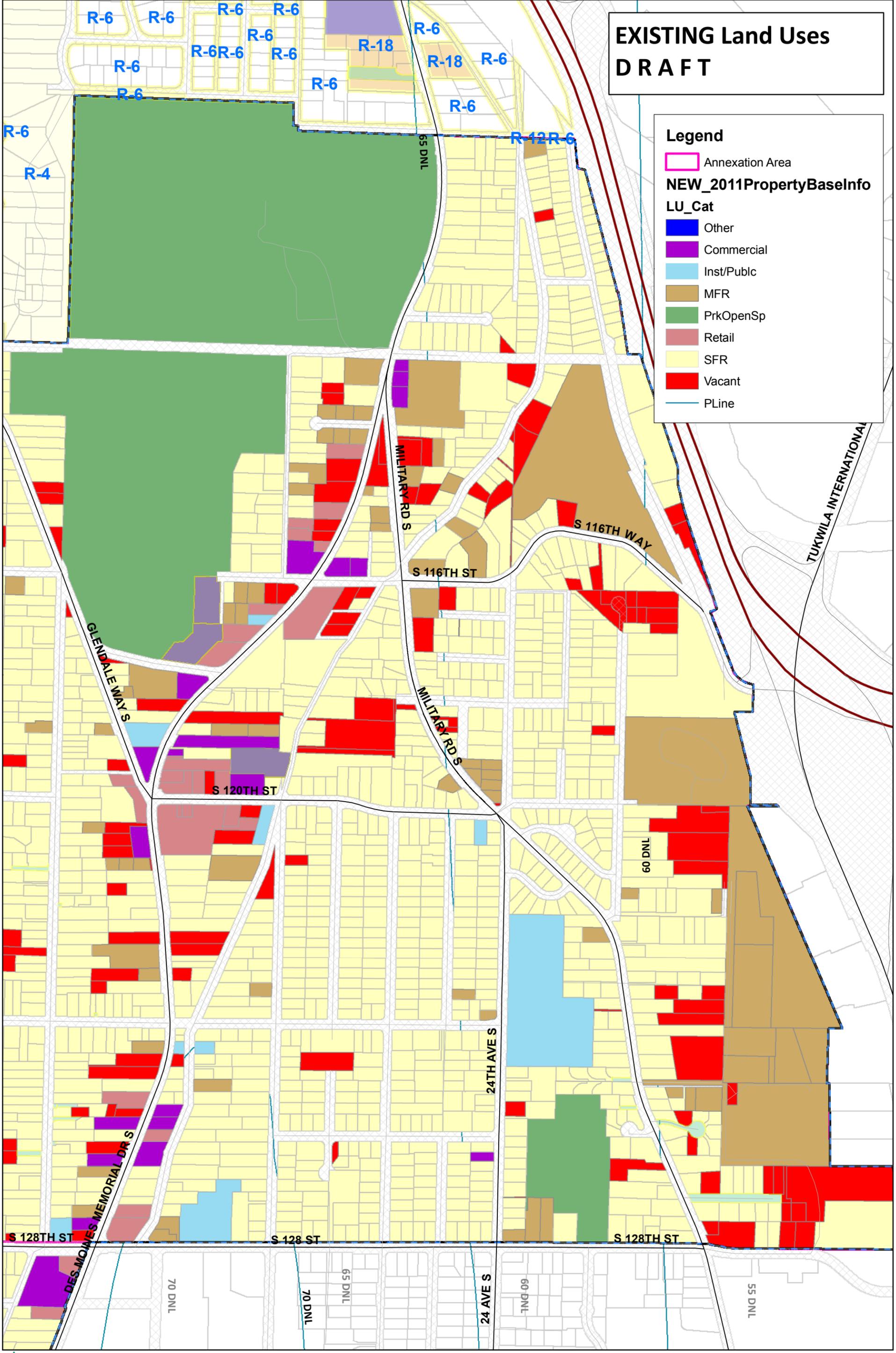
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- Annexation Area

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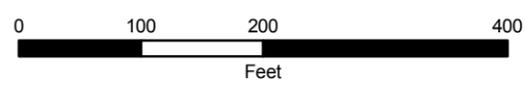
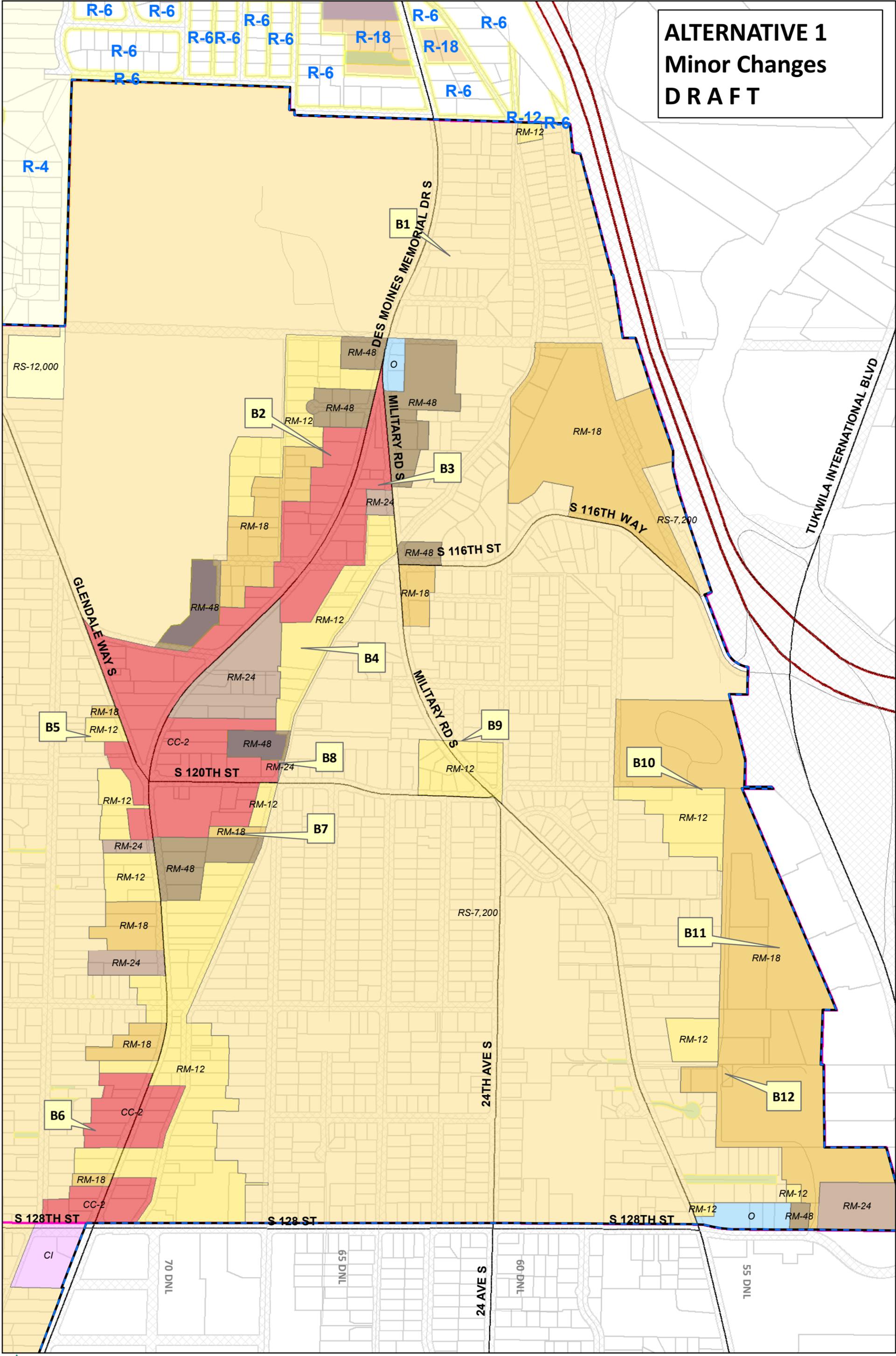
LU_Cat

- Other
- Commercial
- Inst/Public
- MFR
- PrkOpenSp
- Retail
- SFR
- Vacant
- PLine



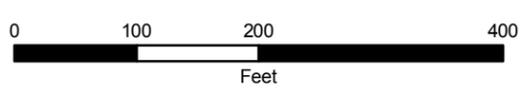
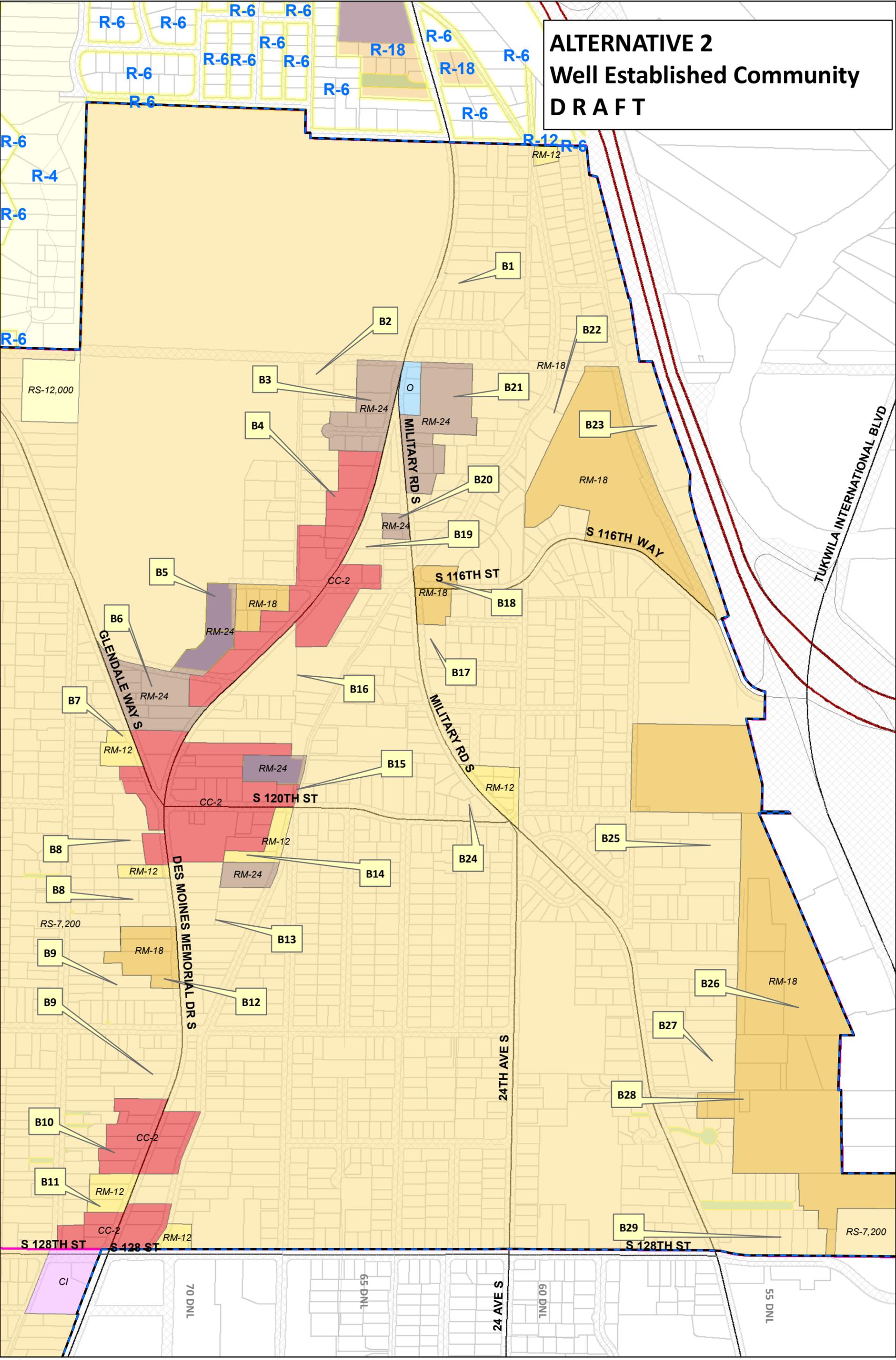
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ALTERNATIVE 1 Minor Changes DRAFT



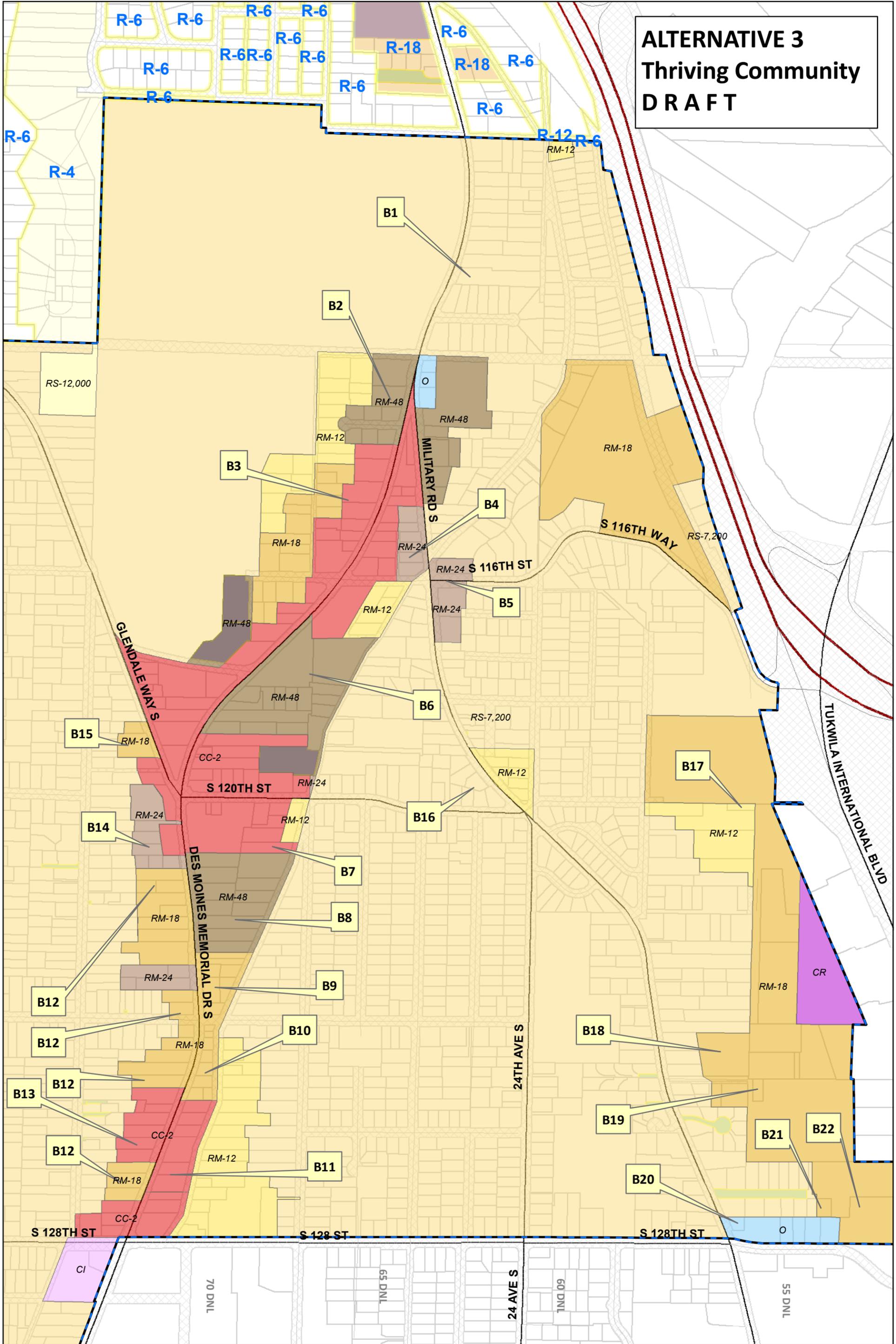
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ALTERNATIVE 2 Well Established Community DRAFT



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ALTERNATIVE 3 Thriving Community DRAFT



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EXISTING Land Uses DRAFT

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 Annexation Area

NEW_2011PropertyBaseInfo

LU_Cat

 Other

 Commercial

 Inst/Public

 MFR

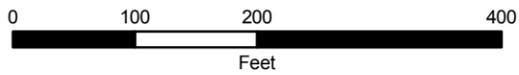
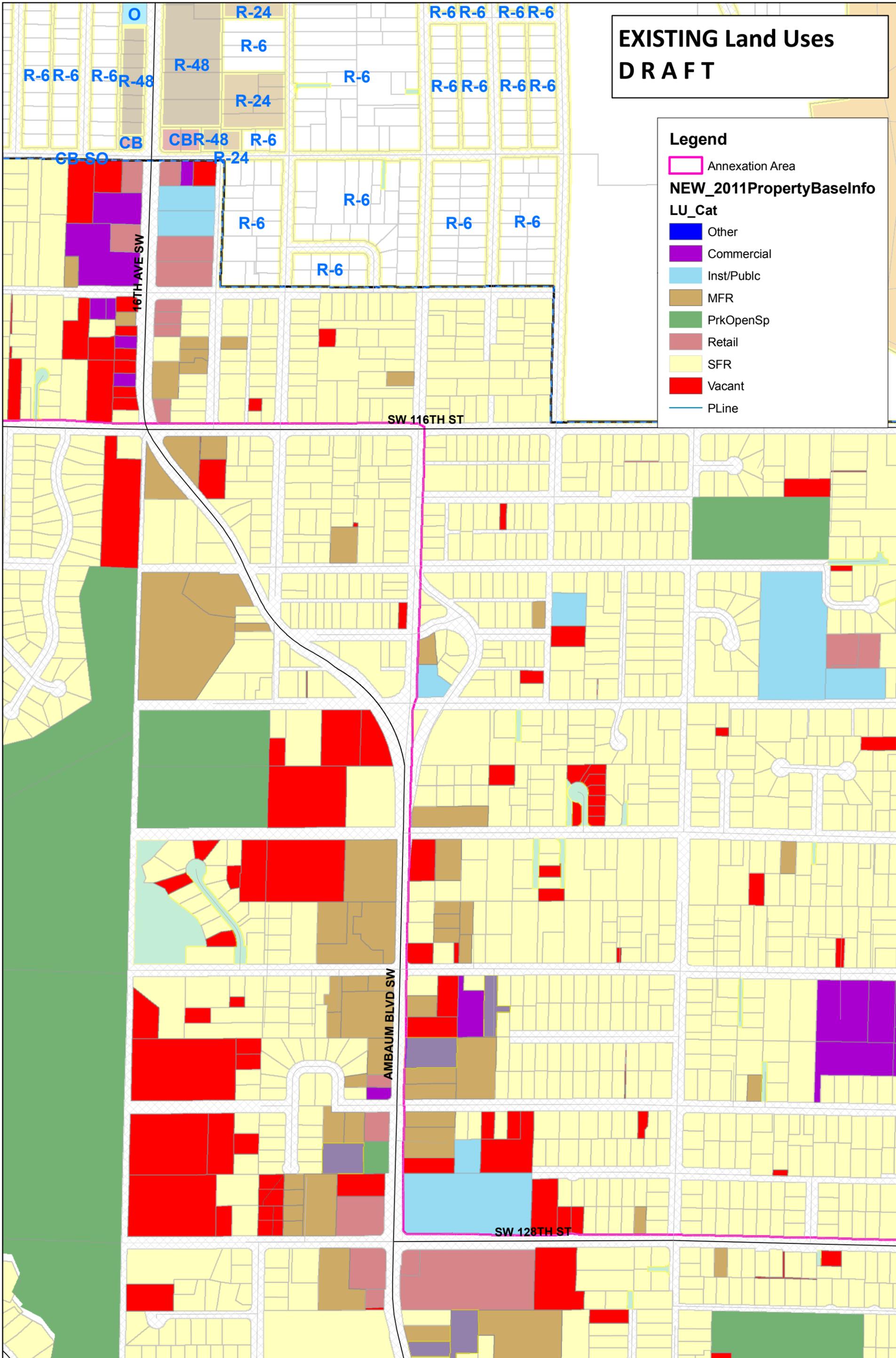
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 Retail

 SFR

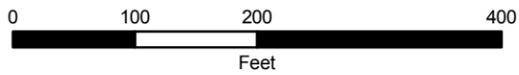
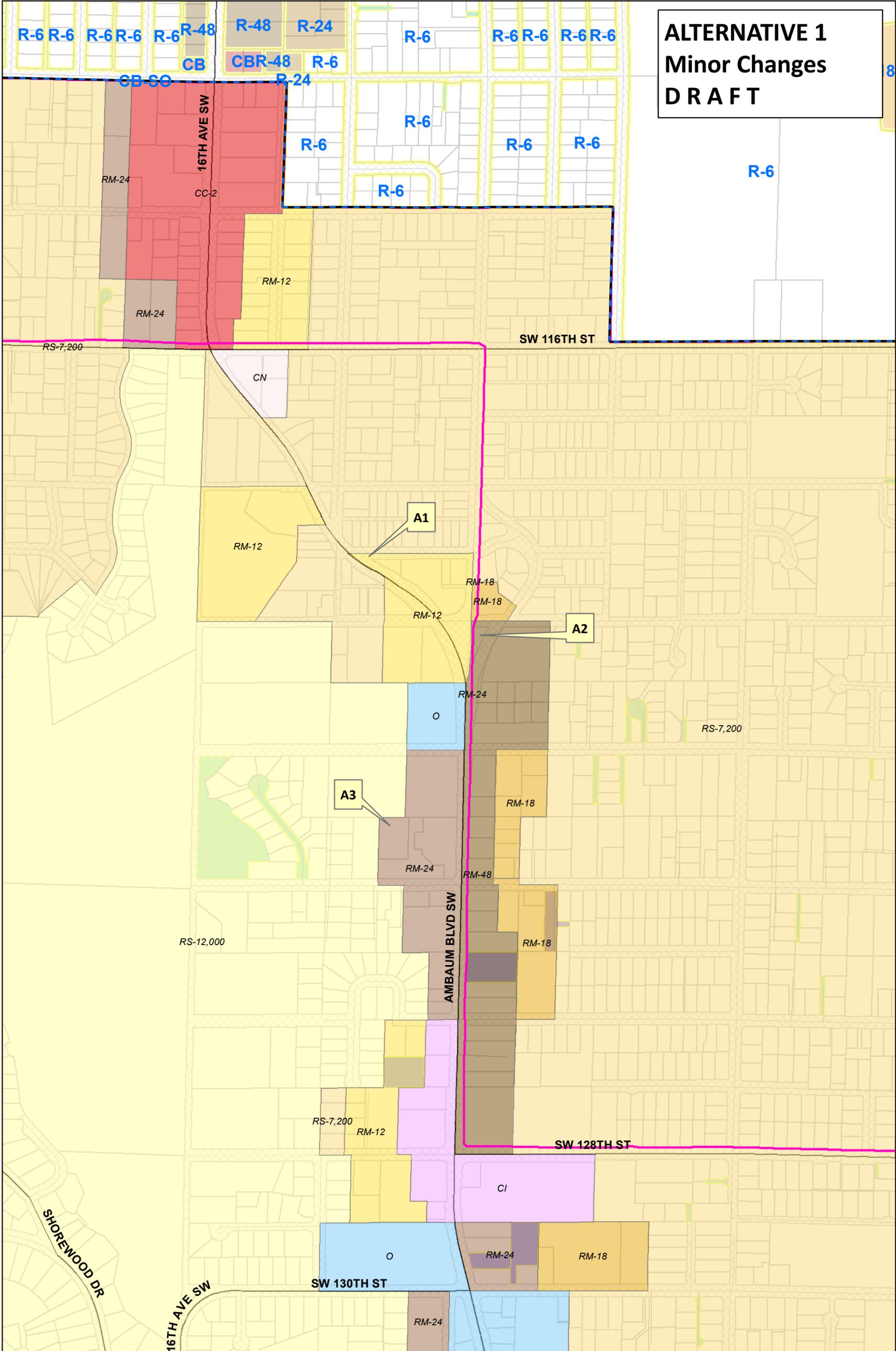
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 PLine



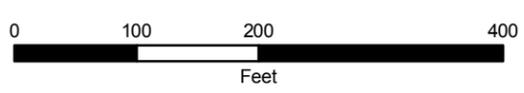
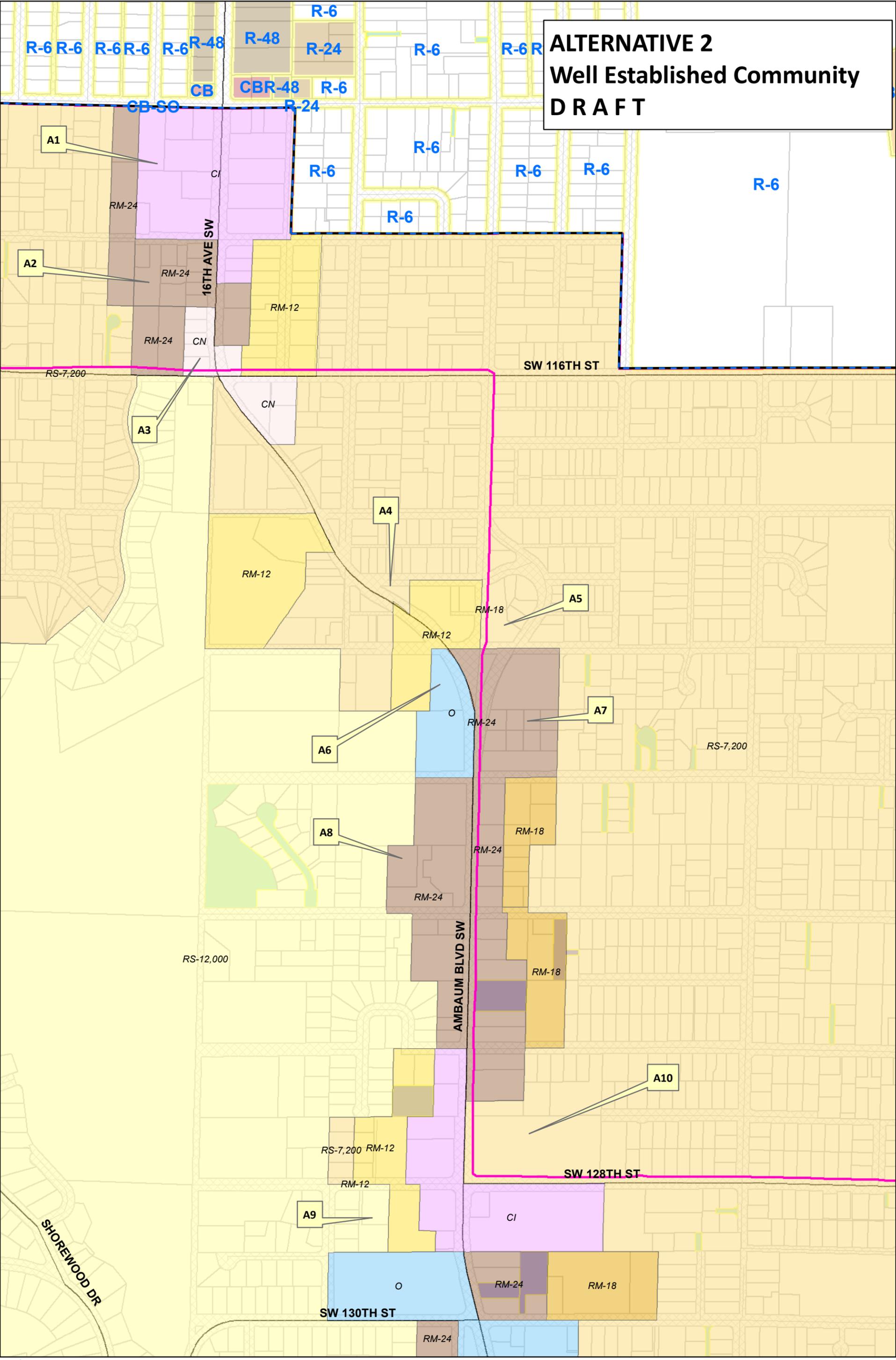
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**ALTERNATIVE 1
Minor Changes
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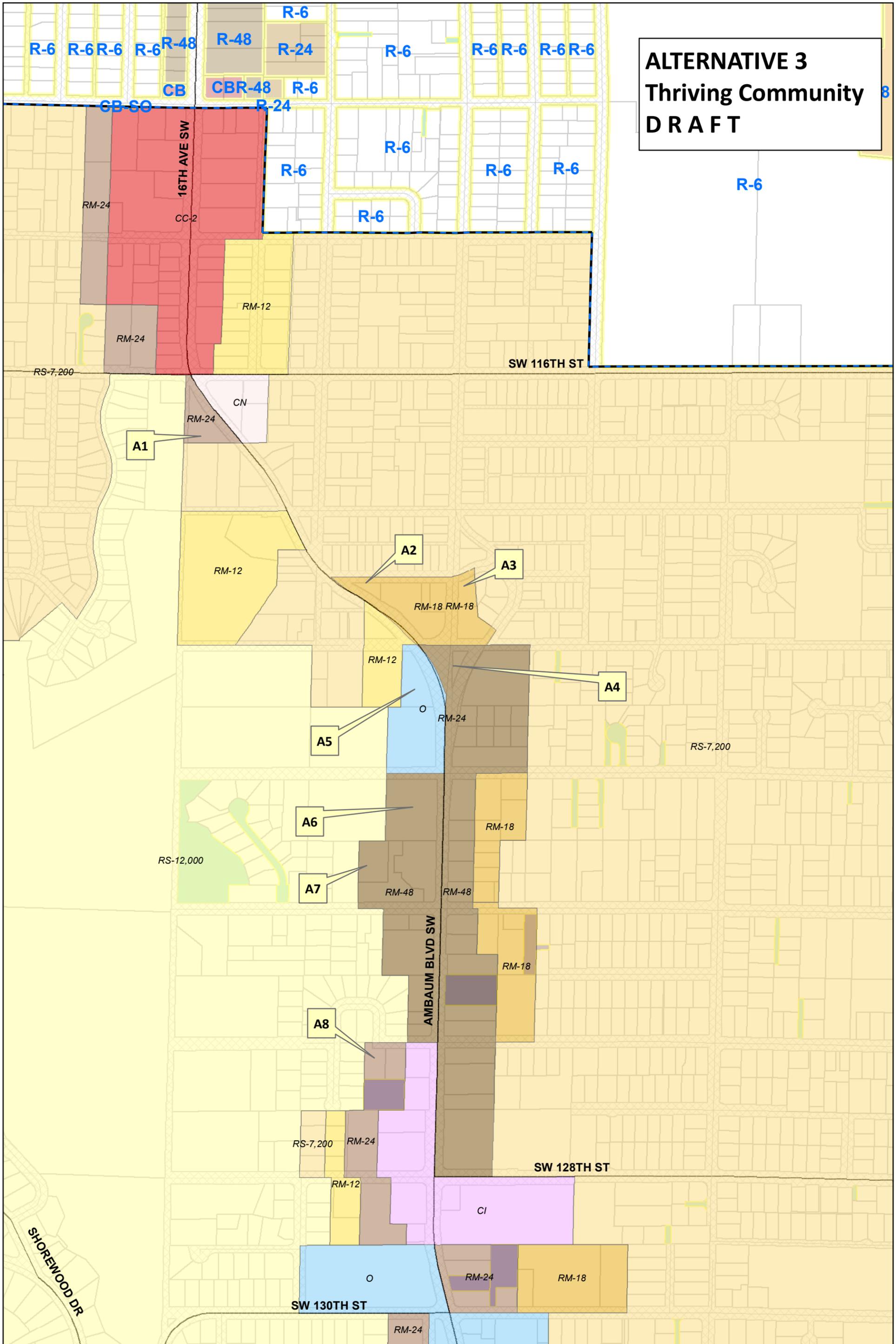
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ALTERNATIVE 2 Well Established Community DRAFT



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**ALTERNATIVE 3
Thriving Community
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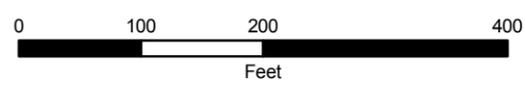
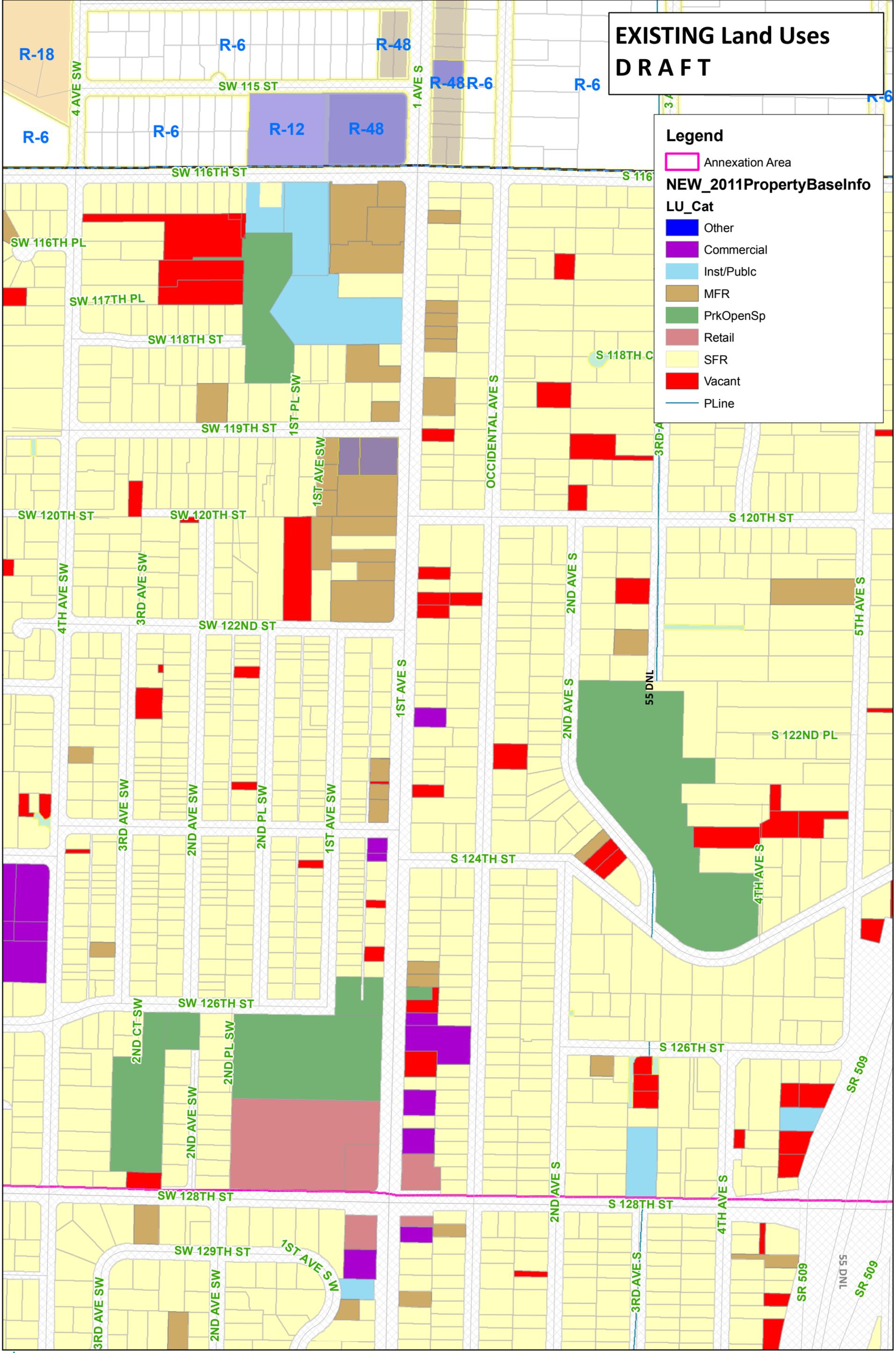
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- Annexation Area

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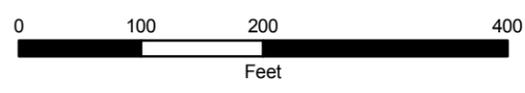
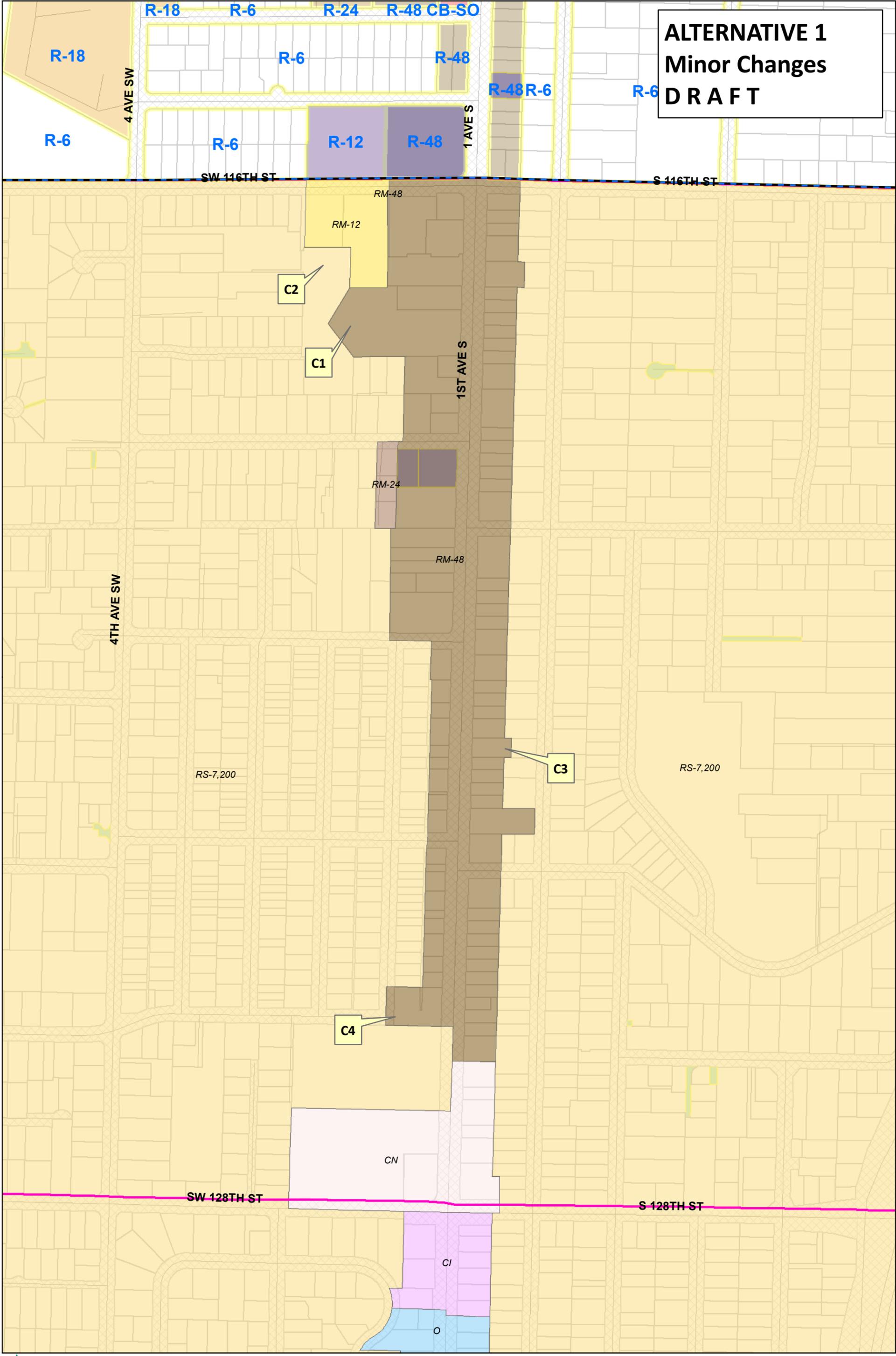
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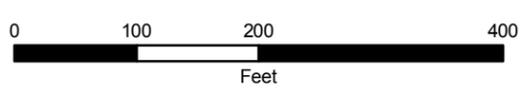
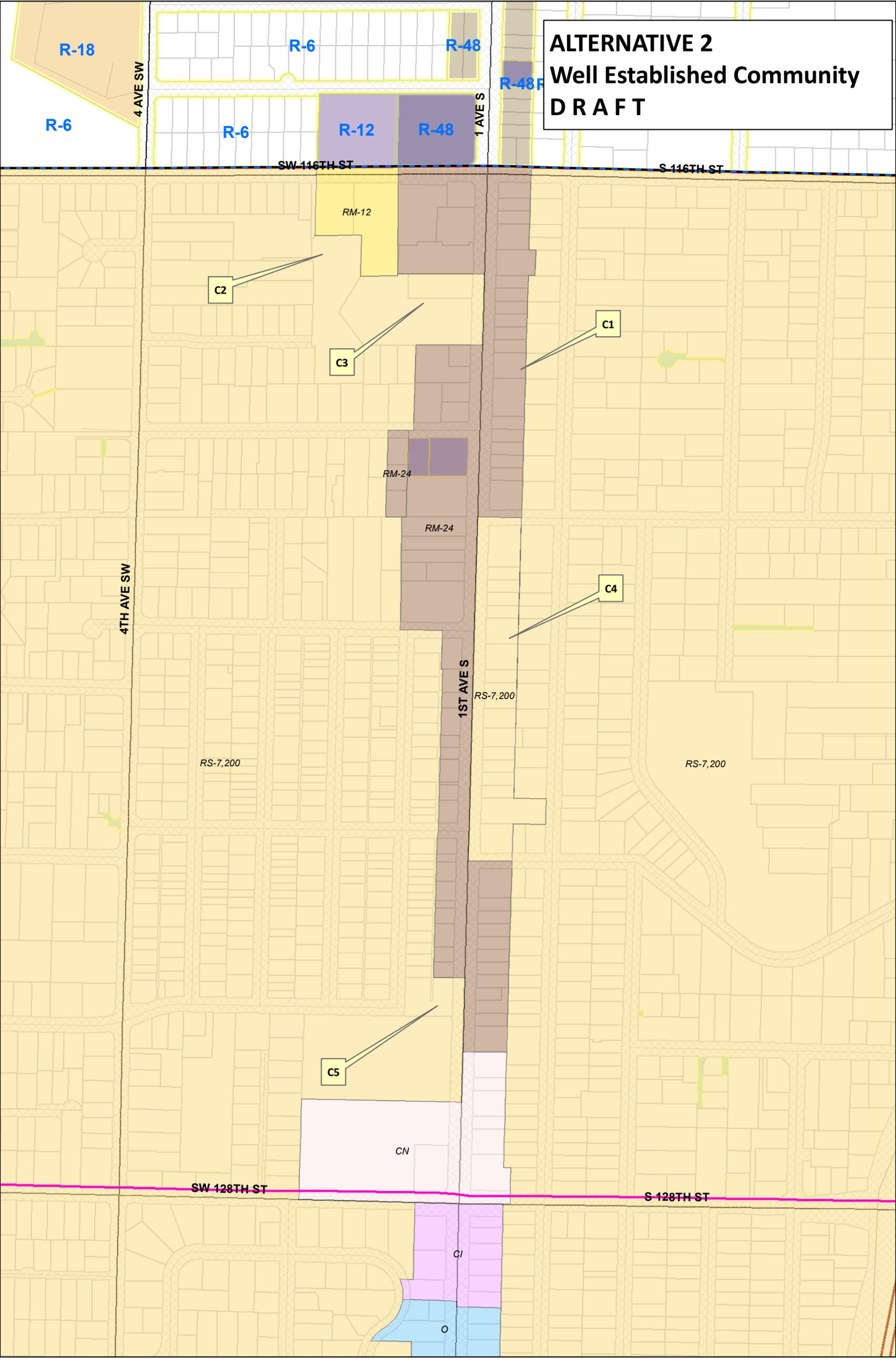
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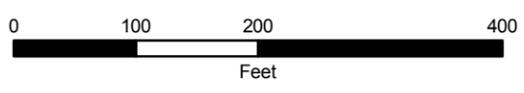
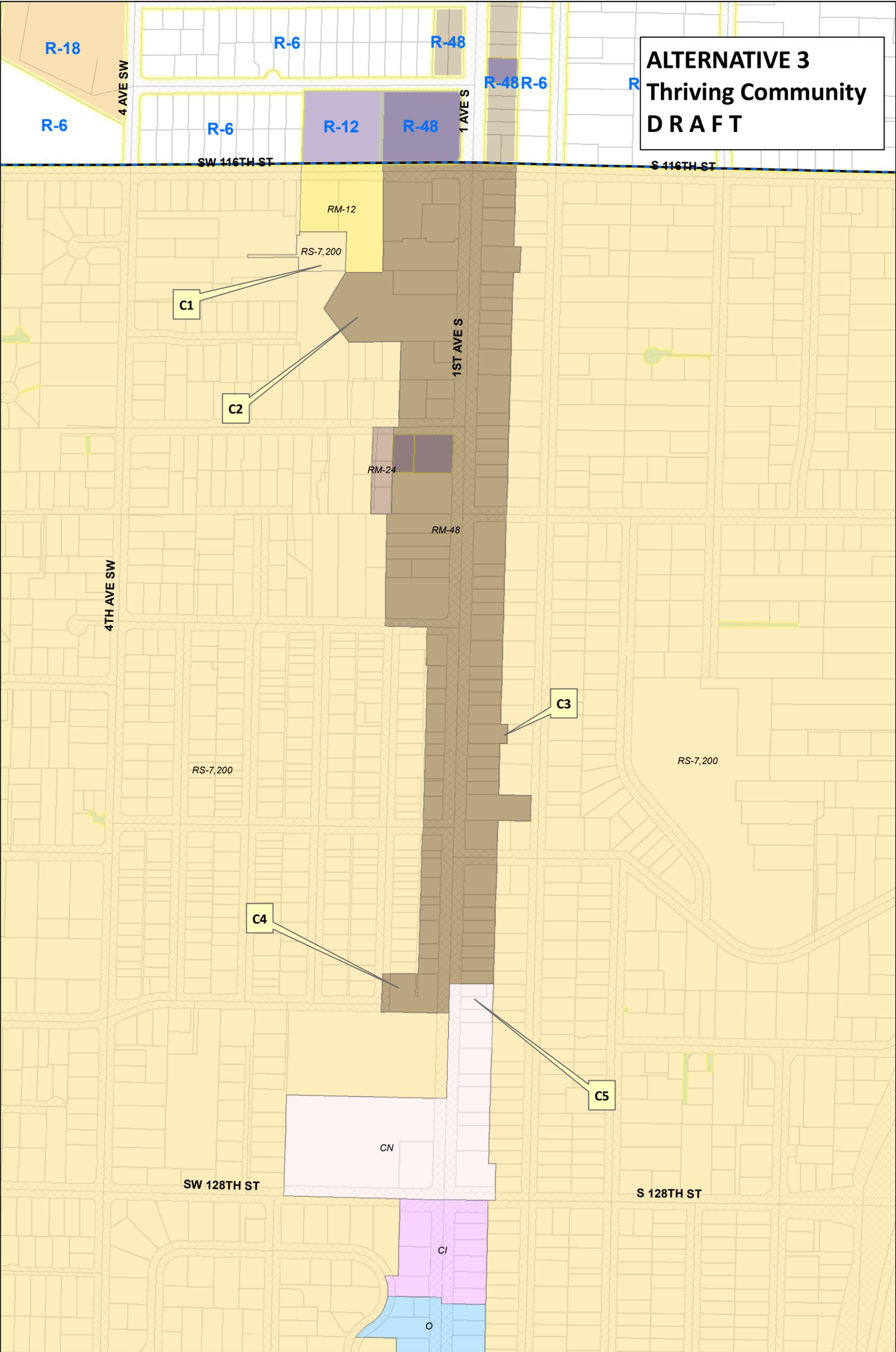
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ALTERNATIVE 2 Well Established Community DRAFT



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**ALTERNATIVE 3
Thriving Community
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