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Sept. 11, 2012

To Planning Commission / For Public Hearing

To Commissioners:

Attachment 1

- ① page 1 - There is no ~~LU-1~~ LU-1 attached to draft land use document. There is not all LU-1 in current Comp Plan Document - ^{include other names}
- ② ^{New} First item on chart is in conflict with Ordinance for Amendment to Comp Plans. It does not allow for correction of previous errors? Group Health would never have been allowed to expand under this introduction proposed - page 1.
- ③ Page 4 - first box - there is no Map 1-1?
- ④ Page 7 - Areas with wetlands cannot be allowed in the buildable lot size? They are covered in part with H₂O.
- ⑤ Page 9 - First box # 2 needs to be removed as the LU 2 map no longer applies per page 2 - This should not longer be a consideration into future Land Use decisions.
- ⑥ Consistently call things Maps or figures or cross reference both names to remove confusion.
- ⑦ Page 3-4 Attachment 2 - Keep shall in B11.3
C. Edgewood
Page 2~~1~~ Insert
Physical Public access prohibited.

McCULLOUGH HILL LEARY, PS

September 11, 2011

VIA HAND DELIVERY

Mr. Jim Clingan
Chair, Planning Commission
City of Burien
400 SW 152nd Street, Suite 300
Burien, Washington 98166

Re: Comprehensive Plan Update
Development of the “Node” Concept

Dear Commissioner Clingan:

The Planning Commission is continuing to explore the concept of “Commercial Nodes” as part of the City’s Comprehensive Plan update. We support the development of innovative policies that foster opportunity for attractive, compatible and strategically located business nodes serving the City’s residential neighborhoods. We are writing to encourage the Planning Commission’s consideration of the revised Business and Industrial Goals and Policies, especially in adding clarity, predictability and flexibility to ensure successful implementation of the Commercial Nodes concept. To ensure the City meets those policy goals, we request **two amendments as outlined below**.

The Commercial Node concept calls on the City to “provide a broad range of attractive and strategically located business activity centers/nodes. . . .” *See* Revised Goal BU.1. The City’s Comprehensive Plan Policies rely on the Commercial Node concept to identify locational criteria for the Neighborhood Center and Intersection Commercials zones; in both cases, these zones may be located at “low intensity commercial nodes.” *See* Revised Policies BU 1.3 and 1.4.

As proposed on the Commercial Nodes Concept Map, the nodes incorporate concentric circles of influence, indicating the possible walkable scope of commercial activity within each node. *See* Comprehensive Plan Figure 2LU-3. The proposed designation criteria in the revised Goals and Policies note the importance of the 1/8 mile walking radius for neighborhood services. Similarly, the Commercial Node Concept Map identifies a tight 1/8 mile inner circle surrounding each node.

In most cases, commercial zoning occupies most or all of the area within this 1/8 mile inner circle of the Commercial Nodes; but in a few cases, there are notable areas within the 1/8 mile inner circle not yet commercially zoned. In those latter cases, such as at the low-intensity Commercial

Node at 128th Street and 1st Avenue South (“128th Street Node”), the commercially-zoned area within the 1/8 mile inner circle is too small to support any commercial redevelopment consistent with the Node concept and the revised Goals and Policies. **To properly implement the Commercial Node concept, the designation criteria should acknowledge that lands lying within the 1/8 mile inner circle for a Commercial Node should be considered suitable for rezones to appropriate commercial designations, if proposed as part of a development plan for that Commercial Node.** In the few cases in which this new criterion would apply, it would allow the possibility of some very modest increases in commercial zoning, but ensure that the Commercial Node concept could be implemented as contemplated by the Planning Commission.

Further, additional clarity between the Commercial Node Concept Map and the proposed designation criteria would help ensure the predictability of the concept for future implementation. As currently drafted, the Intersection Commercial designation criteria may stymie Commercial Node development at the proposed 128th Street Node. *See* May 8, 2012 Commercial Node Concept Map.

The Intersection Commercial designation criteria state “[a]reas are located within 1/8 mile of Multi-Family Neighborhood land use designations as measured along an arterial...” Revised Policies BU 1.4. The Neighborhood Center designation criteria provide “[a]djacent residential designations shall predominately be Moderate Density Residential.” Revised Policies BU 1.3. However, the proposed 128th Street Node is currently contains Neighborhood Center, Intersection Commercial and Residential Single-Family 7200 zones. Multi-family residential uses appear to be outside the 1/8 mile Commercial Node radius. The 128th Street Node is uniquely situated to provide attractive, strategically located commercial uses for adjacent residential neighborhoods. **We encourage the Planning Commission to amend the designation criteria to ensure consistency between the proposed Commercial Nodes and their designation criteria.**

To ensure the Commercial Node concept is consistent with the Comprehensive Plan and state law, we request the Planning Commission amend the Intersection Commercial designation criteria to “Areas are located within 1/8 mile of Multi-Family Neighborhood or Neighborhood Center land use designations are measure along an arterial.”¹ This limited amendment will strengthen implementation of the Commercial Node concept at the 128th Street Node by ensuring consistency between the Comprehensive Plan and development regulations.

Today, 128th Street and 1st Avenue contains substantial Neighborhood Center development, including a ~47,500 sf. Albertsons’ grocery, adjacent to the existing Intersection Commercial zoning. Both the Neighborhood Center and Intersection Commercial land uses seek to provide convenient, low to moderate intensity commercial uses that meet the needs of Burien’s residents while protecting the neighborhood character. *See* BCC 19.15.015; 19.15.020. This proposed amendment

¹ The Growth Management Act (“GMA”) requires consistency between the City’s Comprehensive Plan and development regulations. *See* RCW 36.70A.040(d); *Woods v. Kittitas County*, 162 Wn.2d 597, 614, 174 P.3d 25 (2007).

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will ensure that convenient, compatible, multi-modal Commercial Node uses can be successful at the 128th Street Node in the future by leveraging the proximity to a Neighborhood Center use.

We appreciate the opportunity to provide comments on the draft Goals and Policies and Commercial Node concept and look forward to continuing a dialogue with the Department and the Planning Commission on these important issues.

Sincerely,



John C. McCullough

cc: Burien Planning Commission
Scott Greenberg, Burien Community Development Services

Enclosures: May 8, 2012 Planning Commission, Commercial Node Concept Map

