



Agenda Bill

City Council Special & Regular Meetings - 03 Dec 2018

Department

Community Development

Staff Contact

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Agenda Bill Title

Presentation and Discussion on the 2018 Comprehensive Plan Amendments.

Summary

On April 16, 2018 the City Council passed Resolution No. 398 establishing the 2018 Comprehensive Plan Amendment Docket and Work Program.

An introduction to the Planning Commission regarding the proposed Comprehensive Plan text amendments occurred on June 13, 2018 and Comprehensive Plan Map amendment requests occurred on September 26, 2018. Public hearings with the Planning Commission regarding both the text and map amendments were conducted on November 14, 2018. The Planning Commission recommended to the City Council approval of both the map and text amendments at their November 28, 2018 meeting to the City Council.

Public comments that were received and submitted in writing during Planning Commission review of the Comprehensive Plan Text and Map amendment requests are available for review electronically at <https://burienwa.civicweb.net/filepro/documents>.

The staff memos to the Planning Commission outlining the proposed text amendments and map amendment request are attached (see Attachments 3 & 4). The first memo provides explanations for each of the proposed Comprehensive Plan text amendments. The second memo provides supporting information for the four Comprehensive Plan map amendment requests (see Attachment 3). The staff recommendation reports on each of the four map amendment requests are included as Attachment 2, Exhibit C. To provide the City Council with more background and summaries of the public hearings, the Planning Commission meeting minutes through November 14, 2018 are attached (see Attachment 2, Exhibit A).

The map amendment requests are being split into two separate processes. The first step will be to consider the Comprehensive Plan map amendment requests, which are legislative actions. If the result of the Comprehensive Plan process is a change in the land use designation then second the step in the process will commence. This will be the consideration of a rezone and it could occur in early 2019 if the applicants choose to move forward with the rezone application. The City Council is the final decision maker on rezone requests.

An ordinance (Ord. 701) is attached for Council consideration at a future meeting. It contains and is consistent with the recommendations of the Burien Planning Commission.

FUTURE ACTIONS

December 3, 2017 - Discussion on Ordinance No. 701.

December 17, 2018 – Action on Ordinance No. 701.

Options

N/A

Advisory Board Recommendation

The Planning Commission recommended approval of the text amendments and the four requested Comprehensive Plan Map amendments on November 28, 2018. The Planning Commission and the BEDP jointly recommended approval of the Economic Development Element Text Amendment.

Administrative Recommendation

Receive the staff presentation and discuss proposed amendments in preparation for consideration of Ordinance No. 701 on December 17, 2018.

Suggested Motion

None required.

Fiscal Impact

FUND: N/A

COST OF PROPOSAL: N/A

AMOUNT BUDGETED: N/A

ADDITIONAL REQUIRED: N/A

Attachments

[Attachment 1 Resolution No. 398 Comprehensive Plan Docket with Exhibit A](#)

[Attachment 2 Ordinance No. 701 and Exhibits A-C](#)

[Attachment 3 Comprehensive Plan Text Amendment Staff Memos and Attachments](#)

[Attachment 4 Comprehensive Plan Map Amendment Staff Memos](#)

CITY OF BURIEN, WASHINGTON
RESOLUTION NO. 398

A RESOLUTION OF THE CITY OF BURIEN, WASHINGTON, RELATING TO THE COMPREHENSIVE PLAN OF THE CITY OF BURIEN, AS REQUIRED AND ADOPTED PURSUANT TO THE GROWTH MANAGEMENT ACT OF 1990, AS AMENDED (RCW CHAPTER 36.70A), AND AS ADOPTED PURSUANT TO RCW CHAPTER 35A.63; ESTABLISHING THE CITY'S 2018 COMPREHENSIVE PLAN AMENDMENT DOCKET AND WORK PROGRAM.

WHEREAS, the Burien City Council adopted the Comprehensive Plan of the City of Burien on November 17, 1997 as required by the Growth Management Act ("GMA") of 1990, as amended, and also adopted the Comprehensive Plan pursuant to RCW Chapter 35A.63; and

WHEREAS, the Growth Management Act authorizes the City to amend the Comprehensive Plan on an annual basis and requires cities to periodically conduct a thorough review of their plans and regulations to ensure they are consistent with changes in the Act; and

WHEREAS, in 2014 the City of Burien completed the last phase a thorough Growth Management Act review and completed its last annual amendment process in December of 2015; and

WHEREAS, the City of Burien in 2011 conducted a Visioning process and desires to incorporate this vision into its Comprehensive Plan; and

WHEREAS, the City of Burien intends to update its Comprehensive Plan to comply with relevant State, regional and county planning documents; and

WHEREAS, the City of Burien followed public participation procedures as set forth by BMC 19.65.095; and

WHEREAS, on December 31, 2017 the City of Burien issued a Notice of Comprehensive Plan Review and Update, informing the general public of the update and how they may participate in establishing the scope of work; and

WHEREAS, on March 14, 2018, the City of Burien Planning Commission held a public meeting to allow for interested parties to comment on a draft docket and on March 28, 2018 and made a recommendation to the Burien City Council; and

WHEREAS, the City Council held a public meeting to consider requests for amending the Comprehensive Plan; and

WHEREAS, the City of Burien received four (4) citizen initiated amendment requests, which are included in the Docket and Work Program attached hereto as Exhibit A.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. 2018 Comprehensive Plan Amendment Docket Adopted. The City Council directs City staff and the Planning Commission to analyze, study, and make recommendations to City Council on the items listed on the Docket and Work Program attached hereto as Exhibit A.

PASSED BY THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, AT A REGULAR MEETING THEREOF THIS 16TH DAY OF APRIL, 2018.

CITY OF BURIEN
/s/ James Matta, Mayor

ATTEST/AUTHENTICATED:
/s/ Monica Lusk, City Clerk

Approved as to form:
/s/ Lisa Marshall, City Attorney

Filed with the City Clerk: April 16, 2018
Passed by the City Council: April 16, 2018
Resolution No. 398

RESOLUTION 398—EXHIBIT A
2018 COMPREHENSIVE PLAN AMENDMENTS
DOCKET AND WORK PROGRAM
April 16, 2018

2018 Prioritized Comprehensive Plan Docket Items

Item No.	Priority	Topic	Item Description/Background
1	H	Integrate required elements of Vision 2040 <ul style="list-style-type: none"> • Document how housing and employment targets were extended to 2035. • Reference the Transportation Master Plan to include the supporting technical analysis on existing conditions and analysis of the system addressing the GMA requirements. • Support the updates to the Housing Element by: <ul style="list-style-type: none"> - Preparing an inventory and needs analysis. - Considering the “missing middle” element including possible goals and policies. 	Ongoing docket item. To best compete for grants and other funding sources Burien’s document must be certified by PSRC. This requires the plan to include goals and policies that align and are consistent with this regional planning document. (modified by City Council on April 2, 2018)
2	H	Comply with applicable State Environmental Policy Act Review Requirements.	Ongoing docket item. SEPA processes must be followed each update cycle.
3	H	Update Economic Development Element consistent with City Council adopted economic development priorities.	The economic development element should be updated to incorporate all the work completed over the past year regarding economic development and to formalize the policy direction contained therein.
4	H	Streamline Plan, combine or eliminate goals and/or policies as needed or are no longer applicable.	Ongoing docket item. The City continually evaluates the plan for opportunities to streamline and simplify its contents.

5	H	Update Downtown section in coordination with preparation of a Growth Center Plan (following TS completion in 2017).	A PSRC required item. Regional Growth Center plans are required by PSRC. (Added in 2015). The item was initially scheduled to coincide with Town Square completion, but given delays in the developments progress the item has been moved further into the future. Some components of the plan may be able to start earlier than indicated here and be supported by the outcomes of the downtown Mobility Study.
6	H	Review and potentially modify Accessory Dwelling Unit related goal and policy language.	Added based on City Council Direction on March 19, 2018.
7	H	Comprehensive Plan Map amendment request from Robert Moore (owner). File No. PLA 18-0433. Change designation of one parcel from Moderate Density Residential Neighborhood to Low Density Multifamily Neighborhood.	Individual amendment request (legislative).
8	H	Comprehensive Plan Map amendment request from George Wu (owner). File No. PLA 18-0510. Change designation of one parcel from Moderate Density Residential Neighborhood to Moderated Density Multifamily Neighborhood.	Individual amendment request (legislative).
9	H	Comprehensive Plan Map amendment request from Imelda Miles and Daniel Asseta (owners). File No. PLA 18-0528. Change designation of five(5) parcels from Office to Moderate Density Residential Neighborhood to Regional Commercial.	Individual amendment request (legislative).
10	H	Comprehensive Plan Map amendment request from Burien Hill, LLC (owner). File No. PLA 18-0533. Change designation of one parcel from Office to High Density Multifamily Neighborhood.	Individual amendment request (legislative).
11	H	Address the Neighborhood Plan Element Chapter 2.12 by developing guidelines and polices for plan development.	Added by City Council on April 2, 2018

Ref. No.	INDIVIDUAL PROPOSED AMENDMENTS	Proposed By
2018-1	<p>Comprehensive Plan Map Amendment Request</p> <p>Parcel No.: 336140-0020</p> <p>Addresses: 11246 8th Avenue South</p> <p>File No. PLA 18-0433</p> <p>Request: Comprehensive Plan change from Moderate Density Residential Neighborhood to Low Density Multifamily Neighborhood.</p>	Robert Moore (Owner)
2018-2	<p>Comprehensive Plan Map Amendment Request</p> <p>Parcel No.: 098500-1040</p> <p>Addresses: 12419 Des Moines Memorial Drive South</p> <p>File No. PLA 18-0510</p> <p>Request: Comprehensive Plan change from Moderate Density Residential Neighborhood to Moderate Density Multifamily Neighborhood.</p>	George Wu (Owner)
2018-3	<p>Comprehensive Plan Map Amendment Request</p> <p>Parcel Nos.: 092304-9039, 092304-90415, 092304-90405, 092304-90369, 092304-90455</p> <p>Addresses: 2806-2828 South 128th Street</p> <p>File No. PLA 18-0528</p> <p>Request: Comprehensive Plan change from Office to Moderate Density Multifamily Neighborhood.</p>	Imelda Miles and Daniel Asseta (owners)
2018-4	<p>Comprehensive Plan Map Amendment Request</p> <p>Parcel No.: 783580-0100</p> <p>Addresses: 12845 Ambaum Boulevard SW</p> <p>File No. PLA 18-0533</p> <p>Request: Comprehensive Plan change from Office to High Density Multifamily Neighborhood.</p>	Burien Hill, LLC

CITY OF BURIEN, WASHINGTON

ORDINANCE NO. 701

AN ORDINANCE OF THE CITY OF BURIEN, WASHINGTON, RELATING TO 2016 COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS, ADOPTING FINDINGS, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council adopted the Comprehensive Plan of the City of Burien on November 17, 1997, pursuant to RCW Chapter 35A.63 and as required by the Growth Management Act ("GMA") of 1990, as amended; and

WHEREAS, the City Council adopted Resolution No. 398 on April 16, 2018, which established the docket of possible Comprehensive Plan amendments to be considered as part of the City's annual amendment package; and

WHEREAS, the Business and Economic Development Committee was tasked with updating the Economic Development element and held a joint meeting with the Planning Commission and the Arts Commission, on February 28, 2018 to discuss proposed changes to the Economic Development element of the Comprehensive Plan; and

WHEREAS, public notice was provided and the City of Burien Planning Commission held five public hearings on November 14, 2018 pertaining to proposed comprehensive plan text and four map amendment requests; and

WHEREAS, the City Council has received recommendations from the Planning Commission regarding the proposed amendments as attached hereto as Exhibit B; and

WHEREAS, the City Council held public meetings on February 28, June 13, July 25, August 22, September 26, October 10, October 24, November 14, and November 28 to discuss the proposed amendments; and

WHEREAS, the City of Burien has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; and

WHEREAS, the City of Burien provided the proposed comprehensive plan amendments to the Washington State Department of Commerce on September 28, 2016 and did not receive comments; and

WHEREAS, based on careful consideration of the facts and law, including without limitation, the King County Countywide Planning Polices, public testimony and the records and files on file with the office of the City Clerk including the following:

- Exhibit A Planning Commission meeting minutes of February 28, June 13, July 25, August 22, September 26, October 10, October 24, November 14, and November 28, 2018;
- Findings and Recommendations as recommended by the Planning Commission (attached Exhibits B & C)
Exhibit B - Comprehensive Plan Amendments includes text

Exhibit C1 - PLA 18-0533, Burien Hill LLC, Comprehensive Plan Map Amendment
Request Staff Recommendation Report

Exhibit C2 - PLA 18-0510, George Wu, Comprehensive Plan Map Amendment Request
Staff Recommendation Report

Exhibit C3 - PLA 18-0433, Robert Moore, Comprehensive Plan Map Amendment
Request Staff Recommendation Report

Exhibit C4 - PLA 18-0528, Miles and Assefa, Comprehensive Plan Map Amendment
Request Staff Recommendation Report;

EXHIBIT NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, DOES
ORDAIN AS FOLLOWS:

Section 1. The City Council finds that approval of amendments to the Comprehensive Plan text attached hereto as Exhibit A and amendments to the Comprehensive Plan and Zoning Maps attached hereto as Exhibit C comply with the requirements of the Washington State Growth Management Act and the City of Burien Zoning Code;

Section 2. Amendments to the Comprehensive Plan Text. The City Council hereby adopts the amendments to the Burien Comprehensive Plan Text, attached as Exhibit A, and further adopts the findings in support of said amendments, attached as Exhibit B, which Exhibits A and B are incorporated by this reference as if fully set forth herein

Section 3. Amendments to the Comprehensive Plan. The City Council hereby adopts the amendments to the Burien Comprehensive Plan Map, attached as Exhibit C, and further adopts the findings in support of said amendments, attached as Exhibit D, which Exhibits C and D are incorporated by this reference as if fully set forth herein.

Section 4. Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 5. Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, AT A REGULAR MEETING THEREOF THIS ____ DAY OF _____, 2018.

CITY OF BURIEN

Jimmy Matta, Mayor

ATTEST/AUTHENTICATED:

Monica Lusk, City Clerk

Approved as to form:

Lisa Marshall, City Attorney

Filed with the City Clerk:

Passed by the City Council:

Ordinance No.:

Date of Publication:

EXHIBIT A

City of Burien

BURIEN PLANNING COMMISSION
February 28, 2018
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, watch the video-stream available at <http://burien.vod.castus.tv/vod/>.

CALL TO ORDER

Chair Curtis Olsen called the February 28, 2018, meeting of the Burien Planning Commission to order at 7:10 p.m.

ROLL CALL

Present: Kim Davis, Butch Henderson, Anna Markee, Kaelene Nobis, Curtis Olsen, and Douglas Weber

Absent: Amy Rosenfield, excused

Administrative staff present: Chip Davis, Community Development director; Andrea Snyder, Economic Development manager; Chris Craig, Economic Development specialist; Gina Kallman, Cultural Arts supervisor; and Casey Stanley, Recreation manager.

AGENDA CONFIRMATION

Direction/Action

Motion was made by Vice Chair Nobis and seconded by Commissioner Henderson to confirm the agenda. **Motion carried 6-0.**

APPROVAL OF MINUTES

Direction/Action

Motion was made by Vice Chair Nobis and seconded by Commissioner Henderson to approve the minutes of the January 10, 2018, meeting. **Motion carried 6-0.**

PUBLIC COMMENT

None.

JOINT MEETING WITH BUSINESS AND ECONOMIC DEVELOPMENT PARTNERSHIP AND ARTS COMMISSION

Andrea Snyder, Economic Development manager, asked the participants to introduce themselves. Present from the Business and Economic Development Partnership (BEDP) were: Jay Hasbrouck, chair; Nancy Scholl, vice chair; Rodolfo Hernandez McIntyre; Pier David; Gary Crane; Dan Poiree; and Joshua Halpin. Present from the Arts Commission were: Gaylloyd Sisson, Kathy Justin and Dane Johnson.

Following the introductions, the chair or a representative from each group spoke about their group's charter, how the group interfaces with the City, the group's work plan and some of the successes the group has had. Mr. Hasbrouck said the BEDP is tasked with developing good relationships with the business community, including business attraction and retention. He said the group currently is working on targeted business attraction and also is examining 153rd Street in the downtown and how it can fit into the downtown vision.

Dane Johnson explained that the Arts Commission assists the Parks, Recreation and Cultural Services Department in administering the City's annual Arts and Culture Fund, as well as providing feedback on the needs of the Burien arts community. He said the commission also seeks to bring the arts to underserved communities.

Mr. Olsen said the Planning Commission studies a wide variety of issues relating to land use planning in Burien and helps flesh out proposed codes or amendments before they are forwarded to the City Council for action. He noted that the commission receives public comment as the topics make their way through the process, and added that he hopes that relieves some of the pressure on the City Council when it is asked to make decisions on the proposals.

Ms. Snyder reviewed the importance of the Comprehensive Plan for the city, from its vision for the future to it being the basis for the allocation of resources to it providing documentation of the City's intentions when applying for grants to fund projects and initiatives. She noted that the Economic Development Element of the Comprehensive Plan currently is under review by the BEDP for revision. She said the three groups are gathered together this evening because economic development policies intersect with the arts and with land use planning.

Mr. Davis presented a brief overview of what makes a well-written comprehensive plan policy. He said a comprehensive plan paints a picture of what a community wants to achieve as a city. He said a well-written comprehensive plan policy is specific enough to draw a clear picture of the end goal, while being realistic about what can be achieved within the 20- to 30-year timeline of the plan. A good policy, he added, needs to be adaptable to changing situations, measurable, achievable and time bound.

Ms. Snyder explained that the first steps this evening are revising and deleting policies that no longer are useful. In the first breakout session, she asked the Arts Commission members to stay together because there are specific policies relating to the arts that she would like them to focus on, and directed them to page 3 of the attachment to the meeting memo. She assigned the other policies to the other participants, who were split into five groups. The groups then moved to a breakout session of approximately 40 minutes.

Ms. Snyder had each group then give a short summary of its deliberations.

Ms. Snyder asked each group to spend the next 10 minutes brainstorming any ideas for new policies that they felt were missing from the set of policies they reviewed in the first exercise. She said the ideas would be discussed at a later date, citing the need for the meeting to end by the time the building closes at 9 p.m.

When the participants were back at the table, Ms. Snyder explained that all their notes will be compiled into one document for future discussion. She noted that the Planning Commission is considering sending a representative to future BEDP and Arts Commission meetings to stay plugged in to the process of policy development at that level. She added that the BEDP will be providing policy recommendations to the Planning Commission for comment and further consideration prior to the commission forwarding them to the City Council for action.

ADJOURNMENT

Direction/Action

Commissioner Henderson moved for adjournment; Commissioner Davis seconded the motion. **Motion carried 6-0.** The meeting adjourned at 9:03 p.m.

APPROVED: March 28, 2018


Curtis Olsen, chair
Planning Commission

City of Burien

BURIEN PLANNING COMMISSION
June 13, 2018
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, watch the video-stream available at <http://burien.vod.castus.tv/vod/>.

CALL TO ORDER

Chair Curtis Olsen called the June 13, 2018, meeting of the Burien Planning Commission to order at 7:01 p.m.

ROLL CALL

Present: Hugo Garcia, Christopher Guizlo, Kate Kelly, Kaelene Nobis and Curtis Olsen

Absent: Kim Davis and Anna Markee, excused

Administrative staff present: Chip Davis, Community Development Department director; Thara Johnson, senior planner; Andrea Snyder, Economic Development manager

AGENDA CONFIRMATION

Motion was made by Commissioner Guizlo and seconded by Commissioner Garcia to confirm the agenda. **The vote was 5 in favor, 0 against.**

APPROVAL OF MINUTES

Motion was made by Commissioner Guizlo and seconded by Commissioner Garcia to approve the minutes of the May 23, 2018, meeting. **The vote was 5 in favor, 0 against.**

PUBLIC COMMENT

None.

NEW BUSINESS

A. Staff/BEDP Presentation and Discussion – Comprehensive Plan Amendment Economic Development Element

Andrea Snyder, Economic Development manager, and Nancy Scholl, vice chair of the Burien Business and Economic Development Partnership (BEDP), presented the BEDP's recommended changes to the Economic Development Element of the Comprehensive Plan. Ms. Scholl said the recommendations are the culmination of months of work by the BEDP, with input from the Planning Commission and Arts Commission at their joint meeting last February.

Commissioner Kelly noted the proposed recommendations make no mention of parks as being an attractive feature in attracting economic development to Burien. Ms. Snyder said parks and recreation as a whole are addressed in the Parks, Recreation and Open Space chapter of the Comprehensive Plan, adding that parks are mentioned in several of the proposed policies being presented tonight.

Discussion about the term "diverse housing" focused on housing type and affordability; the term "livability" in the policies, Ms. Snyder noted, referred to being a place where people want to live, work and play. Mr. Davis added that the mention of housing and livability in the Economic Development Element is to show the interconnectedness of what economic development success looks like in terms of the work place and livability in the community.

Chair Olsen and Vice Chair Nobis both praised the proposed policies and the experience of the joint commission brainstorming meeting in February. Ms. Nobis said she believes the element is complete and gives appropriate nods to the related elements of the Comprehensive Plan that then go into greater depth on their topics, with appropriate nods to the Economic Development Element.

In response to a question from Commissioner Guizlo, Ms. Snyder explained the concept of economic clusters as referred to in Goal ED 4 as being industry-based rather than location based.

Commissioner Garcia asked if areas other than the downtown have been considered for economic development efforts. Ms. Snyder said the central business district (CBD) contains the highest concentration of businesses and commercial properties and is the urban center, giving it the most potential for development and redevelopment. She said it is a common economic development strategy to begin by focusing on the area with the highest potential densities before moving outward to other areas. She also noted the recent development activity in the Northeast Redevelopment Area (NERA), which is intended to bring industrial, manufacturing and/or distribution jobs to Burien to offset losing the housing in that area because of the airport's third runway. Ms. Snyder said a lot of good investment happening in the other areas in town, such as Boulevard Park, but it is on more of a neighborhood scale.

Mr. Davis added that the Boulevard Park area, annexed into the city of Burien in 2011, has been identified as an area of focus that may be studied and specific policies may be developed for the area in the near future.

Chair Olsen offered a few suggestions he felt would improve the policies, including adding "and support" to policies that advocate establishing something. He advocated for metrics whenever possible.

Commissioner Guizlo asked that the boards and commissions be included in Policy 10.1, "Provide periodic reports to Council..." and agreed with Chair Olsen that the key economic development indicators listed in Policy ED10.3 include closed businesses, dropout rates and other contrasts. Ms. Snyder responded that the indicators listed are just the minimum and that she and her staff continually look at and report on many more factors. Commissioner Guizlo added that he agrees with Commissioner Kelly that parks need to be emphasized as assets.

Direction/Action

Motion was made by Commissioner Guizlo and seconded by Commissioner Kelly to accept the draft Economic Development Element. **The vote was 5 in favor, 0 against.**

B. Staff Presentation and Discussion – Comprehensive Plan Urban Center Element Scope

Thara Johnson, senior planner, reviewed some of the comments staff received on the Urban Center Element scope at the commission's previous meeting and noted that this meeting packet includes a revised scope reflecting those comments.

Ms. Johnson said staff is proposing to give the City Council a briefing on the scope at its July 2nd meeting and intends to release the Request for Proposals (RFP) the following week.

Commissioner Garcia asked that nonprofit groups and social service providers be added to the list of target stakeholder groups listed under the heading "Phase 2 Stakeholder and Business Outreach."

Chair Olsen said he'd like the first bullet point in "Phase 3 Urban Center Plan Content" to be amended to read "...thereby minimizing the negative effects of gentrification" or something similar.

Mr. Davis noted that staff intends to have the consultant selected and the project launched by the first part of September.

OLD BUSINESS

None.

PLANNING COMMISSION COMMUNICATIONS

Commissioner Garcia noted that he is going to a training in North Bend the following evening and invited the other new members of the commission to join him.

DIRECTOR'S REPORT

Mr. Davis told the commissioners that they will be very busy this summer and encouraged them to let staff know as far in advance as possible if they are unable to attend a meeting.

ADJOURNMENT

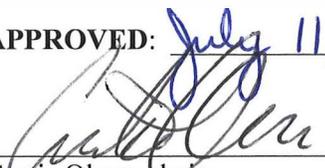
Direction/Action

Motion to adjourn the meeting as made by Commissioner Garcia and seconded by Commissioner Nobis.

The vote was 5 in favor, 0 against. The meeting adjourned at 8:47 p.m.

APPROVED:

July 11, 2018



Curtis Olsen, Chair
Planning Commission

City of Burien

BURIEN PLANNING COMMISSION July 25, 2018 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, watch the video-stream available at <http://burien.vod.castus.tv/vod/>.

CALL TO ORDER

Chair Olsen called the July 25, 2018, meeting of the Burien Planning Commission to order at 7:01 p.m.

ROLL CALL

Present: Christopher Guizlo, Anna Markee, Kaelene Nobis and Curtis Olsen

Absent: Kim Davis, Hugo Garcia and Kate Kelly, excused

Administrative staff present: Chip Davis, Community Development Department director; Thara Johnson, senior planner; Colleen Brandt-Schluter, Human Services manager

AGENDA CONFIRMATION

Motion was made by Commissioner Nobis and seconded by Commissioner Guizlo to confirm the agenda. **The vote was 4 in favor, 0 against.**

APPROVAL OF MINUTES

Motion was made by Commissioner Nobis and seconded by Commissioner Markee to approve the minutes of the July 11, 2018, meeting. **The vote was 4 in favor, 0 against.**

PUBLIC COMMENT

Sue Anderson, 12814 14th Ave SW spoke in opposition to proposed Comprehensive Plan map amendment PLA 18-0533, which requests a change in the Comprehensive Plan designation of the former Milam Recovery Center parcel from Office to High-Density Multi-Family Neighborhood for Mary's Place. She asked the commissioners to walk through her portion of the Shorewood neighborhood with her to visualize her concerns.

NEW BUSINESS

A. Staff Presentation on Housing and Human Services

Thara Johnson, senior planner, introduced Colleen Brandt-Schluter, Burien's Human Services manager, who gave the commissioners a brief overview of Burien's human services program. She started by outlining the three main roles of the Human Services manager: planner, convener and funder. She explained that absent a Burien specific equity and social justice plan, the City uses the King County Equity and Social Justice Initiative to guide its efforts.

She said that in late 2017 the Burien City Council established the seven-member Human Services Commission to advise the council on human service issues in Burien and on human services funding allocations. She noted that community engagement is a key component in designing services to meet the needs of residents, including those who have been historically underrepresented in the civic process and decisions that impact their community.

Ms. Brandt-Schluter said that early this year the commission established funding priorities for the 2019-20 human services funding request for proposals (RFP). The five high-level priorities are: secure

affordable housing and food; education and job skills; safe from violence within families, neighborhoods and communities; early childhood education and youth success; and physical and mental health for all residents.

She described for the Planning Commission some of the work she has done so far this year, including meeting with community groups, advocating for services to return to the Alturas apartments, and visiting homeless encampments. She said her latest endeavor is to implement a platform for strengthening families in Burien. She said she also has been working to ensure that Burien and South King County are adequately represented at key policy and working groups at the sub-regional and regional levels, which are sometimes dominated by Seattle and Eastside representation.

She outlined the challenges faced by Burien, including funding for human services, meeting the needs of the diverse community, stability of federal funding, investments in prevention, greater public awareness, and creating opportunity for all.

Ms. Brandt-Schluter said the Human Services Commission is looking forward to participating in a joint housing workshop with the Planning Commission sometime soon.

Chair Olsen asked for an infographic on the public health statistical information Ms. Brandt-Schluter presented to the Planning Commission.

Commissioner Markee asked if there has been any thought given to coordinating volunteer activities. Ms. Brandt-Schluter said she has been exploring the possibility of at least having a listing of volunteer opportunities on the City's website.

Commissioner Guizlo asked if the City would be doing a citywide human services needs assessment. Ms. Brandt-Schluter pointed out that the recently completed community survey did identify items of concern for each city department. She noted that surveys are difficult to design and implement in order to accurately collect the information specifically sought.

B. Staff Presentation and Discussion – BMC 19.50 Personal Wireless Facilities Code Amendment Discussion

Ms. Johnson gave a brief overview of the background information and topic areas of the anticipated proposed changes to the personal wireless facilities code that will be brought before the commissioners at future meetings. She explained the changes are necessary to bring the code into compliance with changes made to the federal Telecommunications Act in 2012 and subsequent additional rules that added clarity. The changes require jurisdictions to approve certain types of wireless facilities including co-locations or modifications to existing cell sites if said modifications do not constitute a substantial change to the physical dimensions of the existing facilities. The federal law states if the jurisdiction does not approve an eligible facility modification within 60 days, the requested modification is deemed automatically approved. She reviewed what constitutes a substantial change.

Ms. Johnson said the draft code update language essentially will be proposing a streamlined process in order to meet the 60-day deadline. There also will be a new section on small cell facilities, which often are located on utility poles in the city's right-of-way.

She said staff is working on finalizing the draft code and will be giving the wireless providers and Seattle City Light and Puget Sound Energy the opportunity to review and comment on technical issues or implications they may see in the proposed changes. She said she anticipates the draft regulations being provided to the Planning Commissioners at the August 22nd meeting, followed by a public hearing at a subsequent meeting. The City Council would be given the Planning Commission's recommendation sometime in the fall.

Chip Davis, Community Development director, noted that the federal government has pre-empted local jurisdictions from weighing health considerations when processing permit requests for cell sites.

C. Staff Presentation and Discussion – BMC 19.30 Sign Code Amendment

Ms. Johnson reviewed the legal need to amend the City’s sign code and the aspects of signage that the City is allowed by law to regulate. She then spoke about the areas of Burien’s sign code that will be amended to conform with recent Supreme Court decisions regarding content-neutral regulation of signs. The processes for enforcement of the sign code also will be amended.

Ms. Johnson said she will be providing the Burien Business and Economic Development Partnership with an overview of the proposed changes soon. She added that staff hopes to conduct the public outreach component in mid- to late-August, and expects to provide the commissioners with the slate of proposed changes at either its August 22nd or September 12th meeting, with a subsequent public hearing. Commissioner Nobis suggested contacting the local sign companies during the public outreach process.

OLD BUSINESS

None.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR’S REPORT

Mr. Davis said the August 8th meeting will be canceled. He reminded the commissioners to let staff know of planned absences as soon as possible in case there is difficulty getting a quorum for a meeting. He said he anticipates the commission agenda will be full for the remainder of the year.

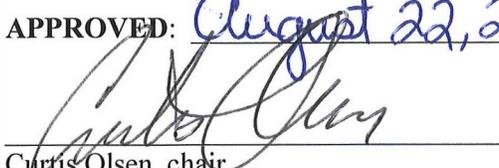
ADJOURNMENT

Direction/Action

Motion to adjourn the meeting as made by Commissioner Markee and seconded by Commissioner Guizlo.
The vote was 4 in favor, 0 against.

The meeting adjourned at 8:45 p.m.

APPROVED: August 22, 2018


Curtis Olsen, chair
Planning Commission

City of Burien

BURIEN PLANNING COMMISSION
August 22, 2018
7:00 p.m.
Multipurpose Room/Council Chambers
MINUTES

CALL TO ORDER

Chair Olsen called the August 22, 2018, meeting of the Burien Planning Commission to order at 7:04 p.m.

ROLL CALL

Present: Christopher Guizlo, Anna Markee, Curtis Olsen, Kim Davis, Hugo Garcia and Kate Kelly

Absent: Kaelene Nobis, excused

Administrative staff present: Chip Davis, Community Development Department director; and Thara Johnson, senior planner

AGENDA CONFIRMATION

Motion was made by Commissioner Guizlo and seconded by Commissioner Garcia to confirm the agenda. **The vote was 6 in favor, 0 against.**

APPROVAL OF MINUTES

Motion was made by Commissioner Guizlo and seconded by Commissioner Garcia to approve the minutes of the July 25, 2018, meeting. **The vote was 6 in favor, 0 against.**

PUBLIC COMMENT

Don West, 13659 17th Ave. SW, spoke in support of proposed Comprehensive Plan map amendment PLA 18-0533, which requests a change in the Comprehensive Plan designation of the former Milam Recovery Center parcel from Office to High-Density Multi-Family Neighborhood for Mary's Place.

Jagoda Perich-Anderson, 12242 Shorewood Dr. SW, spoke in support of Mary's Place.

Jeppa Hall, 410 SW 137th St, spoke in support of Mary's Place.

Beatrice Van Tulder, 13829 18th Ave. SW, spoke in support of Mary's Place.

Linda Atkins, Davis Wright Tremaine LLP, 777 108th Ave. NE, Bellevue, representing T-Mobile, spoke regarding proposed amendments to the Zoning Code regarding small cell facilities and requested three modifications to the proposed amendments.

Jen Greenstein, 15624 18th Ave. SW, spoke in support of Mary's Place, and voiced concern about small cell facilities in residential areas.

Kim Allen, Wireless Policy Group LLC, 113 Cherry St., Seattle, representing Verizon Wireless, spoke regarding proposed amendments to the Zoning Code regarding small cell facilities and said she agreed with the requested changes proposed by Ms. Atkins.

Lee Moyer, 11917 8th Ave. SW, spoke in support of Mary's Place.

Cydney Moore, address given only as 152nd St., spoke in support of Mary's Place.

Amy Pellegrini, Wireless Policy Group LLC, 113 Cherry St., Seattle, representing AT&T Wireless, spoke regarding proposed amendments to the Zoning Code regarding small cell facilities and requested small cell facilities be allowed on the City's decorative light poles in the Downtown Commercial zone.

Shalom Agthrap, 15045 5th Ave. SW, spoke in support of Mary's Place.

Irene Danysh, 13664 17th Ave. SW, spoke in support of Mary's Place and also voiced concern about small cell facilities in residential neighborhoods.

NEW BUSINESS

A. Staff Presentation and Discussion – BMC 19.50 Personal Wireless Facilities Code Amendment Discussion

Senior planner Thara Johnson briefed the commissioners on the work done on the proposed amendments to the Personal Wireless Service Facilities code since the previous Planning Commission meeting. The amendments focus primarily on inserting a small cell code and a section on eligible facilities requests. She summarized the input received from AT & T and Verizon, as well as Seattle City Light, and indicated that some changes have been made to the proposed amendments since the receiving that input. She said staff also is ensuring that the City's goals and vision are being adhered to while complying with the requirements of the federal Telecommunications Act.

Ms. Johnson noted that the staff memo and presentation is in the meeting packet and summarizes the proposed amended language.

The commissioners had a number of requests, including:

- A map indicating potential areas in which a small cell can be located on existing infrastructure in the DC zone.
- An explanation as to why the DC zone is treated differently by the code and if there are operational challenges with implementing a Type 2 process for the DC zone.
- An explanation of the differences between a Type 2 and Type 1 process.

The commission also stated general concerns about siting new poles in the City, even outside of the DC zone.

B. Staff Presentation and Discussion – Comprehensive Plan Amendment on Housing Policies and Strategies

Ms. Johnson briefed the commissioners on the need to update the City's housing policies in the Comprehensive Plan. She noted that due to the complexity of issues, and the multidisciplinary nature of related issues such as homelessness and housing affordability, a multiyear approach is anticipated.

She identified short-term strategies that can be considered and evaluated as part of the 2018 Comprehensive Plan amendment cycle:

- housing assessment study scope through a South King County regional interlocal agreement
- assess accessory dwelling unit (ADU) policies currently in the Comprehensive Plan
- review the City's approach to "the missing middle"
- a joint Planning Commission and Human Services Commission meeting to assess and set priorities for future housing policy evaluations
- a City Council briefing on a Comprehensive Plan amendment relating to housing policy.

Ms. Johnson also identified long-term strategies that could take place over the 2019-20 time frame:

- evaluate existing housing policies in the City's Comprehensive Plan
- update the Housing Element in the Comprehensive Plan, using data from the Housing Assessment study results
- redefine housing strategies and goals as they relate to existing housing stock in Burien and achieving growth targets set by PSRC to meet Vision 2040/2050
- evaluate and define specific policies relating to affordable housing.

Among the questions and concerns expressed by the commissioners were:

- Should there be a limit to the number of ADUs in the City of Burien?
- How many ADUs currently are in Burien?
- Is it really necessary to require parking for ADUs; could that requirement be abolished?
- Would staff evaluate ADU regulations in other jurisdictions and report back to the commission?
- Which other jurisdictions have removed the requirement for the property owner to live in either the main house or the ADU?

OLD BUSINESS

None

PLANNING COMMISSION COMMUNICATIONS

None

DIRECTOR'S REPORT

Mr. Davis explained that because of the volume of work the commissioners need to get through before the end of the year, and the need for involvement of the business community, the sign code amendment process is being postponed until first quarter 2019.

He also noted that the commissioners will be conducting a public hearing on the 2018 Comprehensive Plan map amendments in October or November of this year.

ADJOURNMENT

Direction/Action

Motion to adjourn the meeting as made by Commissioner Markee and seconded by Commissioner Guizlo.

The vote was 6 in favor, 0 against.

The meeting adjourned at 9:30 p.m.

APPROVED:

Sept. 12, 2018



Curtis Olsen, chair
Planning Commission

City of Burien

BURIEN PLANNING COMMISSION
September 26, 2018
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, watch the video-stream available at <http://burien.vod.castus.tv/vod/>.

CALL TO ORDER

Commissioner Kim Davis, chair pro tem, called the September 26, 2018, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Kim Davis, Hugo Garcia, Christopher Guizlo, and Anna Markee

Absent: Kate Kelly, Kaelene Nobis and Curtis Olsen, excused

Administrative staff present: Chip Davis, Community Development Department director; Thara Johnson, senior planner; Elana Zana of Ogden Murphy Wallace, legal counsel to the City on personal wireless service facilities

AGENDA CONFIRMATION

Motion was made by Commissioner Garcia and seconded by Commissioner Guizlo to confirm the agenda. **The vote was 4 in favor, 0 against.**

APPROVAL OF MINUTES

Motion was made by Commissioner Garcia and seconded by Commissioner Guizlo to approve the minutes of the September 12, 2018. **The vote was 4 in favor, 0 against.**

PUBLIC COMMENT

Lew Foust, 12817 14th Ave SW, said he opposes the proposed Comprehensive Plan map amendment PLA 18-0533 changing the designation of the parcel at 12845 Ambaum Blvd SW, site of the Mary's Place family shelter, from Office to High-Density Multifamily Neighborhood. He noted that the property was formerly the Milam Recovery Center and is now owned by No Child Sleeps Outside, LLC, which he says is a for-profit entity. He said his comments are not about nonprofit shelters or their families. Mr. Foust said if the proposed amendment is approved it will appear that the City cares more about the for-profit developer/owner than the current residents of the neighborhood. He said the proposed change, with the potential for 215 multifamily units, would go against the wishes of 114 single-family residents in Shorewood and would violate land use policies in the Comprehensive Plan. He said there is no high density in the Shorewood neighborhood or on the existing Comprehensive Plan map.

Cindy Foust, 12817 14th Ave SW, said she and her family have lived in the Shorewood neighborhood for 23 years. She said she is representing 114 Shorewood neighbors who signed a petition against the proposed Comprehensive Map amendment PLA 18-0533. She said the neighbors are concerned about safety and preserving the character of their neighborhood if the amendment is adopted. She said the neighborhood is 60 percent low-density, single-family homes. She emphasized that No Child Sleeps Outside, LLC, is a for-profit entity. She pointed out what she perceived to be errors in the Comprehensive Plan amendment request submitted by No Child Sleeps Outside. She said the neighborhood contains no land uses comparable to what is being requested.

Jon Mastrude, 13034 Shorewood Dr SW, said he is opposed to the proposed Comprehensive Plan amendment PLA 18-0533 because he believes adding high-density multi-family residences to the neighborhood will have a negative impact on the neighborhood, traffic and pedestrian safety, and the environment. He requested that the proposed amendment not be allowed. He said he believes, in talking with his neighbors, that this is not a case of NIMBYism (Not in My Back Yard) because the people he has talked with say they think Mary's Place is an important addition to Burien. The issue, he said, is the potential addition of up to 215 multi-family housing units on the property and the impact on traffic in the neighborhood and on Ambaum.

Mark Swanson, 1518 SW 130th St, said he is concerned about proposed Comprehensive Plan amendment PLA 18-0533 because he is concerned about the lack of overflow street parking for multi-family housing. He said he and his family moved to Burien from West Seattle because of the high-density development occurring in West Seattle. He said the City needs to listen to the 114 Shorewood residents who signed the petition against the proposed amendment instead of the for-profit developer who now owns the parcel in question. He said there is no high-density designation in the Shorewood neighborhood on the current version of the Comprehensive Plan map and asked that it remain so.

Jenn Greenstein, Gregory Heights, said she is a social worker and works with children in Seattle schools. She said it's been difficult to sit through the previous comments and hear people complain that they might have to sit in traffic an extra minute or so because of development when she knows children who live in their cars, without heat and electricity, all year because there is no place for their families to go. She said she gets to go home to her comfortable home while some of those children are on the streets, some are being sexually assaulted. Ms. Greenstein said sometimes sacrifices need to be made for the common good. She said it is better to ban plastic bags, straws, cups and other things than to keep people on the streets in the name of the environment. She said she supports the Comprehensive Plan amendment.

Carol Evans-Wheelis, 14th Avenue Southwest, said she has lived on 14th for more than 40 years. She said her house is her biggest, if not only, asset and she is concerned about her property value falling if high-density apartments are built on her street. She suggested high-density multi-family be built on the portion of the parcel adjacent to Ambaum Boulevard Southwest and a buffer of low-density going east to 14th. She asked the commission to reject the proposed Comprehensive Plan amendment PLA 18-0533 and require that there be a low-density buffer of duplexes between any high-density multi-family development and the single-family houses on 14th. She said City code requires a ballfield or playground with high-density multi-family development and that the tree and grass area currently adjacent to 14th is the only area for children to play. She said also wondered if the portion of the parcel with the trees is critical area. She said she is concerned because the listed owner of the parcel is a for-profit LLC, not a charity.

Shalom Agthrap, 15045 5th Ave SW, said she is part of an ecumenical leadership group in the Highline area and she recently visited Mary's Place to show her support and let them know there are many neighbors willing to volunteer and interact with the children there. She said she spoke with a City Council member who reminded her that the original zoning was put in place by King County, and when Burien incorporated it took over land use and zoning. She said there is much she still needs to learn about that, and she hoped minds are not made up about PLA 18-0533 until the commissioners have been educated about the zoning history and implications as well. Ms. Agthrap said she is aware that housing affordability is at a crisis point, and Burien has space to address that issue, even as it works through how to preserve what is most important to residents about the city. She said she loves that the parcel is on Ambaum, with access to the Rapid Line bus service that is coming, and that the City is looking at the impact and infrastructure needed to not only make housing affordable, but living in Burien and working in other parts of the county more accessible. She thanked the commissioners for studying the issues.

OLD BUSINESS

A. Public Hearing – BMC 19.50 Personal Wireless Facilities Code Amendment

Chair pro tem Davis noted that the hearing is a continuation of the hearing from the September 12th meeting and read the rules of order for the hearing.

Sandra Locklear, no address given, representing Burien Residents for EMF Safety, asked the commission to extend the public hearing through October 5th to allow residents 14 days to comment on the latest draft amendment. She said the city planners are rushing the process without the consent of the residents.

Ms. Locklear said the public engagement process has been corrupted, adding that in her opinion it was unacceptable that the parties of record for the three Type 1 land use applications by Verizon for installing small cell facilities should have been notified about the proposed Zoning Code amendment relating to small cell facilities. She said city staff is abusing the democratic process and misleading the Planning Commission and the City Council. She added that the proposed code changes benefit only the wireless service providers at the expense of the health, property values, and futures of Burien residents.

Ms. Locklear said the City's legal counsel is giving bad advice, recommending bringing the Zoning Code into alignment with federal law rather than fighting it with lawsuits as have other jurisdictions. She said Mr. Davis may be trying to preserve his reputation as a former employee of the telecom industry by complying with the law because it gives the industry what it wants.

Concluding, Ms. Locklear said that she wants the public hearing extended through October 5, the Planning Commission to recommend to the City Council to rescind its Ordinance 679 granting a 10-year franchise to Verizon, and the City Council to conduct its own public hearing on the proposed code changes.

Bruce Campbell, 16640 10th Ave SW, thanked the commissioners for volunteering their time in service to Burien. He said he believes he does not have the advantage of access to City staff as the commissioners do, and therefore felt receiving the meeting packet only five days prior to the meeting put him at a disadvantage as he did not have time to study and comprehend the Personal Wireless Service Facilities (PWSF) code and proposed amendment. He said he is glad Verizon withdrew its application for small cell facilities in his neighborhood, but is concerned about the neighborhoods where permits have been granted.

Mr. Campbell said the democratic process in Burien is broken where small cell facilities are concerned, saying staff has made handshake agreements with carriers, with no public discourse at crucial decision moments, and shown a disregard for public health, safety and welfare by saying the Federal Communications Commission (FCC) has jurisdiction over 5G health issues. He said the Notice of Application issued for each permit application did not give enough information. He added that staff began discussions about small cell facilities with the carriers in January 2017 without telling residents, and is placing the interests of the service providers above those of residents by streamlining the approval steps and leaving out opportunities for public input, demonstrating a total disregard for Burien residents.

Mr. Campbell said that today the FCC passed an order that the one Democrat on the commission said runs roughshod over local and state authority and constitutes extraordinary federal overreach. He said lawsuits are being filed around the country, and he urged the commissioners to think carefully about making any changes to the current code.

Tim Foley, 16th Avenue Southwest, said the expert paid by Verizon to speak at the previous Planning Commission meeting was not a doctor or a health scientist. He said the data cited by the expert was based on lab analysis of single cell sites, not a real world application of what already exists in Burien including six cell towers, and radio frequency from radio stations and the airport.

Mr. Foley said he is a Verizon customer and has full coverage in downtown Burien and at his house, including streaming, so he wondered why Verizon needs to offer 5G. He said 5G has the ability to map its environment in 3D real time, so without video cameras an entity would be able to surveil Burien residents through the 5G cell sites. He said 5G operates on the frequency of oxygen; 98 percent of the energy emitted by cell towers is absorbed by oxygen and changes the molecular structure of the element, which will cause cancers in people exposed to it.

Mr. Foley said the defense department currently uses 5G as a crowd-control weapon because being in a beam of 5G energy gives one the sensation of being on fire. He noted 5G in neighborhoods is an

immediate threat for hacking. He asked why the carriers want more ability to process data, adding that 5G is the infrastructure for artificial intelligence (AI), which is a goal of Facebook, Google, Lockheed Martin and others. He said Facebook and Google were testing AI recently and had to shut it down as quickly as possible when they found they couldn't control it, as it began communicating with other AI on its own.

Mr. Foley asked the commissioners to ensure that the code is written so small cell nodes are 500 feet away from homes and businesses and 1,500 feet away from schools.

Gregg Busch, Wireless Policy Group, 113 Cherry St., #75604, Seattle, representing AT & T, said he believes the additional changes made to the proposed amendment will bring the code more in line with the FCC's draft order that was approved that morning. He asked that small cell facilities be allowed on traffic signal poles, decorative poles, and new poles in the Downtown Commercial zone through a Type I review with discretion for staff to approve a concealment design in each instance. He said if the code prohibits small cell facilities on decorative poles, the only option to achieve the desired coverage may be to install a new pole in the right-of-way. He said he understands the proposed amendment has a variance provision, but AT & T wants the use expressly allowed instead.

Jim Locklear, 18th Avenue Southwest, said that although Verizon has withdrawn its application for south Lake Burien sites, he doesn't know what is going on other than the new FCC order. He said the order doesn't sound good and is consistent with the current federal administration practice, from the Environmental Protection Agency (EPA) to the FCC, giving industries everything they want.

Mr. Locklear said e-mails are public record and, having read them, he thinks they are fraudulent or unethical in the way things have been pushed through. He said the City Council and the Planning Commission don't know a lot of what's been going on. He said it seems like there are some legalities that aren't being met and that he thinks Planning staff wanted to get systems into Burien by cutting corners.

Mr. Locklear said he read a document about the new FCC order limiting local jurisdictions' authority to regulate their rights-of-way for 5G and said only one FCC commissioner, Jessica Rosenworcel, didn't support the new rules. He said the Planning Commission is being asked to approve changes to the code that both the City's legal counsel, Ogden Murphy Wallace, and the community development director, whom he called "telecom tower building expert" in reference to Mr. Davis' previous career in the telecom industry consulting, should have known to push through in advance of the FCC order.

Mr. Locklear said cities around the country will be filing suit, but Burien is being advised to "gulp the poison KoolAid" to bring the code into conformance at the expense of residents, contrary to what smarter city leaders are asking for nationwide. He then read some quotations from Ms. Rosenworcel.

Mr. Locklear encouraged residents to demand a stop to the effort to the code update process and said the City's legal counsel must retract its statements made to the Planning Commission that 5G cells would be pointed at busy intersections and apartment complexes while telling the City Council to exclude the downtown and other commercial areas and only target residential rights-of-way. He said Burien should be participating in lawsuits against the FCC, not acquiescing to the desires of Mr. Davis' former wireless clients.

Jenn Greenstein, 18th Avenue Southwest, said the community doesn't know what is going on with the small cell facilities. She said the Planning Commission is being relied upon to protect the residents, to protect the children in Burien schools who will be bombarded by the invisible radio frequencies. She said she came to the meeting concerned, and is even more concerned after listening to testimony during the hearing. She asked what the small cell facilities are needed for since her electronics all work and said it's all about the money. She asked why 5G is needed, is it to control or spy on people. She said she doesn't even use Facebook and urged the commissioners to resist approving a path to 5G in Burien. She said she does not trust the government or the FCC, and said the current federal administration is turning everything inside out to make money for cronies. She thanked the commissioners for the work that they do and the residents who testified for the hours of research they've done, and said she agrees with everything they've said.

Chair pro tem Davis thanked everyone who testified and closed the hearing at 7:54 p.m.

B. BMC 19.50 Personal Wireless Facilities Code Amendment – Discussion and Recommendation

Thara Johnson, senior planner, presented a summary of the proposed code amendments. She said some modifications were made to the draft code in anticipation of the FCC issuing its pre-emptive order and briefing reviewed them for the commissioners.

Commissioners Guizlo asked if there is an FCC requirement that the City moved forward now with the proposed code changes, in light of possible lawsuits across the nation. Ms. Johnson replied that there is no FCC mandate, but to not adopt the proposed changes now would mean the city would not have any regulations addressing small cell facilities, in compliance with the Telecommunications Act, and would open the city to lawsuits by the wireless carriers.

Commissioner Markee asked if not adopting the proposed changes, including design guidelines, would leave it open for carriers to install whatever design they want. Ms. Johnson replied that without any specific criteria in place it would.

Commissioners Markee said prohibiting small cells in the Downtown Commercial zone makes sense because downtown is a unique area. She also agreed with prohibiting them on the City's decorative poles, adding that she definitely would not want to see them on the decorative poles in Old Burien. She said she also is concerned about the number of small cell facilities that would be allowed on each pole, and asked that the language allowing the Community Development director discretion to deny further facilities in areas that already have many facilities have a strong legal footing.

Attorney Elena Zana of Ogden Murphy Wallace clarified some of the proposed code language for the commissioners. She said she, on behalf of several cities, sent comments to the FCC earlier in the month asking that a particular definition be amended to include a cap on how many antennas can be on one pole, but she does not yet know if the FCC adopted the change. She added that the definition, if not changed, may be interpreted as denying cities the ability to establish a cap.

Chair pro tem Davis said that in light of the FCC not yet issuing the order it adopted today, knowing that there is a lot of information for the commissioners to digest, and having heard from concerned residents, she would like more time before the commissioners make a recommendation to the City Council on the proposed amendment. Commissioner Guizlo agreed, but added that he's leaning toward a recommendation to not move forward at all at this time. He wants to see if other jurisdictions tie the order up in legal challenges.

Commissioner Garcia asked Ms. Zana what she thought the FCC's timeline would be and whether she thought the FCC would adopt her recommendations. She replied that she believes the order will be issued within the next few days, but the chances of the FCC adopting her recommendations are slim.

Commissioner Garcia said he also would like a little more time to study the issue, but he is concerned that if the City doesn't have design guidelines in place it could end up with cell sites installed without regulation.

Chair pro tem Davis asked if the City can take the FCC order and add to it to tighten the regulations on height and distance based on health concerns. Ms. Zana said the FCC pre-empts local jurisdictions setting code based on health standards.

Direction/Action

Commissioner Guizlo moved that discussion be tabled until the Oct. 10th Planning Commission meeting. Commissioner Garcia seconded the motion. **The vote was 3 in favor, 1 opposed.**

The commission then took a short recess.

NEW BUSINESS

A. Comprehensive Plan Amendments – Introduction to Map Amendments

Ms. Johnson reviewed the four Comprehensive Plan map amendments applied for this year and the docketing process undertaken earlier this year by the Planning Commission and the City Council.

The proposed map amendments are:

- PLA 18-0433, changing the land use designation on one parcel, located at 11246 8th Ave S., from Moderate Density Residential Neighborhood to Low Density Multi-Family Neighborhood;
- PLA 18-0510, changing the land use designation on one parcel, located at 12419 Des Moines Memorial Dr. S., from Moderate Density Residential Neighborhood to Moderate Density Multi-Family Neighborhood;
- PLA 18-0528, changing the land use designation on five parcels, located at 2806, 2810, 2818, 2820, and 2828 S. 128th St., from Office to Moderate Density Multi-Family Neighborhood; and
- PLA 18-0533, changing the land use designation on one parcel, located at 12845 Ambaum Blvd S., from Office to High Density Multi-Family Neighborhood.

She said staff will be making formal recommendations prior to a public hearing in November on the proposed map amendments.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

Mr. Davis reviewed the Planning Commission's schedule through the end of the year, as follows:

- | | |
|--------------------|--|
| October 10 | Discussion and recommendation to City Council on BMC 19.50 Personal Wireless Facilities Code Amendment

Staff presentation and discussion of Comprehensive Plan amendment on housing policies and strategies |
| October 24 | Discussion on proposed Comprehensive Plan map amendments |
| November 14 | 6 p.m. Open house on Shoreline Master Program (SMP) periodic update

Public hearing on proposed Comprehensive Plan map amendments

Beginning of study session on SMP periodic update |
| November 28 | Public hearing on SMP periodic update
Discussion and recommendation on proposed Comprehensive Plan map amendments |
| December 12 | Discussion and recommendation to City Council on SMP period update. |

He noted that by law the Comprehensive Plan amendments for 2018 must be through the City Council by the end of the year; therefore, if the Planning Commission falls behind, a second meeting in December may need to be scheduled.

Commissioner Garcia asked if there has been any progress on scheduling a joint meeting with the Human Services Commission. Ms. Johnson replied that given the workload of the Planning Commission, a special meeting will have to be scheduled before the end of the year. She will send a Doodle poll to the commissioners to check their availability.

ADJOURNMENT

Direction/Action

Motion to adjourn the meeting as made by Commissioner Markee and seconded by Commissioner Guizlo.
The vote was 4 in favor, 0 against.

The meeting adjourned at 8:46 p.m.

APPROVED: October 10, 2018



Curtis Olsen, chair
Planning Commission

City of Burien

BURIEN PLANNING COMMISSION
October 10, 2018
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, watch the video-stream available at <http://burien.vod.castus.tv/vod/>.

CALL TO ORDER

Chair Curtis Olsen called the October 10, 2018, meeting of the Burien Planning Commission to order at 7:02 p.m.

ROLL CALL

Present: Hugo Garcia, Christopher Guizlo, Kate Kelly, Anna Markee, Kaelene Nobis, and Curtis Olsen

Absent: Kim Davis, excused

Administrative staff present: Chip Davis, Community Development Department director; Thara Johnson, senior planner; Elana Zana of Ogden Murphy Wallace, legal counsel to the City on personal wireless service facilities

AGENDA CONFIRMATION

Motion was made by Commissioner Nobis and seconded by Commissioner Garcia to confirm the agenda. **The vote was 6 in favor, 0 against.**

APPROVAL OF MINUTES

Motion was made by Commissioner Nobis and seconded by Commissioner Garcia to approve the minutes of the September 26, 2018, meeting. **The vote was 6 in favor, 0 against.**

PUBLIC COMMENT

Chestine Edgar, 1811 SW 152nd St., said she has consulted two professionals in the field of antennas and both have stated, upon review of the information available to the public, that there is not enough information to support the proposed Zoning Code amendment on Personal Wireless Service Facilities. Therefore, she continued, she wants City Council Ordinance 679 repealed and replaced with a "common-sense urgency" ordinance.

She then commented on the 2018 Comprehensive Plan docket item pertaining to housing policy and accessory dwelling units (ADUs). She said certain City Council members are uninformed about existing policy and affordable housing stock and that the goal of those councilmembers is to rezone all single-family neighborhoods to multi-family lots, thus changing the character of Burien's neighborhoods. She said the Comprehensive Plan states that before any wholesale change like that is made, a demonstration model should be run on a single neighborhood, and that hasn't even been mentioned in the memorandum included in the Planning Commission meeting packet.

Ms. Edgar requested that the Commission and City Council reject any proposed Comprehensive Plan Housing Policy amendments relating to ADUs and continue studying the issue through 2019-20.

Sandra Locklear, no address given, spoke against small cell facilities in residential neighborhoods, saying that there is a heavy propaganda effort underway by the wireless service providers to manipulate the public and City to consent to small cell facilities. She said although the carriers are claiming the small cell facilities are needed to increase coverage and speed downloads, they really want the facilities so they can

cash in on the Internet of Things. She said the radiation from small cell facilities causes cancer. She added that the experts the carriers have hired to address risks have dubious credentials and their reports are questionable.

Ms. Locklear said a local antennae expert looked at data regarding local small cell facilities and this person concluded that the calculations on the proposed small cell facilities are incomplete and should be provided for analysis before any small cell facilities are permitted in Burien.

She asked that City Council Ordinance 679 be repealed in the interest of public health and said the proposed amendments to Zoning Code Chapter 19.50 are not in the best interest of Burien residents and should be rejected.

Bruce Campbell, 16640 10th Ave SW, spoke against small cell facilities in residential neighborhoods, stating that no consideration is being given to the health risks associated with such facilities. He said he doesn't believe the statement by Community Development Director Chip Davis and others that health concerns may only be addressed by the Federal Communications Commission (FCC) is a reasonable or accurate statement. He questioned why the Notice of Decision for PLA 17-2874 Verizon Gregory Heights includes a phrase stating that "affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation" if property values are not to be affected by small cell facilities.

Mr. Campbell said the staff memorandum says the proposed amendment "is in the best interest of the community as a whole" but if that were true, there wouldn't be pushback by residents. He said the proposed amendment does not appear to him to be in the best interest of the community. He told the commissioners they should watch a June 15, 2018, CNBC interview with Lowell McAdams, Verizon's CEO, on YouTube in which he explains that small cell deployment is really not necessary, before "rubberstamping" recommended code changes supported by Ogden Murphy Wallace, city Planning staff, and wireless service providers. He asked that the Planning Commission reject the proposed amendment until the changes requested by residents have been included.

Tim Foley, 16th Avenue Southwest, began by thanking the Burien police for apprehending a burglar in his neighborhood on Monday. He then questioned why the City of Burien is wanting to change the Personal Wireless Service Facilities code and wondered what kind of monetary compensation the City is receiving from the wireless carriers. He drew the commissioners' attention to a handout he provided showing what Seattle is charging in fees for carriers to be on utility poles, and said that before the latest FCC ruling, the City of Burien probably would have received more than \$100,000 a year. He said that's been reduced by 86 percent by the latest FCC ruling so Burien would receive less than \$15,000. He admitted that is all conjecture based upon what he's read about the City of Seattle.

Mr. Foley also drew the commissioners' attention to a letter he sent to the commission, City Council and city manager on October 2nd in which he gave examples of code written by other cities that he said protects those communities and is allowed by the FCC. He asked that similar provisions be included in the proposed Burien code and submitted to the City Council for a vote. He said to fail to do so would be a violation of due process.

Charles Ganong, 16808 26th Ave SW, said he feels like Burien, his home of more than 54 years, is under siege. He said it is difficult not to get emotional about it. He is opposed to Verizon's 10-year franchise and to any changes proposed for Chapter 19.50 of the Zoning Code. He thinks 5G facilities pose an insidious and invasive threat to the community.

Mr. Ganong urged the commission or anyone in city government to err on the side of health and safety of Burien, and not that of third party interests or corporate profit. He said before he came to the meeting he was listening to the neighborhood kids playing outside; he is concerned not so much for himself but for the kids. He said he wants the commissioners to review every scrap of scientific evidence available before approving 5G in residential neighborhoods. He said the burden of proof should be on the corporate interests promoting 5G, not the residents of Burien.

Gregg Busch, Wireless Policy Group, 113 Cherry St., #75604, Seattle, representing AT & T, repeated his comments from previous meetings that his client wants the proposed code amendment revised to

include the ability to put small cell facilities on decorative poles, traffic signal poles, and new poles in the Downtown Commercial zone. He said AT & T suggests providing specific guidelines in the code for each option subject to additional review.

Debi Wagner, 1520 SW 158th St., the former City Council member told the commissioners they should watch the 2017 council meeting when small cell facilities were introduced and councilmembers asked questions. She said they were given inaccurate information in response, especially on the environmental impact of the cell towers. She said she was told it was three feet, but since then has read nothing to support that. She says she's been told it is 500 feet, although she hasn't read all the material.

Ms. Wagner said she feels that the council was misled on that and other questions. She said they passed Ordinance 679, but since then she has asked that it be repealed. She said there is too little data on health effects and impact area. She said Burien doesn't need to be the community testing the long-term adverse health effects of new technology. She added that only one small cell facility per carrier creates a monopoly; she said Verizon is getting out ahead of the competition and taking all the air space. She said the City should not be enabling Verizon to become a monopoly within the area and allowing it is irresponsible.

Jim Locklear, said he thinks unethical things are being done by City staff, without the knowledge of the Planning Commission or City Council, in the name of economic development. He said staff is doing things without getting effective feedback from the organizations that represent Burien residents. He asked why the City of Burien isn't standing up to the FCC and the big technology companies like other cities have been doing, noting that Burien has fought the airport and declared itself a sanctuary city in efforts to ethically protect its residents.

Mr. Locklear said he doesn't think 5G is safe technology because it hasn't been tested and compared it to smoking cigarettes being encouraged in the '40s and '50s and 30 years later people were dying because they were not informed of the risks. He said the City is telling the providers to keep 5G out of the downtown and to saturate the residential areas, which is unethical in his opinion. He said he's read emails obtained through public records requests and it seems to him there are unethical things going on. He told the commissioners he appreciates the time they give to study the issue.

Tracy Thesenvitz, 16433 Marine View Dr. SW, said she opposes the 5G network because her father died of cancer several years ago after a career working with power lines. Since that time she has not allowed her children to be exposed to cell phones or any radiation near their heads, but now there is a small cell node at the foot of her driveway. She said she is sick that the City has allowed the node to be located outside her house and she is fearful for the future health of her children and others in the community.

Brian Chapel, 12843 14th Ave SW, spoke about proposed Comprehensive Plan map amendment PLA 18-0533, relating to the parcel now occupied by Mary's Place. He said he lives in the oldest house in the neighborhood and that it's been a great neighborhood for him and his family. He said approving the proposed amendment would damage the character of his neighborhood and go against stated policies in the Comprehensive Plan.

Mr. Chapel said the property was purchased by the Caputo family of Mercer Island, a for-profit company, not Mary's Place. He said he and his neighbors are asking for a compromise, to keep the portion of the property adjacent to 14th Avenue Southwest as single family but on the rest of the property down to Ambaum they would be willing to see moderate density development. He said the Comprehensive Plan map amendment application is full of errors and he should not even have to be commenting on it.

OLD BUSINESS

A. BMC 19.50 Personal Wireless Service Facilities Code Amendment – Discussion and Recommendation

Senior planner Thara Johnson briefly reviewed the work the commission has done thus far on the proposed code Personal Wireless Service Facilities (PWSF) code amendment.

The commissioners had no comments.

Direction/Action

Commissioner Nobis moved to approve the proposed Zoning Code amendment to update the PWSF regulations in BMC 19.50 with a finding that the amendment meets the approval criteria of BMC 19.65.100. Commissioner Markee seconded the motion. There was no additional discussion. **The vote was 6 in favor, 0 opposed.** There was a negative reaction from the residents opposed to the amendment.

NEW BUSINESS

A. Comprehensive Plan Amendments – Housing Policy Discussion

Ms. Johnson reviewed the Comprehensive Plan amendment docketing process that occurred earlier in the year. She noted that housing is a complex subject. She said the Puget Sound Regional Council (PSRC) is requiring the City to complete a housing assessment study, which will help inform future policy discussions. The King County interlocal agreement (ILA) that is part of the process has not yet been signed. She said despite that the City Council has directed that the Planning Commission move forward with strategies and policy discussions on housing.

She said this evening the commission would focus on accessory dwelling units (ADUs). She reviewed the existing Comprehensive Plan policies relating to ADUs, noting there are specific regulatory requirements in the Comprehensive Plan that also reside in the Zoning Code. She said she is looking for direction as to whether they should continue to reside in the Comprehensive Plan or should they be replaced in the plan with general policy language and the regulations be located only in the Zoning Code.

Ms. Johnson said that staff is aware of 24-25 ADUs in the city, but guesses there are more that have not been identified and legally permitted.

In response to the Commission's request at a previous meeting, Ms. Johnson provided information about whether the number of ADUs should be limited, parking requirements, and which other jurisdictions have removed the requirement for the property owner to reside in either the primary dwelling unit or the ADU.

Consensus among the commissioners was to change the Comprehensive Plan policy on ADUs to be more general in nature, with the specific regulations to be found only in the Zoning Code. They also were concerned about respecting neighborhood character, and owner residency and parking requirements.

Ms. Johnson then briefed the commissioners on the need to address minimum density targets for single-family and multi-family zones. She said current policies do not restrict development of single-family homes in multi-family zones. She also said there may be a need to develop policies addressing short-term rentals such as Airbnb and VRBO. Mr. Davis noted that Burien is significantly underperforming in its multi-family zones as people develop properties far below their maximum potential, which creates a problem in meeting Burien's required growth targets. Consensus was reached that staff should present language to the commissioners addressing those topics.

Ms. Johnson said staff will bring specific policy language to the Commission at its November 14 meeting. Also at that meeting the Commission will conduct a public hearing on all the proposed Comprehensive Plan amendments, including map amendments and the Economic Development policy amendment, which already has been studied by the commissioners.

PLANNING COMMISSION COMMUNICATIONS

Commissioner Kelly asked that in the future if the commissioners are going to vote on a policy or code amendment she would like a complete red-lined copy be provided to the commissioners before the final vote. Mr. Davis said that usually is the case; the PWSF code amendment was atypical in that the process was more drawn out than usual and many changes occurred throughout the process.

Commissioner Kelly also asked for time between a motion second and the vote for the commissioners to explain their votes if they wish. Mr. Davis said typically the person who made the motion is invited to explain their rationale and then the other commissioners discuss their support or opposition before the vote is taken.

In response to a question from Commissioner Kelly, Mr. Davis also explained the difference between public hearing testimony and public comment.

Commissioner Guizlo thanked staff for the time and dedication to helping the commissioners work through the PWFS changes along the way.

DIRECTOR'S REPORT

Mr. Davis reminded the commissioners that their docket is very full through the end of the year, so they should expect that all regularly scheduled meetings will occur.

ADJOURNMENT

Direction/Action

Motion to adjourn the meeting as made by Commissioner Markee and seconded by Commissioner Nobis.
The vote was 6 in favor, 0 against.

The meeting adjourned at 9:21 p.m.

APPROVED: October 24, 2018



Curtis Olsen, chair
Planning Commission

City of Burien

BURIEN PLANNING COMMISSION
October 24, 2018
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, watch the video-stream available at <http://burien.vod.castus.tv/vod/>.

CALL TO ORDER

Chair Curtis Olsen called the October 24, 2018, meeting of the Burien Planning Commission to order at 7:02 p.m.

ROLL CALL

Present: Kim Davis, Hugo Garcia, Kate Kelly, Anna Markee, and Curtis Olsen

Absent: Christopher Guizlo and Kaelene Nobis, excused

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

APPROVAL OF MINUTES

Motion was made by Commissioner Kelly and seconded by Commissioner Davis to approve the minutes of the October 10, 2018, meeting. **The vote was 5 in favor, 0 against.**

AGENDA CONFIRMATION

Motion was made by Commissioner Markee and seconded by Commissioner Kelly to confirm the agenda. **The vote was 5 in favor, 0 against.**

PUBLIC COMMENT

Sue Anderson, 12814 14th Ave SW, said she represents 114 Shorewood neighbors calling themselves the Shorewood Neighborhood Preservation Coalition. She said the coalition is opposed to proposed Comprehensive Plan map amendment PLA 18-0533 Burien Hill LCC. She said they are extremely disappointed that city staff has recommended approval of the proposed land use designation change from Office to High-Density Multi-family Neighborhood. She said the staff report and amendment application grossly misrepresent the Shorewood neighborhood. She said the application and the staff report contain false information, the chart in the staff report falsely labels the land uses adjacent to the subject parcel, the application doesn't meet two of the required criteria for the proposed amendment, and she feels the survey of King County Assessor's data of properties along Ambaum Boulevard Southwest identifying the average achieved density at approximately 32 units per acre is not applicable and an attempt to destroy the character and quality of the Shorewood neighborhood. She said it is a trick argument devised by the City in an attempt to push through the amendment. She said she wonders why the City wants the parcel to be high-density residential and claimed it would be a violation of the Comprehensive Plan.

Cindy Foust, 12817 14th Ave SW, ceded her time to Ms. Anderson to continue her comments. Ms. Anderson urged the commissioners to scrutinize the staff recommendation report and the application for the map amendment and recommend to the City Council that the application be denied. She said the neighbors believe the amendment application was made by a for-profit developer who wants to make a profit by violating the Comprehensive Plan. She said it is completely disrespectful of the character and quality of the Shorewood neighborhood. Ms. Anderson pointed out that the staff report contains an error in the PLA

number on the front page. She said the neighbors request that all correspondence received by the Planning Commission and the City Council regarding the proposed amendment be included in the staff report.

Jessie Clawson, of McCullough Hill Leary, PS, 701 Fifth Ave, Suite 6600, Seattle, said she is the person who filed the application for the Comprehensive Plan amendment referred to by Ms. Anderson. She said she, as legal representative and as a Mary's Place board member, will be attending the public hearing in November. Ms. Clawson said she does not know where the idea has come from that the applicant wants the amendment in order to make a profit, pointing out that the property is a Mary's Place facility and making profit off of housing is the opposite of the mission of Mary's Place. She said there is no evidence that the property will be used for a profit-making development and it doesn't even matter when considering the criteria for the map amendment. Ms. Clawson said she is available to answer any questions about the misstatements made about the application.

Commissioner Kelly asked about the applicant, Burien Hill LLC. Ms. Clawson said the LLC is how Mary's Place purchased the property, funded by a very generous donor's donation and loan. She noted that a new LLC had to be formed in order to facilitate the purchase, rather than using the Mary's Place LLC. She emphasized that there is no for-profit developer involved with the property and there is no proposal to do anything to the property; they are only asking for a Comprehensive Plan map amendment at this time.

Commissioner Markee asked for clarification on land purchases using LLCs. Ms. Clawson, a land use attorney, noted that it is standard practice for an affordable housing or for-profit developer to set up separate LLCs for each property that they own. Having a separate LLC for the property protects Mary's Place from certain liabilities relating to the property.

Carol Evans, no address given, said she hopes that the commissioners take into account that the reason Burien was incorporated is that King County was pushing high density on the residents. She said she realizes it's not easy for people to find affordable housing but she doesn't want multi-family housing on the Mary's Place parcel. She said she wants a compromise solution found.

OLD BUSINESS

A. Comprehensive Plan Amendments – Map Amendments

David Johanson, senior planner, reviewed the Comprehensive Plan amendment process and noted that the commission will be focusing on the proposed map amendments this evening in preparation for the public hearing on November 14th.

Mr. Johanson then reviewed application PLA 18-0533, Burien Hill LLC, requesting a change in land use designation on one parcel from Office to High Density Multi-Family Neighborhood. The site is located at 12845 Ambaum Blvd. SW. He said staff findings are that the request is consistent with the general review criteria for Comprehensive Plan amendments. He said staff looked at properties oriented toward Ambaum with similar characteristics, finding that the area is characterized as primarily multi-family residential and commercial. He added that to the west the land use transitions to single-family residential. He reviewed the specific criteria relating to the request and noted that the application meets the criteria.

Commissioner Markee asked at what point is traffic taken into consideration. Mr. Johanson replied that Zoning Code requirements, stormwater requirements, and traffic standards all come into play during a land use review, which is initiated by a specific development proposal.

Commissioner Garcia said he had read there would be housing or mixed use added to the parcel and asked why mixed use is being proposed. Mr. Johanson replied that currently the commission is examining what the appropriate Comprehensive Plan designation is, what type of development should be allowed in the future, and not a specific development proposal. He explained that mixed use typically is housing units and offices or retail, or in this case, perhaps supportive services. Commissioner Garcia then asked if there is a time limit for a development proposal to be submitted once the Comprehensive Plan is amended; Mr. Johanson replied that there is not.

Commissioner Davis said the east side of Ambaum, directly across from Mary's Place, has moderate-density multi-family and asked how the east side differs from the west side. Mr. Johanson responded that the moderate-density designation has been there for a long time and has not been reviewed recently, noting that the criteria for the two densities are very similar. He said he would have to look it up to give an exact response. Ms. Davis then asked what the maximum allowable height is for the subject parcel; Mr. Johanson responded that the High-Density Multi-Family map designation translates into the R-48 zoning designation and height limits vary according to use and the distance from the property lines. He noted there also are transition standards between multi-family and single-family uses; those are found in the development regulations, not in the Comprehensive Plan.

Mr. Johanson then moved on to the next map amendment request, PLA 18-0510, Wu, which would change the land use designation on one parcel from Moderate Density Residential Neighborhood to Moderate Density Multi-Family Neighborhood. The site is a land-locked parcel at 12419 Des Moines Memorial Dr. S. containing a derelict single-family house. He explained that the applicant already owns two multi-family parcels to the east of the subject parcel and wants to add the subject parcel to them in order to develop 25 apartment units with parking and recreation space.

Mr. Johanson reviewed the criteria for the proposed amendment. He noted that the applicant had already begun preliminary work to develop the first two parcels and realized the addition of the subject parcel would allow for development of a better project. The staff recommendation is to approve the amendment request.

Commissioner Kelly asked if the City can approve a map designation change to something other than what the applicant has requested. Mr. Johanson responded that, because map amendments are legislative decisions, the City Council does have latitude to do what it thinks is best as long as the criteria are applied thoughtfully.

Senior planner Thara Johnson reviewed the third map amendment request, PLA 18-0433, Moore, to change the land use designation on one parcel from Moderate Density Residential Neighborhood to Low Density Multi-Family Neighborhood. The subject parcel is located at 11246 8th Ave S. Ms. Johnson said the staff recommendation is to approve the request, noting that Low-Density Multi-Family would provide a transition between the Neighborhood Center commercial area to the north of the parcel and the Moderate-Density Residential Neighborhood to the south of the parcel. She reviewed the criteria for the proposed amendment. She said the applicant has indicated that the intention is to develop multi-family housing on the parcel, although the Low Density designation does allow for low-intensity commercial uses based on the allowed uses in the corresponding zone.

Ms. Johnson moved to the final map amendment request, PLA 18-0528, Miles-Asseta, to change the land use designation on five parcels from Office to Moderate Density Multi-Family Neighborhood. The parcels are located at 2806, 2810, 2818, 2820, and 2828 S. 128th St., at the City limit. Two of the parcels are vacant and the rest have single-family residences on them. She then reviewed the criteria for the proposed amendment. She said the staff recommendation is to approve the request.

Commissioner Garcia asked how common has it been in previous years for Office designations to be changed to Multi-Family Residential. Mr. Davis replied that it's not unique, especially in areas that were annexed to the city. He said these properties are in an area in transition, noting that the areas to the north of the properties are residential and will remain residential for years to come.

Ms. Johnson said the next steps in the amendment process are the public hearing at the commission's next meeting, followed by the commission's recommendations to the City Council. The City Council will review the proposed amendments in December with the intent of making a decision on each of them by the end of the year.

Commissioner Kelly asked what kind of notice is sent to neighboring property owners. Ms. Johnson responded that notice is mailed to all property owners within a 500-foot radius of the subject properties, as well as anyone who has provided comment on any of the map amendments during the process. Mr. Davis added that a notice board sign is posted on the subject properties and notice is published in the legal notices section of The Seattle Times. He explained that the mailing lists are pulled from the King County Assessor's Office records.

Commissioner Kelly asked if the 114 people who signed the petition against the Burien Hill LLC request received notice. Mr. Davis responded that notice is typically sent to people who provide comments on the proposed amendments as they are considered parties of record.

Mr. Davis assured the commissioners that corrections will be made to errors identified this evening and the corrected documents will be provided to the commissioners for the public hearing.

B. Comprehensive Plan Amendments – Housing Policy Discussion

Ms. Johnson reviewed the previous discussions the Planning Commission has had regarding the proposed amendments to the Comprehensive Plan housing policy. She then went through the changes made to the draft amendments since the last commission meeting.

Chair Olsen asked that the term “co-housing” be clarified in the draft policy. Commissioner Markee asked that the populations referenced in the policy promoting development of accessory dwelling units be broadened.

Chair Olsen asked why the proposed policy incentivizes including ADUs in new construction, because in his mind an ADU is an add-on to an existing property. Mr. Davis replied that with rising property prices, people are considering adding ADUs sooner than they did before. He added that from an infrastructure standpoint it’s more efficient to consider adding an ADU in conjunction with the construction of the primary home. The proposed policy language offers people that additional option.

Chair Olsen asked that the wording of the proposed policy on middle housing be reworded to sound less like people are forced to live in smaller housing because they can’t afford anything larger and more that other forms of housing are options to make housing available to all.

Commissioner Kelly said the language regarding short term rentals is too weak and she would like it strengthened.

NEW BUSINESS

None.

PLANNING COMMISSION COMMUNICATIONS

Commissioner Garcia said he has found it very helpful to drive by the parcels that are the subjects of the proposed map amendments and recommended that the other commissioners do so as well.

He asked about the date of the joint Human Services Commission and Planning Commission meeting, which Ms. Johnson confirmed is Dec. 5th.

Commissioner Garcia also said he attended a meeting of the Business and Economic Development Partnership and encouraged the other commissioners to check out each of the other boards and commissions as they have time.

DIRECTOR’S REPORT

Mr. Davis said there will be a Shoreline Master Program (SMP) periodic update open house prior to the Planning Commission meeting on Nov. 14th. The agenda for the Planning Commission meeting that night includes an introduction to the proposed SMP update amendments.

That same Planning Commission meeting will include the public hearing on the proposed Comprehensive Plan map amendments and policy amendments. The commission needs to make its recommendation on the amendments to the City Council at its November 28th meeting so the City Council can make its decision before the state’s December 31st deadline for annual Comprehensive Plan amendments. Also on the 28th, the commission will conduct a public hearing on the proposed SMP amendments.

ADJOURNMENT

Direction/Action

Motion to adjourn the meeting as made by Commissioner Markee and seconded by Commissioner Davis.
The vote was 5 in favor, 0 against.

The meeting adjourned at 9:24 p.m.

APPROVED: November 14, 2018



Curtis Olsen, chair
Planning Commission

City of Burien

BURIEN PLANNING COMMISSION
November 14, 2018
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, watch the video-stream available at <http://burien.vod.castus.tv/vod/>.

CALL TO ORDER

Chair Curtis Olsen called the November 14, 2018, meeting of the Burien Planning Commission to order at 7:04 p.m.

ROLL CALL

Present: Kim Davis, Hugo Garcia, Christopher Guizlo, Anna Markee, Kaelene Nobis, and Curtis Olsen. Kate Kelly arrived at 7:25 p.m.

Absent: None

Administrative staff present: David Johanson, senior planner; Thara Johnson, senior planner; Brian Wilson, city manager

AGENDA CONFIRMATION

Motion was made by Commissioner Markee and seconded by Commissioner Nobis to confirm the agenda. **The vote was 6 in favor, 0 against.**

APPROVAL OF MINUTES

Motion was made by Commissioner Nobis and seconded by Commissioner Guizlo to approve the minutes of the October 24, 2018, meeting. **The vote was 6 in favor, 0 against.**

PUBLIC COMMENT

None.

NEW BUSINESS

A. Introduction to Shoreline Management Program Amendments

Senior planner David Johanson introduced consultant Mark Daniel of The Watershed Company, who provided a brief introductory presentation on the 2018-19 Shoreline Master Program (SMP) periodic update requirement and process. The proposed changes to the SMP are to bring the program in compliance with changes in state law. Mr. Johanson noted that an open house on the SMP update was held just prior to this evening's Planning Commission meeting.

Mr. Daniel said the public comment period on the SMP periodic update begins Nov. 14th and extends until 5 p.m. on Dec. 14th. He added that the commission will conduct a public hearing on the SMP update at its Dec. 12th meeting, with the commission issuing a recommendation to the City Council sometime in January. The City Council needs to adopt the changes by the end of June, the state-mandated deadline. Mr. Johanson noted that the City Council may adopt the changes earlier in the year, schedule permitting.

PUBLIC HEARINGS

Chair Olsen opened the hearing on the proposed Comprehensive Plan map amendments at 7:15 p.m. and read the rules of order for conducting the hearing.

A. Comprehensive Plan Amendments – Map Amendments

PLA 18-0533 Burien Hill LLC

Mr. Johanson said that the proposal is to change the Comprehensive Plan map designation from Office to High-Density Multi-Family Neighborhood on one parcel at 12845 Ambaum Blvd SW.

Alex Sidles, Bricklin & Newman, LLP, 1424 Fourth Ave., Suite 500, Seattle, an attorney representing a group calling themselves the Shorewood Neighborhood Preservation Coalition, said the commissioners should deny the proposed amendment because high-density multi-family is not compatible with the neighborhood to the west of the parcel. He said the area is predominately low-density single-family in use. He said the request does not meet all of the criteria for approval, which would make the proposed amendment unlawful. Mr. Sidles said that the request is inconsistent with the envisioned character and scale for the area as stated in the Salmon Creek Neighborhood Plan. He also said that the existing Office designation is not inappropriate for the parcel.

Montgomery Smith, 12813 14th Ave SW, said he is not against Mary's Place; however, he does not believe a high-density development is necessary to provide affordable housing. He said he thinks moderate-density is more appropriate, placed on the portion of the parcel adjacent to Ambaum and away from the 14th Avenue Southwest side. He said he wants the development of the parcel to be negotiated with the surrounding homeowners. He cited the potential increase in people, cars, and related challenges as reasons to deny the request. He said the wishes of the current residents are being disregarded by city officials.

Jeff Nelson, 1402 SW 128th St., said he believes the amendment should be denied because he doesn't want a five-story building at the end of his residential block. He said he wants the character of Burien kept as a small community as envisioned in the original Comprehensive Plan.

Lew and Cindy Foust, 12817 14th Ave SW, urged the Planning Commission to recommend denial and the City Council to vote to deny the proposed amendment. They said the Shorewood Neighborhood Preservation Coalition is willing to work with the City and landowner to develop a 2019 Comprehensive Plan map amendment and rezone that accommodates everyone's needs.

John Poelzer, 1420 SW 129th St, said the neighborhood is extremely quiet and he wants it to stay that way. He said the City is trying to take away the peace and quiet he enjoys. Mr. Poelzer said he has paid ridiculously high property taxes in the nearly 20 years he has lived in the neighborhood. He said he doesn't think high density a block away from his house is the way the money should be spent. He said the current residents don't need any more people living in his neighborhood. Mr. Poelzer said he works at NAVOS cleaning the rooms of people who can't take care of themselves, so he understands people need help, but not in a high-density development in his neighborhood. He said Mary's Place residents are already negatively impacting street parking and leaving garbage in his neighborhood. He said if they don't have any regard for living some place for free, they won't have any regard for his neighborhood.

Marty Hartman, 12845 Ambaum Blvd. SW, the executive director of Mary's Place, explained that Mary's Place was able to complete its first property purchase in May and opened the Family Center in August. She thanked the community members who worked as volunteers to get the building ready to open, and said now more than 150 family members are living inside the building, many of them children attending Highline District schools.

Ms. Hartman said she knows there is some confusion about their LLC; she explained that Mary's Place, a non-profit, bought the property from a donor who gave them an interest-free loan and developed the LLC that holds the mortgage that Mary's Place is working to pay off. She said once that is paid off Mary's Place will own 100% interest in the property. She said as new owners Mary's Place is in the dreaming stage of how to use the property and wants to be a good neighbor. She said Mary's Place will not proceed with any plans without talking with the neighbors, inviting them in as they did when

Mary's Place first occupied the property. She said Mary's Place would love to meet with the neighbors and have a conversation.

Jessie Clawson, McCullough Hill Leary, PS, 701 Fifth Ave, Suite 6600, Seattle, representing Mary's Place, said the Comprehensive Plan amendment request was submitted to give flexibility to Mary's Place for the future. There already is housing on the property in the current building. She said they see a need for affordable housing in Burien. She noted that Comprehensive Plan amendments are very high-level policy decisions for future land use. Ms. Clawson said Mary's Place does not currently have a high-density development idea in place. She said the time to discuss conditions and transitions is some day in the future when Mary's Place has a rezone and development proposal before the Commission.

Maria Sprague, 13002 13th Ave SW, said she lives directly across from Mary's Place and doesn't have a problem with Mary's Place, but she believes the road does not have the capacity to support high density in the future. She said it already is difficult to access Ambaum from 130th and she does not want to be competing with others to turn onto Ambaum in the morning when she is trying to go somewhere. She said she prefers Mary's Place over the Milam Recovery Center, but does not see a need to change the Comprehensive Plan map designation to high density.

Emil Voges, 12809 14th Ave SW, said he and his neighbors always wondered how such a nice neighborhood had a drug rehabilitation center in it, and now Mary's Place has moved in. He said the sound of the Mary's Place children playing outside is a nice change from the silence left when all the neighborhood kids grew up and moved away. He asked if Mary's Place is really going to be permanent and the owner of any multi-family development built on the property.

Melissa Breitstein, 1420 SW 130th St, said she likes the quietness of the neighborhood although she enjoys the sound of the Mary's Place kids playing outside. She says there has been a lack of transparency regarding the No Child Sleeps Outside LLC, which she says is for profit, and wondered if Mary's Place is leasing the property. She said even with the public meeting held by Mary's Place, she doesn't understand the relationship. She questioned whether a high-density rezone is part of Mary's Place or for a for-profit entity in the future, and asked what the rush is to "jam" the amendment through. She said she suspects it is for a for-profit entity. Ms. Breitstein says she loves the neighborhood and loves Mary's Place as it is now and would welcome moderate-density housing on the Ambaum side of the parcel if that comes to pass.

Richard Plagge, 13010 13th Ave SW, said there is a correlation between Mary's Place setting up at the end of his block and the number of burglaries and homeless in the neighborhood since Mary's Place opened. When the property was a drug treatment center the neighborhood didn't have that problem. He said he's not saying it's caused by Mary's Place, but that Mary's Place has somehow attracted those type of people to the neighborhood. He said he thought Mary's Place moving into the existing building was a good idea, but it's not a high rise, which would not fit into the neighborhood. He said he feels the owners of the property pulled a bait-and-switch.

David Hansen, 12811 14th Ave SW, said the people in his neighborhood are not saying they do not care about the homeless situation in Burien. He said he wishes the Mary's Place residents the best. He said what they are concerned about is the propriety of what Mary's Place is doing and the non-binding factor of changing the Comprehensive Plan map designation. He does not believe that everything Marty Hartman told him in a recent conversation is true.

Mr. Hansen said the question is whether a for-profit venture capitalist, feigning concern for the poor, can run roughshod over the concerns, interests, and financial futures of the middle class, aided and abetted by local government officials. He said the neighborhood has been routinely disrespected and their wishes disregarded from the beginning. He said there has been no serious effort to inform the neighbors of plans for the land.

Mr. Hansen said he was told by the Mary's Place leadership that they have hopes and dreams, but now is not the time to discuss them. He said there is no effort to make sure any plans for the land are compatible with the neighborhood or address the concerns of the neighborhood. He said Mary's Place has shown no willingness to work with the neighborhood or compromise. He said it is a never-ending

game of “hide the ball” to be followed by a “political cram down.” He said only single-family dwellings are compatible on 14th Avenue Southwest. He said he fears the hearing is a waste of time and the decision has already been made; he said he wonders if any minds on the commission are not already made up.

Jeanne Kussmann, 2403 SW 122nd Pl, said she agrees with everything that other members of the neighborhood coalition group has said, and added that neighborhood preservation is important for all neighborhoods. She said she’s lived in high-density housing before and there’s nothing wrong with it, but that’s a different kind of neighborhood than Shorewood, where people pay a lot of taxes and have rights, too. She allowed that some people live in high-density housing and pay just as much as people in single-family neighborhoods, but it is a choice. She said neighborhood preservation needs to be honored, to do otherwise is taxation without representation. She said she prays for the homeless and knows they need to be cared for, but every neighborhood needs to be preserved.

James Smith, 13003 Shorewood Dr SW, said as long-time Shorewood residents he and his wife have a vested interest in the quietness and residential feel of the neighborhood. He said agrees with the items voiced in the comment letter submitted by the coalition’s attorney and said he very strongly urges the commissioners to reject the amendment request. He said it would be a travesty to allow high-density housing on the western half of the subject parcel.

Mr. Smith said he doesn’t think anyone testifying is against Mary’s Place. He said they just want to maintain the single-family residential community and have the western half of the Mary’s Place property be a single family residence. He said that in addition to the high-density housing issue there are the issues of traffic and parking. He said he wanted to leave the commissioners with two thoughts about the proposed amendment: it’s not legal and it’s wrong.

Klausjan Tukker, 1922 SW Cove Point Rd, asked the commissioners to imagine four years from now, driving down Ambaum, turning onto SW 132nd Street, past a very nicely developed apartment structure that fits into the character of the neighborhood and respects its surroundings, with children playing outside and people living happily. He said that is the vision, but the nightmare scenario is the pressure caused by high-density housing, adding 600 people on a small parcel. He said everyday he drives down 132nd toward Ambaum, but turns to take 128th to Ambaum because the other route is already too dangerous. He would love people to live there in harmony, but it is the Planning Commission’s responsibility to respect the feelings, facts and character of the neighborhood. He asked the commission to deny the proposed amendment and allow no more than medium density to achieve the vision.

Carol Evans Wheelis, 12820 14th Ave SW, said she agrees with the points made by the coalition’s attorney, and added that hundreds of families live in Shorewood on the Sound but there is only one road to access the area on the south end. She said there would be a traffic jam if high-density multi-family housing was allowed on the Mary’s Place parcel. She said years ago a developer wanted to build high-density multi-family off of SW 128th Street, but reached a compromise with the neighbors and built some moderate-density single-family residences, then duplexes, and then apartments. She would like a similar compromise on the Mary’s Place parcel.

Ms. Evans Wheelis said developers are buying up old apartment complexes like Fox Cove and building new developments for Seattle workers who can’t afford to live in Seattle. She asked that that not be allowed to happen at Fox Cove or Mary’s Place. She said the real owner of Mary’s Place is a for-profit company, and said that while Mary’s Place claims the Burien property is its first real home, last year the same thing was said about the shelter space provided in Seattle by Amazon. She said she has to believe what she sees in writing. She asked the commissioners to deny the current amendment request.

Diane Patterson, 12237 Shorewood Lane SW, said she welcomed the arrival of Mary’s Place earlier in the year, and thought the treed area on the west side of the property would be a nice place for the children to play. She said the public meeting announcement in social media said the location would serve about 200 people.

Ms. Patterson said the Comprehensive Plan amendment request was filed with the City two months before the public meeting, indicating to her that Mary’s Place already planned to develop the west side

of the property into high-density housing of up to 200 units, up to 75 feet high, but chose not to disclose that at the community meeting. She said this is not the model that was promised when it was announced Mary's Place was interested in the property. She said it is a request to change the character of an entire neighborhood to facilitate a high-density residential structure for a broad economic spectrum of tenants. The Planning Commission knew about this long before Mary's Place purchased the property and knows that the information was not provided to the community. She said part of the commissioners' job is to maintain the character of Burien's neighborhoods.

Irene Danysh, 13664 17th Ave SW, said she is representing a local organization called Community Visions and presented a petition asking that the amendment request be approved. She read the text of the petition, addressed to the City Council, to the commissioners. She said that as a Hurstwood resident, with the Alturas apartments east of her, she understands the concerns of the Shorewood neighbors but in the 45 years she's lived in the neighborhood below the apartments it's been quiet and safe. She said she is happy the approximately 2,000 apartment dwellers are her neighbors and she doesn't think there will be adverse issues caused by Mary's Place in the Shorewood neighborhood.

Shalom Agtarap, 15045 5th Ave SW #426, said she's grateful the proposed amendment has come before the Planning Commission because it is an opportunity to provide stability for Highline School District students facing homelessness with their families. She said she is part of an ecumenical association of more than seven churches stretching north from Normandy Park, including some from Burien. She said they would say that lives are being jeopardized by housing insecurity, and that the "little slice of heaven" that so many have worked so hard to obtain ought not be available only to those who are able to be included with the help of a community or particular market.

Ms. Agtarap said what is wrong and unjust is to deny Mary's Place, an organization that has already earned its credentials by helping create stability for families that are working very hard not just because of housing insecurity but because they have an unbelievable work ethic. She said the Commission should not dash the dreams of an organization that has already proven itself that way. She thanked the commissioners for considering an affirmative vote.

Rev. Dr. Linda Smith, president of the Church Council of Greater Seattle, 4820 S Morgan St, Seattle, said the matter at hand is to provide affordable housing to all unsheltered neighbors. She said the number of unsheltered people continues to grow. She said the church council is a 100-year-old organization working to create equity for all in housing and other issues. She said the council supports affordable housing because it takes people off the street. She said Mary's Place has done an incredible job of bringing people, especially children, into warm, safe places. She said every person deserves the gift of life, which includes a safe place to live; without housing, people die. She said nearly 100 people have died on the streets this year because of a lack of affordable housing, pointing out that this should not be happening in a county rich with resources.

Rev. Dr. Smith said the community has a moral obligation to accommodate and house unsheltered neighbors. She said no parent should have to make a choice between feeding and housing their family. She asked the commission to imagine what they would do tonight if their child or grandchild had to find housing. She urged the commissioners to vote yes and make affordable housing available.

Don West, 13659 17th Ave SW, said when he first heard about Mary's Place opening in Burien, it seemed like an obvious plus, a huge opportunity to help by a well-established program. He said he understands there are lots of reasons people are opposed, but said he can't ignore the fact that part of the problem is the potential proximity of people who are different than the neighbors in many different ways. He shared a couple of stories of his family's experiences that leads him to believe the fears are misplaced.

Mr. West said he lives in Hurstwood, about a block and a half from the more than 2,000 residents in the Alturas apartments and has not experienced problems attributable to the residents. He said he and his family also lived in White Center for a time, and his daughters benefited greatly by being around people who are different than them. He concluded by saying there isn't as much negative contact as people imagine there would be, and there is just as good a chance that the contact would be positive. He concluded by saying he supports the proposed amendment.

Wendy Koch, 1404 SW 130th St, asked if the Planning Commissioners are elected and was informed they are all residents who volunteer to serve. She said she works two jobs to be able to live in the neighborhood and she does feel bad for homeless people, but she does not want them living across the street from her in a large apartment complex. She said she moved to the neighborhood for the quietness, the single-family housing, and the woods across the street. She asked the commissioner not to “do this to us.” She says she has respect for Mary’s Place but does not want multi-family housing across the street from her house.

Omar Del Rio, 1311 SW 130th St, said when he moved to the area he liked the neighborhood, but he is scared of multi-family housing going in across the street and is thinking of moving because it. He said his daughter was harassed by a man on the Mary’s Place property and fears there will be more incidents like that. He said he likes kids and likes to help people but there are other places for Mary’s Place to build housing instead of his neighborhood. He asked the commissioners to vote no on the amendment request.

Siomara Del Rio, 1311 SW 130th St, said she knows there is a problem with homelessness in Burien but said she doesn’t think the subject parcel is the place to build housing to alleviate it. She said the streets are narrow and busy and adding more people to the neighborhood will only make it more dangerous for the children who would be living there. She said bad people know they can hide on the Mary’s Place property and more people will do that if the property is developed. She said she disagrees with the people who say Alturas is not dangerous and thinks high-density multi-family on the Mary’s Place parcel is not appropriate.

Constance (no last name given), 1223 SW 128th St, said her grandmother built the nearby Amberglow apartments in 1969. They were built as half one-bedroom, half two-bedroom units and are only about half as dense as would be allowed as high-density today.

Jeppa Hall, 410 SW 137th St, said she supports the efforts of Mary’s Place to provide up to 200 units of affordable housing. She said two years ago her family was able to buy a home in Burien through the Homestead Community Land Trust; prior to that they benefited from subsidized housing in downtown Seattle. She said being in affordable housing made it possible for her husband to go back to college and earn his master’s degree, thus improving his ability to support his family through his current employment at the Veterans Administration.

Ms. Hall said she experienced homelessness as a child and therefore understands the challenges that children and families face living without stable, affordable housing. She said the answer to homelessness is homes; King County is in an affordable housing crisis and people need homes. She said to the opponents of the proposed map amendment that if they say they want to support the homeless and Mary’s Place, saying “not in my backyard” is not the answer. She said she wants affordable housing in her backyard. She said she wants to see equality, and that homes provide opportunities for people to survive and thrive.

Ms. Hall said she can’t imagine being a homeless child hearing the testimony at the hearing of people saying they love children, love them knocking at their door at Halloween, however they don’t want those children living in high-density housing in their neighborhood because the neighborhood is quiet and lovely. She emphasized that everybody deserves a home, a place of peace and quiet, acknowledging that some people can have more of that and for some people it’s just a place of their own where they can shut the door and spend time with their family. Ms. Hall said affordable housing should absolutely be supported in King County. She said there are not a lot of open parcels of land left and this parcel has the land available. She urged the commission to do the right thing.

David Sprague, 13002 13th Ave SW, said the question isn’t about providing affordable housing, the question is the impacts on the community of providing it, such as noise, emissions, traffic and others. He said since he lives directly across the street from the parcel he has no alternative for accessing his property when the street is congested. He said the street safety is inadequate for children walking to a school bus stop. He said people exceed the posted speed limit.

Mr. Hall said if construction is allowed on the parcel the street will be congested with flagging and materials deliveries, and people going to and coming from work will be inconvenienced trying to get

through. He said the neighbors already deal with the noise from garbage trucks and delivery trucks backing onto his private street to access Mary's Place and everyday there is traffic congestion. He said adding 200 or more units will make it more congested and noisy. He said he wants the developer to show a parking plan or a traffic plan to show how the cars are going to access the property.

Olga Shatunova, 13025 13th Ave SW, she said she loves the neighborhood. She said she doesn't know what the people who say the Alturas complex is quiet are talking about; there are helicopters overhead every day, it is a well-known place for drug dealing, and she said no one living on her street can sleep because of the police activity. She said they all support, in general, low cost apartments, however, not on the Mary's Place parcel because there are nearby elderly and disabled residents who need peace and quiet.

Ms. Shatunova said she never received any notice about Mary's Place opening, was never invited to any hearings about it, and only found out about it on the Next Door app on her cell phone. She said hearing it was opening was concerning enough, and now that Mary's Place is open there has been a homeless person living in a car on her street and the number of prowlers and strangers in hoodies the neighborhood 24 hours a day has increased.

Ms. Shatunova said the large trucks unloading supplies at Mary's Place are annoying as they pull into her street with their backup alarms beeping. She said she works at night because she can't sleep with all the beeping keeping her awake. She said realizes there is a need for apartments for homeless people, but when she already can't sleep because of the noise she believes the increased density would make it worse. She also said the people who work at Mary's Place are constantly walking on her private street.

Stacie Latimer, 16239 9th Ave SW, read a quote from former First Lady Pat Nixon, saying "Caring for others creates the spirit of a nation." She said there is a lot of talk this evening about "jeopardized" or "threatened" but really the issue is stretching or compromising. She said the two most important words about Mary's Place for her are heart and hope.

Ms. Latimer said she served meals last night at Burien's Hospitality House, the shelter for eight homeless women that has been in its neighborhood location for 16 years without one incident. The neighborhood has not been impacted. She said that after serving a modest meal she sat with the women and has never felt as deeply appreciated as she did sitting with women who otherwise might not have had a meal at all. She said helping those women is the biggest stretch of the heart and the most important part of a community.

Ms. Latimer said she's been a teacher for 26 years and teaches in the Highline District. She said she has seen the impact of trauma on children, who are the future of the community. She said no child should be denied a full stomach or a bed. She said no one has mentioned this evening the percentage cited by Mary's Place of families that are one-timers. She said no family chooses to be or remain homeless; their wish is to move on to something better and Mary's Place is their launching place. She said heart and hope may seem like intangibles, but as a community they are the most tangible. She urged the commissioners to recommend adoption of the proposed amendment.

Maritza Sprague, 13002 13th Ave SW, said she strongly disagrees with the proposed map amendment. She said the subject parcel was acquired to house transitional homeless people, not to turn it into an apartment development. She said she lives across the street from the parcel and has a territorial view of downtown Seattle and claims her air rights, which an apartment building will obstruct. She said there is no parking available in the area for an apartment building.

Ms. Sprague said she lives on a private road but has experienced a great influx of traffic and people wander around on her street. She said she has invested \$5,000 in a fence to protect her family; before Mary's Place moved in youth that were sent to Milam Recovery Center would run away and try to hide in her house because they were not safe where they were supposed to be safe.

Ms. Sprague said she sees the children and moms kicked out of Mary's Place at 8 a.m. no matter what the weather, and sees them waiting to get back in when the doors are opened. She said it's only a place to sleep, with a little cot, and a curtain partition. If people really care about the homeless they should sign up to get people off the street like her mother did more than 30 years ago; she helped them and

when they found a job and could support themselves they moved on. She said the road is deteriorating because of the big trucks backing onto the private road, yet the City refuses to repair it.

Ms. Sprague said the neighborhood is residential and urged the commissioners to say no to multi-family housing on the Mary's Place property. She said everyone deserves a home but the homeless should be helped to become independent, not dependent upon the City government.

Mary Forrey, 12872 Shorecrest Dr SW, said she is against the proposed map amendment. She said she is for Mary's Place but does not want high density at that site. She said the street is too narrow and it is unsafe to walk in that area.

Terri Denand, 12517 Shorewood Dr SW, said that although she doesn't live as close to the property as others who have testified, she is very much against the proposed amendment. She admitted she may be wrong, but said she supposed if the neighborhood had access to the development plans they might support a variance to build something. She said she does not support just blindly approving the requested map amendment in a mostly residential area.

Jennifer Hansen, 12811 14th Ave SW, said she supports helping homeless people find secure and safe places to live, but not on that parcel. She said the parcel is not labeled as high density, and as a nation of laws she said it is important to stick to the law and the way it is originally written. She added that the Alturas apartments have a great deal of gunfire and gang activity, and there were gunshots at the corner of SW 128th St and 14th Ave SW just the week before. She said the neighborhood is changing and it is frightening, and she thinks high-density multi-family is not the answer for that location. She said she grew up in an ethnically diverse neighborhood in the Bronx and loves all people, so it is hurtful and offensive to her to hear people say in their testimony that the neighbors don't like people who are different than themselves.

There being no other testimony, Chair Olsen said that portion of the hearing is concluded. Mr. Johanson said the commissioners will consider what they have heard and are scheduled to vote on a recommendation to the City Council at their Nov. 28 meeting.

PLA 18-0510 Wu

Mr. Johanson said the proposal is to change the Comprehensive Plan map designation from Moderate Density Residential Neighborhood to Moderate Density Multi-Family Neighborhood on one parcel at 12419 Des Moines Memorial Dr. S.

Mark Wierenga, David Vandervort Architects, 2000 Fairview Ave E, #63, representing the applicant, said it is a simple request. He said it is a landlocked parcel adjacent to multi-family parcels and he believes the current designation is a mapping anomaly since the parcel does not have direct access to Des Moines Memorial Dr. S. The change would enable a more consistent frontage on the street, provide better and more consistent access, and would provide more intense landscape buffering between the multi-family development they will be proposing for the site and the single family zones to the west and north of the parcel.

There being no other testimony, Chair Olsen said that portion of the hearing is concluded.

PLA 18-0433 Moore

Ms. Johnson said that the proposal is to change the Comprehensive Plan map designation from Moderate Density Residential Neighborhood to Low Density Multi-Family Neighborhood on one parcel at 11246 8th Ave S.

Jerry Robison, 648 S. 152nd St, #7, representing the applicant, said he believes the staff analysis represents the situation well. He said it would create a transition between the single-family neighborhood and the business neighborhood and will allow an economic redevelopment of that particular parcel. He said because the parcel is impacted by airport noise it is less viable for redevelopment as single family but low-density multi-family should be a better fit.

There being no other testimony, Chair Olsen said that portion of the hearing is concluded.

PLA 18-0528 Miles and Assefa

Ms. Johnson said that the proposal is to change the Comprehensive Plan map designation from Office to Moderate Density Multi-Family Neighborhood on five parcels at 2806, 2810, 2818, 2820, and 2828 S. 128th Street.

Venesa Halen, 2825 S. 127th St, said the parcels about a neighborhood of eight houses. She said there are two single-family residences among the subject parcels. She said there would be a negative impact if the designation of the five parcels was changed, citing traffic hazards, lowering property values, and a potential increase in crime caused by having multi-family housing near single-family housing. She said the meanings of the terms used to discuss the potential change in designation are unclear to her. She said she also would like to submit her questions and comments to the commission on paper.

Imelda Miles, 4614 S. Austin St, Seattle, said she owns the parcel on one end of the group. She said when she purchased it years ago it was designated Multi-Family, but eventually was changed to Office. She said when she asked the City if she could develop a single-family residence on the parcel she was told she could not because it is zoned Office. Ms. Miles said she wants to build a single-family residence on the parcel, but she can't until the designation is changed. She said she does not want to build a multi-family development.

Lisa White Calderon, 2815 S. 127th St, said she just found out about the amendment request on October 24th. She said she does not like the current Office zoning or the proposed Moderate Density Multi-Family Neighborhood designation. She would like Low-Density Single Family so that it will attract people who will feel invested in the neighborhood by ownership. She said that, being on the border of the Burien City Limits, her neighborhood feels a bit forgotten. She said they often hear gunfire nearby. Ms. White Calderon said she strongly wants the area to be homes that people can buy and will work to improve the neighborhood. She said she is opposed to having an apartment right behind her. She also cited stormwater drainage issues in the area, saying basements flood and the ground becomes totally saturated after a heavy rain. She said she wants it to be a win for Burien and for the neighborhood.

Michael Aippersbach, representing the property owners, said he understands the previous testimonies about traffic, but if the parcels are developed under the current zoning, traffic would still be an issue. He said normally traffic impacts are addressed at the point of rezone or when getting a building permit. He said that while a designation says up to a certain number of units can be built, the buildable density is determined by the size of the parcel, the setback requirements, the height, and other considerations. He corrected the commission and staff on the name of one of the applicants – it is Assefa, not Asseta.

Michael Dolan, owner of a house at 12715 Military Rd S, said there already is a parking issue that he has brought to the City's attention but the City has done nothing to remedy it. He said he thinks the City is great on thinking development will help its tax base, but is not good with the rest of it. He said he has been frustrated since his area was annexed into the City; for instance, the minimum lot size requirement for single-family homes is now larger than under King County's jurisdiction. He said the neighborhood is changing and the City needs to address traffic safety, parking, and the water issue previously mentioned. He said multi-family is out of character for the area.

Mike Meyer, 2818 S. 128th St, said he owns two of the subject parcels and would be sandwiched between any developments constructed by the two applicants. He said he does not want to be forced out of the neighborhood. He said he does not see how they can develop without impacting the safety of the neighborhood.

There being no other testimony, Chair Olsen declared the portion of hearing on the proposed Comprehensive Plan map amendments closed at 9:18 p.m.

B. Comprehensive Plan Amendments – Policy Amendments to the Land Use, Housing, and Economic Development Elements

Chair Olsen opened the portion of the hearing on policy amendments at 9:19 p.m. and repeated the rules of order for conducting the hearing.

Ms. Johnson summarized the proposed amendments.

There being no testimony, Chair Olsen declared the portion of the hearing on the proposed policy amendments closed at 9:24 p.m.

Because she will be out of town on the Nov. 28 meeting date, Commissioner Markee gave her thoughts on some of the items under consideration. She said the area has been changing since the Duwamish Tribe lived here, and change will continue. She said she supports the Mary’s Place proposed map amendment because she believes that it is indicative of the direction the region is moving in order to address rapid growth. She said she believes a lot of the homelessness in the area is because the region hasn’t adequately planned for growth. Commissioner Markee said a lot of the issues brought up in testimony are legitimate, but they are issues that will be addressed when there is an actual development proposal. She said from a land-use planning standpoint, a growth management standpoint, it is an area well-served by transit, close to schools and amenities, and fits in with the Ambaum corridor, so she supports it.

Commissioner Markee also said she may need more information about the Miles and Assefa proposed amendment, because she is not entirely clear about what is going on with the existing homes and what is being proposed.

OLD BUSINESS

None.

PLANNING COMMISSION COMMUNICATIONS

Commissioner Garcia said he drove to each site in the proposed map amendments and found it very helpful in giving the amendment requests context. He recommended that the other commissioners do the same. He also said he provided Chip Davis, Community Development Department director, and Ms. Johnson with a copy of proposed policy tools for a City of Tacoma infill pilot program, prepared by the University of Washington Master of Urban Planning Studio, which included information about accessory dwelling units.

DIRECTOR’S REPORT

None.

ADJOURNMENT

Direction/Action

Motion to adjourn the meeting as made by Commissioner Garcia and seconded by Commissioner Nobis.
The vote was 7 in favor, 0 against.

The meeting adjourned at 9:34 p.m.

APPROVED: _____

Curtis Olsen, chair
Planning Commission



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MEMORANDUM

To: Burien Planning Commission

From: Thara Johnson
Senior Planner

Date: November 20, 2018

Subject: 2018 Comprehensive Plan Amendments – Land Use, Housing and Economic Development elements

PURPOSE/REQUIRED ACTION

The purpose of this agenda item is for the Planning Commission to provide a recommendation to City Council on the proposed 2018 Comprehensive Plan amendments to Land Use Element (Chapter 2.2), Housing Element (Chapter 2,4), and Economic Development Element (Chapter 2.11). The 2018 Comprehensive Plan Docket and Community Development Work Program identified housing and economic development policies as items to be evaluated as part of the 2018 annual Comprehensive Plan amendments.

BACKGROUND

On December 31, 2017, the City of Burien initiated the annual Comprehensive Plan amendment process for 2018. The final Comprehensive Plan Docket was adopted by City Council on April 16, 2018 following a recommendation by the Planning Commission which occurred on March 28, 2018, following a public meeting that was held on March 8, 2018. The Economic Development Element and housing policies were incorporated as topics to be evaluated as part of the 2018 Comprehensive Plan amendment docket.

The Business and Economic Development Committee (BEDP) was tasked with updating the Economic Development Element. In their work with the Comprehensive Plan over the past year, the BEDP has engaged in several processes to prepare the draft Economic Development element. They have engaged other commissions, performed research, and were informed by previous economic development strategic planning work. In February 2018, the Planning

Commission, the Arts Commission, and the BEDP met to streamline and revise these policies further, and to create additional policies as needed. Since that time, the BEDP and the Arts Commission have further refined the draft policies, which was presented to the Planning Commission at their June 13th, 2018 meeting at which time the Commission accepted the draft Economic Development element which has been included as Attachment 2.

The City of Burien went through the required periodic update to the Comprehensive Plan in 2016, the Puget Sound Regional Council (PSRC) provided the City with recommendations on a number of policy amendments that should be considered as part of future Comprehensive Plan amendments. One of the topic areas related to housing, and PSRC recommended that the City update the existing housing needs assessment, which was last updated in 2003. The housing needs assessment would include an inventory of existing housing stock in Burien, which would assist in developing and evaluating the City's current housing policies.

The Planning Commission received a briefing from city staff at the August 22nd, meeting relating to the relevant issues on the City's housing policy amendments that would need to be considered. Staff divided the issues into long term and short term strategies. Short term strategies included those that could be considered and evaluated as part of the 2018 Comprehensive Plan Amendment cycle. However, it is anticipated that the long term strategies would occur over a longer time frame (2019-2020), since some of the results and outcomes from the short term strategies will inform and form the basis for the longer term policy development, such as the Housing Assessment Study.

At the October 10th meeting, the Planning Commission discussed existing policies in the Comprehensive Plan relating to Accessory Dwelling units, middle income housing and short term rentals and provided direction to staff relating to policy language that should be developed for further review and consideration. At the October 24th meeting, the Commission reviewed the proposed policy language changes as well as new policies being proposed, which relate to addressing some of the prevalent regional housing issues.

The Planning Commission held a public hearing on November 14, 2018, to receive public testimony on the proposed policy text amendments to the Comprehensive Plan. There were no residents who provided comments during the public hearing. The City did receive written public comments on the proposed policy amendments which have been included as Attachment 3. Any additional written comments received will be provided to you at your meeting.

The Commission discussed the proposed policy text amendments to the Comprehensive Plan at the November 14th meeting, and recommended some minor changes to the policies which have been incorporated into the draft policy language (Attachments 1 and 2).

REVIEW OF CRITERIA FOR COMPREHENSIVE PLAN AMENDMENT

BMC 19.65.095.4 contains the criteria for review of a proposed Comprehensive Plan amendment. To be approved, the proposed amendment must meet all of the following criteria:

A. The request is the best means for meeting an identified public benefit; and

The request to amend the Comprehensive Plan was made prior to March 1, 2018, as required in BMC 19.65.095.

The proposed amendments set the policy framework on land use, housing and economic development policies which will form the basis for regulatory decisions occurring over the next 20 years. A portion of the amendments will align the goals and policies with Vision 2040 and the Countywide Planning Policies. These all benefit the public.

B. The proposed amendment is consistent with the Growth Management Act, applicable Puget Sound Regional Council (PSRC) plans, King County Countywide Planning Policies and Burien Comprehensive Plan; and

Goals of the GMA state that development should occur in urban areas where adequate public facilities and services exist and there is an efficient multimodal transportation system. The GMA, PSRC plans and King County Countywide Planning Policies all contain various requirements related to land use, housing, economic development and require communities to adequately plan for future growth. The Countywide Planning Policies establish specific growth and affordable housing targets.

PSRC's Vision 2040 encourages local jurisdictions to adopt best housing practices and innovative techniques to advance the provision of affordable, healthy, sustainable, and safe housing for all residents. Vision 2040 also requires that local jurisdictions adopt policies, strategies, actions and regulation that promote housing supply affordability and diversity including those that address a significant share of the countywide need for housing affordable to very-low, low, and moderate income households.

The proposed amendments to the Land Use and Housing Elements will ensure consistency with the Growth Management Act, PSRC plans and Countywide Planning Policies by incorporating policy language illustrating how the Burien meets its needs and the needs of the region including but not limited to having sufficient capacity for anticipated employment, jobs-housing balance, housing growth and access to affordable housing.

King County Countywide Planning Policies require that Comprehensive Plans accommodate employment growth targets through local land use plans, infrastructure development, and implementation of economic development strategies. The Policies also require evaluation of the performance of economic development policies and strategies in business development and job creation. The proposed amendments to the Economic Development Element address and incorporate new policies which are reflective of the Economic Development Strategy that was developed by the City in 2014.

Updating the Comprehensive Plan to bring it into compliance with the Growth Management Act (GMA), regional planning documents (Vision 2040, CPPs) fulfills a public benefit.

A specific public benefit identified in the regional and county plans is to accommodate forecasted population growth and ensure there is sufficient infrastructure such as housing and transportation facilities. The proposed amendments will also improve long-term certainty in the land use decision-making process. The plan amendments will solidify a long-term land use management approach that will coordinate development with infrastructure improvements and adjacent uses while encouraging efficient use of land.

C. The proposed amendment will result in a net benefit to the community; and

The proposed amendments will provide guidance for housing, including providing for a diversity of housing types and access to affordable housing. Coordinated development with infrastructure and ensuring a jobs-housing balance along with encouraging a broad range of housing options benefits the community. Incorporating policies that address goals of economic development, diversity of housing and access to affordable housing benefits not only local residents but the region.

D. The revised Comprehensive Plan will be internally consistent; and

The proposed amendments will be consistent with other portions of the Comprehensive Plan and documents including but not limited to Burien's Zoning Code, Economic Development Strategy and other related City ordinances.

E. The capability of the land can support the projected land use; and

Policy language has been added to further encourage more efficient use of the land to accommodate forecasted housing needs and address availability of affordable housing. In locations where more efficient land use is desired (multi-family zones), the necessary infrastructure is available or can be made available therefore the designated land can support the project land use. Any new development is required to obtain all necessary approvals before construction is allowed and, if appropriate, projects will be reviewed in detail when applications are submitted.

F. Adequate public facility capacity to support the projected land use exists or can be provided by the property owner(s) requesting the amendment, or can be cost-effectively provided by the City or other public agency; and

Not applicable; see item E above. The proposed amendments do not propose specific land uses that could impact public facility capacity.

G. The proposed amendment will be compatible with nearby uses; and

Not applicable. The proposed amendments do not propose specific land uses.

H. The proposed amendment will not prevent the City from achieving its Growth Management Act population and employment targets; and

The proposed amendments do not propose specific land uses nor affect specific parcels of land affecting the city's capability to provide sufficient housing or employment capacity. The amendments include specific policies which address meeting the required growth and employment targets established.

- I. ***For a Comprehensive Plan map change, the applicable designation criteria are met and either of the following is met:***
 - i. ***Conditions have so markedly changed since the property was given its present Comprehensive Plan designation that the current designation is no longer appropriate;***
 - ii. ***The map change will correct a Comprehensive Plan designation that was inappropriate when established.***

The proposed policy amendments do not propose any changes to the zoning map.

- J. ***The City Council may approve an area-wide rezone only if all of the following criteria are met:***
 - i. ***The rezone is consistent with the comprehensive plan; and***
 - ii. ***The rezone will advance the public health, safety, or welfare; and***
 - iii. ***The rezone will not have significant adverse environmental impacts that are materially detrimental to adjacent properties or other affected areas.***

The proposed amendments do not change the zoning map.

PLANNING COMMISSION ACTION

Staff is requesting that the Planning Commission review the policy changes included in Attachments 1 and 2 and make recommendations to the City Council.

Action is requested at the meeting, staff recommends the Commission make a motion for each of the proposed policy text amendments, discuss each amendment and then make a recommendation to the City Council.

Suggested motions are as follows:

Suggested Motion for a Recommendation of Approval:

I move the Planning Commission recommend to the City Council approval of (Chapters 2.2, 2.4 & 2.11) in the Comprehensive Plan, amending policies relating to Housing and Economic Development which reside in the Land Use, Housing and Economic Development Elements of the Comprehensive Plan and adopt the findings of fact and conclusions in the staff recommendation report.

Suggested Motion for a Recommendation of Denial:

I move the Planning Commission recommend to the City Council denial of the proposed changes to Chapters 2.2, 2.4 & 2.11 in the Comprehensive Plan, amending policies relating to Housing

and Economic Development which reside in the Land Use, Housing and Economic Development Elements of the Comprehensive Plan and adopt the findings of fact and conclusions in the staff recommendation report.

NEXT STEPS

Staff will present Planning Commission's recommendations on the proposed Comprehensive Plan policy amendments to the Land Use, Housing and Economic Development elements to City Council at their December 3rd Regular Meeting.

If you have any questions before the meeting, please contact Thara Johnson at (206) 436-5574 or by e-mail at tharaj@burienwa.gov.

Attachments:

1. Comprehensive Plan Policies – Land Use and Housing Elements.
2. Comprehensive Plan Policies – Economic Development Element.
3. Public Comments (available electronically
at: <https://burienwa.civicweb.net/filepro/documents>)

1.4 GLOSSARY OF TERMS

Cohousing: Cohousing is an intentional community of private homes clustered around shared space. Each attached or single family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces. Shared outdoor space may include parking, walkways, open space, and gardens. Households have independent incomes and private lives, but neighbors collaboratively plan and manage community activities and shared spaces. The legal structure is typically an HOA, Condo Association, or Housing Cooperative.

2.2 LAND USE ELEMENT

Goal LU.1

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.

Pol. LU 1.4 Encourage a mix of residential, office and commercial uses within Burien's Urban Center to create a vibrant city center that reduces reliance on the automobile and provides a range of housing opportunities

Goal LU.2

Plan for a fair Burien's share of regional growth consistent with State and regional goals directing growth to urban areas

Pol. LU 2.2 Provide sufficient land area and densities to meet Burien's projected needs for housing, employment and public facilities

Pol LU 2.3 Zone sufficient buildable land, create adequate usable development capacity and allow for an appropriate mix of housing types to accommodate not less than Burien's projected share of King County population growth over the next 20 years.

Pol LU 2.4 Ensure that any rezone results in an increase in residential capacity and/or employment targets and will contribute toward the City being able to achieve its population, housing and employment targets under the Growth management Act and King County Planning Policies.

Residential Neighborhoods

Goal RE.1

Note: Policy numbers may not be consecutive. Through the Comprehensive Plan amendment process, some policies have been deleted from this chapter while existing policy numbers have retained their original sequence. Information on past Comprehensive Plan amendments is available at the City of Burien Community Development Department.

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.

Discussion: 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.

The functions of critical areas can be protected through a lower level of residential density and by critical area regulations.

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.

Pol. RE 1.8 The *Moderate Density Multifamily Neighborhood* designation allows multiple-family residential uses with at a ~~maximum~~ density range 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.

Designation Criteria: Properties designated *Moderate Density Multifamily Neighborhood* shall reflect all of the following criteria:

1. The area is already primarily characterized by multifamily residential development at 12 to 24 units per acre.
2. The area is within 1/8 mile of any commercial service node (as shown on Figure 2 LU-3, Commercial Nodes) or the urban center boundary as measured along an arterial.
3. The area is located within ¼ mile of a transit route with a peak transit frequency of at least every 10-20 minutes.
4. The area does not have critical areas, except critical aquifer recharge areas.
5. The area is located adjacent to or has adequate access to an arterial.
6. The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.

Pol. RE 1.9 The *High Density Multifamily Neighborhood* designation allows multiple-family residential uses with a 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.

Designation Criteria: Properties designated *High Density Multifamily Neighborhood* shall reflect all of the following criteria:

1. The area is already primarily characterized by multifamily residential uses at 18 or more units per acre.
2. The area is within 1/8 mile of moderate and high commercial service nodes (shown on Figure 2 LU-3, Commercial 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.
3. The area is located within ¼ mile of a transit route with peak transit frequency of at least every 10-20 minutes.
4. The area does not have critical areas, except critical aquifer recharge areas.
5. The area is located adjacent to or has adequate access to a primary or minor arterial.
6. The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.

2.4 HOUSING ELEMENT

Goal HS.1

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.

Pol. HS 1.2 Burien should promote an economically diversified housing supply, including low, middle, and upper income levels, to serve a broad range of community needs.

Discussion: Burien currently maintains a housing supply that has a significant majority that is affordable to very low and moderate income households. Burien will continue to provide its fair share of affordable housing and supports a regional approach ensuring that housing is affordable to all income levels. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.3 [Encourage new and innovative housing types that meet the evolving needs of Burien households, and expand housing choices in all neighborhoods which meet the goals set under RCW 36.70A.020\(4\). These housing types include but are not limited to single family dwelling units; multi-dwelling units; accessory dwelling units; cottage housing; pre-fabricated homes such as manufactured, modular, and mobile homes; co-housing; and clustered housing/clustered services.](#)

Discussion: [Burien has a diverse population which has changed over time and planning for a variety of types of households that will meet the needs of all economic segments of its residents is important. Burien should provide housing types that will serve a variety of households such as multigenerational families, small and large households with children, older adults and households.](#)

Pol. HS 1.34 The City should encourage multi-family residential uses near and within designated commercial nodes and within its urban center, subject to development standards and design guidelines.

Discussion: Mixed-use development provides a residential lifestyle that many people find desirable. Residents can minimize transportation costs and travel time by residing in commercial 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

Note: Policy numbers may not be consecutive. Through the Comprehensive Plan amendment process, some policies have been deleted from this chapter while existing policy numbers have retained their original sequence. Information on past Comprehensive Plan amendments is available at the City of Burien Community Development Department.

residential growth to locate in commercial nodes will also help to protect the character of existing single family neighborhoods. (Amended, Ordinance No. 614, December 2014)

- Pol. HS 1.6 Neighborhood design considerations should be included in City land use policies and regulations, such as site standards, landscaping requirements and building design guidelines.

Affordable Housing

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 financial assistance or incentives. 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 to be applied to the Countywide Growth Targets as set forth in Table 2LU 2.1, and are as follows:

Moderate - 16% of target (50-80% of Average Median Income)

Low income - 12% of target (30-50% of Average Median Income)

Very low income - 12% of target (0-30% of Average Median Income)

(Amended, Ordinance No. 614, December 2014)

- Pol. HS 1.8 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.

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. .

- Pol. HS 1.10 The City’s strategy for affordable housing will also include:
- a. allowing quality designed prefabricated housing within single family neighborhoods,

- b. facilitating the construction of multi-family developments in downtown and in commercial nodes which are in close proximity to services and facilities; and
- c. allowing accessory dwelling units in single family neighborhoods.
- d. encouraging and allowing mixed use developments within identified commercial nodes. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.11 ~~The development of accessory dwelling units in single family residences should be allowed to continue. In addition:~~

- ~~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.~~

[Promote the development of accessory dwelling units \(ADUs\) within new and existing single-family developments to provide additional housing choices for all economic income levels, multi-generational and smaller households in residential neighborhoods. Consider incentives for new housing developments that include a percentage of ADUs as part of the new construction, as well as explore opportunities to promote ADU construction in existing homes.](#)

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.

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.

Pol. HS 1.12 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.

Discussion: Within Burien, mobile home parks could be closed or redeveloped. 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.

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. (Amended, Ordinance No. 614, December 2014)

[Pol. HS 1.13](#) [Enable and encourage development of middle income housing. This includes multi-unit or clustered residential buildings that provide relatively smaller or alternatives to single family housing such as cohousing or shared housing options; more units; and a scaled transition between the core of the mixed use development and surrounding single family areas. Where appropriate, apply zoning that would allow this within proximity to designated centers, corridors with frequent service transit, and transit stations](#)

[Pol. HS 1.134](#) The City should encourage the development of affordable housing through incentives including density bonuses. (Amended, Ordinance No. 614, December 2014)

[Pol. HS 1.145](#) The City will coordinate its affordable housing analysis with the affordable housing policies of the King County Countywide Planning Policies.

[Pol. HS 1.156](#) 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 both non and for profit developers in locating affordable housing. (Amended, Ordinance No. 614, December 2014)

[Pol. HS 1.167](#) The City should periodically evaluate its development standards and regulations for effects on housing costs, and, where appropriate, modify development regulations that unnecessarily add to housing costs. (Amended, Ordinance No. 614, December 2014)

[Pol. HS 1.178](#) The City should advocate for additional funding at County, Federal, State, and other levels to expand programs that facilitate home ownership by low and moderate income families, and provide assistance for repair, rehabilitation, energy efficiency, and weatherization. (Amended, Ordinance No. 614, December 2014)

[Pol. HS 1.189](#) 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~~20~~20 The City should establish a process for measuring the effectiveness of policies and regulations in meeting the housing needs of Burien residents.

Pol. HS 1.201 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.

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 2035 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:

- 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 housing goals of a neighborhood, and that fits in with or improves the character of the neighborhood.
- 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.

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. (Amended, Ordinance No. 614, December 2014)

Goal HS.2

Ensure adequate housing for all current and future residents of Burien by achieving and maintaining a high quality residential housing stock.

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 The City's existing housing stock should be conserved through:

- 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.

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.

Pol. HS 2.5 The city should consider established housing targets when evaluating land use designation changes.

(Ordinance No. 614, December 2014)

Pol. HS 2.6 As necessary evaluate the performance of multifamily zoning designations and adjust development standards to increase efficient use of land.

(Ordinance No. 614, December 2014)

[Pol. HS 2.7 The City should pursue adopting strategies and regulations where needed which will address minimizing and mitigating the negative impacts of short term rentals such as increased home and rental costs, displacement of long terms rental housing stock, traffic and parking concerns and public health and safety impacts.](#)

Goal HS.3

Develop and preserve a variety of housing options for Burien citizens with special needs due to age, disability, or personal circumstance.

Pol. HS 3.1 Equal access to housing should be ensured for all people, without regard to special need, race, [creed](#), color, national origin, religion, sex, ~~family status, or disability~~ [honorably discharged veteran or military status, sexual orientation, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, participation in Section 8 voucher program or other similar government housing subsidy programs.](#)

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.

Pol. HS 3.3 The City should encourage the dispersal of special needs and senior housing throughout the City. However, special needs and senior housing must still meet the development requirements of the underlying zone. Some clustering of special needs and senior

housing may be appropriate if proximity to public transportation, medical facilities or other essential services is necessary.

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.

(Amended, Ordinance No. 614, December 2014)

Pol. HS 3.4 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.

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.

2.9 CAPITAL FACILITIES ELEMENT

Goal CF.7

Utilize all available capital improvement revenues to finance facilities to meet the community's need as established in this comprehensive plan.

Pol. CF 7.9 The community development block grant program should be used to supplement other on-going sources of revenue if the CBDG criteria can be met. Particular opportunities may include:

- Continuing the housing rehabilitation program as an implementing tool of the housing element;
- Improving local streets, especially installing sidewalks in higher density low-income neighborhoods, or near facilities serving qualifying population groups;
- Coordinating installation of handicapped facilities with CBDG funds and small-scale downtown improvements; and
- Supporting social service providers with supporting facilities, in accord with a Human Services Plan.

Goal CF.8

Develop and implement an effective strategy that includes public health and safety to balance land use with capital facility development.

Policy CF 8.1 Site and design public facilities to protect and promote public health, particularly in areas housing vulnerable populations.

City of Burien Comp Plan: Economic Development Element

Overall Mission Statement: ***Ensure Burien is the best place to work, live, learn, shop and visit.***

Discussion: Burien City government has focused on the need to attract business and economic growth since incorporation in 1993. Working closely with the private sector, other public agencies and Burien residents, the City has participated in developing the Town Square complex, refurbishing SW 152nd Street, 4th Avenue SW, 1st Avenue South, and expanding the Transit Center. This leadership role must continue and expand to other parts of the city. Important economic development considerations are to capitalize on Burien's proximity to Sea-Tac airport, ensure the Northeast Redevelopment Area redevelops, support redevelopment along the Ambaum Boulevard corridor and SW 153rd Street, and promote wellness cluster investments centered on Highline Medical Center and other institutions. Most importantly, the City must continue to manage growth in a special way by celebrating diversity, protecting the natural environment, encouraging sustainable practices, recognizing partnerships and furthering Burien's "unique livability."

Goal ED. 1 Adopt and maintain a forward looking economic development strategy.

Pol. ED 1.1 Sponsor an ongoing community dialogue that focuses on the future of Burien's economic and business vitality [and a shared responsibility for attaining the community's vision and the city's place in the broader region.](#)

Pol. ED 1.2 Adopt an ambitious and courageous vision and pursue it to completion.

Pol. ED 1.3 ~~Establish a capital fund to~~ Stimulate and ~~match private~~ [secure](#) investment in key economic development projects. The City should explore use of a real estate excise tax as a financing mechanism for the fund.

~~Pol. ED 1.4 Set a goal to become a 'transformational city'. Discussion: A transformational city maintains on-going dialogue with its citizens to ensure a shared responsibility for attaining the city's vision and the city's place in the broader region.~~

[Pol. ED 1.4 Employ proactive measures to attract development such as land assembly, incentives, and outreach to developers and land owners.](#)

[Pol. ED 1.5 Implement and build upon the Burien brand. Use a variety of media to market Burien's strengths and competitive advantages as a business location to attract private investment.](#)

Goal ED. 2 ~~Embrace~~ Maintain and cultivate Burien’s unique “livability”, where everyone wants to live, work, and play.

Pol. ED 2.1 Favor development projects that support diverse housing, quality transportation, increased office space and general business growth ~~build and sustain a livable community with plenty of amenities.~~

Pol. ED 2.2 Support a high quality transportation system by making it convenient to travel from, to and through the City of Burien pursuant to objectives TR 1.1 – TR 9.2, MM 3.1 – MM 3.13 and TL 3.1 – TL 3.3.

Pol. ED 2.3 Engage, and plan for, a diverse ethnic, generational and lifestyle mix of people and activities.

Pol. ED 2.4 Explore creative solutions to increasing housing supply that offers a mix of housing products at a range of costs that encourages mixed income neighborhoods.

Pol ED 2.5 Prioritize public safety and police services. Examine ways to increase public safety and perceptions of public safety in Burien.

Pol. ED 2.6 Plan for related amenities and services to meet the needs of the new residences.

Pol. ED 2.7 Increase mobility by supporting public transport, bicycle and pedestrian infrastructure, parking, and wayfinding.

Pol. ED 2.8 Support programs that increase community health such as public safety, wellness, infrastructure, sanitation, parks and other infrastructure.

Goal ED. 3 Diversify the economy and promote economic vitality and employment throughout the city.

Pol. ED 3.1 Continue to promote the development of downtown Burien as a dynamic commercial core for the Highline area pursuant to policies DB 1.1 – DB 2.11 and other downtown related policies.

Pol. ED 3.2 Develop the Northeast Redevelopment Area as an industrial, office, and retail area. ~~Place a high priority on the relocation of car dealerships, airport-related industries and other uses into the area.~~

Pol. ED. 3.3 A high priority should be placed on business retention and new business recruitment.

Pol. ED 3.4 ~~Promote Mercado/plaza development zones.~~ Encourage a pedestrian-oriented, mixed use downtown of restaurants, retail shops, artisan crafts, and cultural amenities that celebrate Burien's combined multi-cultural heritage.

Pol. ED 3.5 Encourage and support locally-owned, ~~right-sized~~ businesses that complement the integrity and character of Burien and serve the community's needs.

Pol. ED 3.6 Support tourism including hotels, conference space, a performing arts center, bed and breakfast businesses, and cultural events to attract visitors to all parts of Burien.

Goal ED. 4 Use Economic Clusters as a strategy for focused economic growth.

Pol. ED 4.1 ~~Continue to~~ Promote Burien as a medical service and wellness center through the Burien Wellness Committee, events, and other marketing in order to help grow this important Burien employment sector.

Pol. ED 4.2 Work with the private sector and educational system to identify the educational skills needed to fill locally created well-paying jobs in health care.

Pol. ED 4.3 Identify and work with other economic clusters to attract living and thriving wage well-paying jobs to Burien. These could include airport-related industries or businesses that rely on airport travel for the operation of their business.

Pol. ED 4.4 Partner with the Highline School District (especially Puget Sound Skills Center) and local private schools on funding measures (including potential development impact fees), capital facilities, and programs to encourage the best possible education for Burien residents.

Pol. ED 4.5 Increase resident and employee participation in programs offered by Highline College and other area higher education and training opportunities.

Goal ED 5 Maximize Burien's advantages from its proximity to the airport.

ED Pol. 5.1 Attract travelers through partnerships to Burien businesses.

ED Pol. 5.2 Work with the Port of Seattle to ensure port-owned assets within Burien provide direct economic and community benefits to the City and that property is developed to the highest and best use for that property. (For ex: Land in the Northeast Redevelopment Area)

ED Pol. 5.3 Take advantage of Port funding opportunities to support community programs and capitalize on Port networks and related industries for business and development attraction.

Goal ED. ~~65~~ Promote clean, sustainable, environmentally-friendly businesses and jobs.

Pol. ED ~~65.1~~ Adopt an environmental sustainability standard to guide development policy with an identifiable set of metrics.

Pol. ED ~~65.2~~ Capitalize on the City's support of sustainability and a healthy environment for branding, marketing and communication value. In the City's branding, marketing, and communication efforts, leverage and build on the City's support of sustainability and a healthy environment.

Pol. ED 6.3 Incentivize green building, transit-oriented development, and low impact development techniques.

Goal ED. ~~76~~ Promote View art, aesthetic design and cultural events as central to businesses and job retention, job and creation, and quality of life.

Pol. ED ~~6.1~~ Recognize the economic benefit of embracing arts and culture as a signature Burien identity.

Pol. ED ~~76.1~~ Establish a "culture/art district" near the City's downtown core while maintaining and highlighting arts and culture throughout the City's broad range of neighborhoods. A culture/art district should incorporate permitting, property tax, and temporary concessions to encourage the activation of vacant or underused spaces and pursue the establishment of a small performing arts venue. (For example: flexibility for permitting pop up art, or working with property owners to encourage temporary art exhibit space.)

Pol. ED 7.2 Pursue establishment of a performing arts venue that meets the needs of the arts organizations and community.

Pol. ED 7.3 Locate and develop relationships with local and regional partners to enhance Burien's arts and culture.

Pol. ED 7.4 Expand opportunities to increase funding for the arts.

Pol. ED 7.5 Establish a funding mechanism that ensures arts funding grows as the city grows. Organize and support artistic and cultural events. Broaden and continue to work with partners to examine ways to increase resident and business participation and support in/for events.

Pol ED 7.6 Encourage community events and celebrations by establishing flexible guidelines for event producers that are easy to implement. Changes to the special event process should remove barriers and make it easier for community groups to produce events in

the City. Regularly review and update special event permitting and related ordinances for community and City events. Ensure flexibility to encourage creative events.

Pol. ED 7.7 Promote Burien’s strong cultural identity through inclusive and diverse arts activities and events. Support different types of parks and activities in parks to meet the needs of our diverse and multi-generational community.

Pol. ED 7.8 Establish incentives for developers to encourage the integration and development of art within new construction projects.

Pol. ED 7.9 Integrate art and cultural activities as a way to enhance public safety, by the activation of spaces.

Goal ED. 87 Balance ~~regulatory~~ regulation and service programs to ensure economic growth and a high quality of life.

Pol. ED ~~87~~.1 Provide high quality customer service and an equitable and efficient development review/land use permitting process.

Pol. ED 8.2 Support programs for reducing and cleaning up litter and illegal disposal of materials for clean and safe streets.

Pol. ED 8.3 Prioritize providing staff to code enforcement in order to maintain and safeguard public safety.

Pol. ED 8.4 Support small businesses by maintaining a low cost of doing business, including considerations of tax burden. Before enacting new regulations or increasing taxes and fees, communicate financial impacts to businesses and residents.

Pol. ED 8.5 Encourage redevelopment to ensure Burien land is developed in the highest and best use for the community. Ensure regulations and processes that support redevelopment that fits in with surrounding areas and use design standards to implement a quality aesthetic.

Goal ED. ~~98~~ ~~Maintain a strong~~ Enhance the partnership with the business community.

Pol. ED ~~98~~.1 ~~Maintain an open dialogue with the business community.~~ Solicit information from the business community to retain and grow businesses.

Pol. ED ~~98~~.2 ~~Maintain the Burien Business and Economic Development Partnership.~~ Continue to look for ways to interact /establish relationships in the business community, including the Business and Economic Development Partnership (BEDP).

Goal ED. ~~10~~9 Communicate openly and often with the public on economic issues.

Pol. ED ~~9~~10.1 Provide periodic reports to Council on economic development progress.

Pol. ED ~~10~~9.2 ~~Make timely press releases, newsletters, and posting on City television channel.~~ Use the City website and various forms of media (magazine, social media, press, etc.) to communicate regularly with businesses and residents and to gather their feedback.

Pol. ED ~~9.3~~ — Keep economic development information current on City website. —

~~Goal ED. 10 Monitor and report business and economic performance.~~

Pol. ED ~~10.3~~1 Annually report to the Council on the following key economic development indicators.

- Unemployment
- retail sales
- new business licenses
- graduation rates
- infrastructure investments

~~Goal ED.11~~

~~Create an environment that will strengthen the health of employees and economic vitality of businesses within the City of Burien.~~

Goal ED 11 Provide essential infrastructure for business growth and attraction

Pol. ED 11.1 Acquire grant funding and public/private partnerships to fund technical and physical infrastructure.

Pol ED 11.2 Work with utility partners such as Seattle City Light, PSE, and the water and sewer districts to provide a high quality of service and adequate infrastructure to support Burien's plans for growth. Establish metrics to determine high quality of service.



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**Comprehensive Plan Map Amendment
For
Burien Hill, LLC
PLA 18-0533**

- APPLICANT:** Burien Hill LLC, Property Owner
- SITE ADDRESS:** 12845 Ambaum Boulevard SW
- CURRENT LAND USE:** Community Residential Facility
- TAX PARCEL #s:** 783580-0100
- REQUEST:** 1) Change the Comprehensive Plan Designation from Office to High Density Multi-Family Neighborhood
- STAFF RECOMMENDATION:** 1) Approve the request to change the Comprehensive Plan Designation from Office to High Density Multi-Family Neighborhood

FINDINGS & CONCLUSIONS

COMPREHENSIVE PLAN MAP HISTORY

- 1983 (before incorporation):** King County Highline Community Plan designated the subject property as Office.
- 1993:** The interim land use plan map designated the eastern portion of the parcel Office and the western portion as Community Facility.
- 1997:** The comprehensive plan map designated the entire subject parcel Office.

ZONING HISTORY

1981 (before incorporation/annexation): RM-900 (RM-48 equivalent)

1994: City of Burien Ordinance No. 87 established interim zoning for Burien. The parcel was designated R-48 but with a maximum density of 24 units per acre.

1999: Ord 264 the zoning map designated the subject property Office.

ADJACENT COMPREHENSIVE PLAN, ZONING DESIGNATIONS AND USES:

Direction	Comprehensive Plan Designation(s)	Zone(s)	Current Uses
North	Low Density Residential Neighborhood Moderate Density Multi-family Neighborhood Intersection Commercial	RS-12,000 (SFR) RM-24 (MFR) Intersection Commercial	Single-family Multi-family Commercial/retail
South	Low Density Residential Neighborhood Moderate Density Multi-family Neighborhood	RS-12,000 (SFR) RM-24 (MFR)	Single-family Multi-family
West	Low Density Residential Neighborhood	RS-12,000 (SFR)	Single-family
East	Moderate Density Multi-family Neighborhood	RM-24 (MFR)	Single-family Multi-family

BACKGROUND

The applicant requests to change the land use designation for one parcel totaling 4.3 acres (107,308 square feet). The applicant has stated that the intention is to redevelop the site for housing for families with a variety of income levels.

According to the King County Assessor the subject parcel currently contains a 23,360 square foot group care building originally constructed in 1954 (See Attachment 1, site vicinity map). The site is located at the northwest corner of the intersection of Ambaum Boulevard SW and SW 130th Street. The parcel rises up from Ambaum Boulevard SW approximately 40 feet over a distance of 400 feet, the site then gently slopes up to 14th Avenue SW. Lawn area encompasses the sloping areas near Ambaum Boulevard SW where the site then is contoured to accommodate two tiers of parking interspersed with vegetation. The middle of the site

contains the existing group care building and the western portion of the site contains a wooded area with a mix of deciduous and evergreen trees.

The parcel obtains access from SW 130th Street which connects to Ambaum Boulevard SW at an un-signalized intersection. Southwest 130th Street serves as a connector between an auto oriented commercial and multi-family corridor, and a mature single-family residential neighborhood to the west.

Because of the relative substantial size of the parcel the surrounding land uses vary. Generally, the uses nearer to Ambaum Boulevard SW, which is a high volume vehicular arterial, are more commercial and multi-family in nature. The existing multi-family uses were constructed in the mid to late 60's and have densities nearing 37 dwelling units per acre. As the grade elevates moving to the west, the uses transition to single-family residential.

This staff recommendation only includes evaluation of the criteria that must be satisfied for a comprehensive plan land use designation change. References to general zoning development standards are appropriate, however following the rezone application and review process and if a development proposal is submitted, specific details of site design features and project components will receive a more detailed review. Specific impacts associated with a proposed use are evaluated when the details of the proposal are known and can be more accurately quantified. This occurs during the land use and building application process.

REVIEW CRITERIA FOR COMPREHENSIVE PLAN MAP AMENDMENT

Burien Municipal Code section 19.65.095.6 contains criteria for review of a proposed Comprehensive Plan amendment. To be approved, the proposed amendment must meet all of the following criteria (in bold, followed by staff response).

A. The proposed amendment is the best means for meeting an identified public benefit.

The purpose of the High Density Multi-family Neighborhood land use designation is to allow multiple-family residential uses at a maximum density of 48 units per acre. Accessory and non-residential uses that are compatible with high density multi-family areas also are allowed, including offices in mixed use developments. Goal RE.1 in the land use element sets forth the vision for residential areas as follows.

“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.

The applicant states that the public benefit is to assist the City in meeting its housing and affordable housing goals.

If approved, the land use designation change from Office to High Density Multi-family Neighborhood will enable the City to increase the amount of land available to provide housing capacity to accommodate future growth. The change to High Density Multi-family

Neighborhood will increase the amount of housing density that can be constructed on the site.

B. *The proposed amendment is consistent with the Growth Management Act, applicable Puget Sound Regional Council (PSRC) Plans, King County Countywide Planning Policies and Burien Comprehensive Plan.*

The proposed amendment is consistent with Burien’s comprehensive plan in that it meets the land use designation criteria for High Density Multi-family Neighborhood (Policy RE 1.9). Please see below for an analysis of the criteria as set forth in Policy RE 1.9.

The requested land use designation allows more development potential for housing and potentially mixed use development. Both of these types of land uses will assist the City in providing housing and/or employment capacity to accommodate forecasted growth in the city and region.

The applicant’s response to the criteria included numerous references to the stated laws, plans and policies. Staff has reviewed these responses and concur that they are consistent with the Growth Management Act, applicable PSRC Plans, King County Countywide Planning Policies and in Burien’s Comprehensive plan in general.

C. *The proposed amendment will result in a net benefit to the community.*

The applicant has stated that the proposed amendment will facilitate the creation of high density multi-family development thereby allowing the potential development of a range of housing for different income levels as well as providing services to residents.

Development of underutilized land will benefit the community by allowing the creation of additional housing opportunities in an area that currently is developed with similar uses and intensities. The designation change will provide an opportunity for housing at a location that increases the ability to more efficiently use urban services such as transit. Potential population growth at this location will also support adjacent business by having residents that can easily access and patronize those uses.

Additionally, the change in land use designation will assist the city in providing more residential housing capacity.

The request is consistent with the criteria.

D. *The revised Comprehensive Plan will be internally consistent.*

The proposed amendment will not create an internal inconsistency with the Comprehensive Plan in that it is predominately consistent with the High Density Multi-family Neighborhood land use designation criteria (please see section I below).

The request is consistent with the criteria.

E. *The capability of the land can support the projected land use.*

If the land use designation is changed and the subsequent zoning change is approved a range of uses may be allowed on the subject parcel. The uses allowed are listed in BMC 19.15.010, Multi-family residential zones.

Generally, the parcel does not contain any constraints with regard to topography or other natural features. Given that higher intensity uses such as multi-family and commercial uses are located in the immediate vicinity, it is not expected that the provision of urban services such as water, sewer and electricity will hinder potential development opportunity. There are no critical areas located on the parcel.

The request is consistent with the criteria.

F. *Adequate public facility capacity to support the projected land use exists or, can be provided by the property owner(s) requesting the amendment, or can be cost-effectively provided by the City or other public agency.*

The applicant has not provided the City with certificates of sewer, water or hydrant availability, however all adjacent buildings are being served by “public” water and sewer service. When a future site specific building permit application is filed the applicant will be required to demonstrate that adequate public utilities are available.

The request is consistent with the criteria.

G. *The proposed amendment will be compatible with nearby uses.*

The next closest high density designation is adjacent to the site to the north, and is developed with a 46 unit apartment complex with an achieved density of 37 units per acre. Another parcel across SW 130th and to the south contains a 43 unit apartment complex with an achieved density of nearly 37 units per acre.

Properties immediately to the south, east and north of the subject parcels are designated Low Density Single-Family Neighborhood and are developed with single-family homes. They are located west and across 14th Avenue SW. Should re-development occur the project is subject to development standards such as transition zones that require a development plan to include landscaping and/or fencing that soften the transition to lower land use and densities.

The High Density Multi-family Neighborhood zone RM-48 allows a variety of uses including office and lower intensity commercial activities. Development standards for some of the uses vary; however, the majority of the potential land uses on this site must comply with the general development standards listed below.

General RM-48 Zone Development Standards Chart

	RM-48
Maximum Units per acre	48
Front setback	10-feet
Interior setback	5-feet*
Building coverage	70%
Impervious surface coverage	90%
Height	60-feet ** (multi-family only) (approximately 5 stories) 35-feet for most other uses
Parking	Varies depending on potential use(s)

*- A transition zone of 20-feet of dense/full screen landscaping is required when a commercial property abuts a residential property (BMC 19.17.015).

** - height limit may be increased if one additional foot of front and interior setback for each foot about the base height limit, but the maximum may not exceed 75-feet.

H. The proposed amendment would not prevent the City from achieving its Growth Management Act population and employment targets.

As reported in the 2014 King County Buildable Lands Report, Burien is responsible to plan for a 2035 employment target of 8,780 jobs and a housing target of 5,150 housing units. Under current zoning, Burien has an employment capacity of 8,848 jobs and 5,180 housing units (Comprehensive Plan Table 2-LU 2.1). Consequently, the proposed amendment allows the potential to develop additional housing units at this location and will not prevent the City from achieving its Growth Management Act population and employment targets. The proposed land use designation change will contribute toward the City being able to achieve its population targets and increase residential housing capacity.

The office designation allows multi-family units; however, they are only allowed as a part of a mixed use development that has strict special requirements to include at least 75% of the gross floor area to be devoted to office uses. The maximum density in a mixed use development in the office designation is 24 units per acre and only as a part of a mixed use development.

- I. **For a Comprehensive Plan map change, the applicable designation criteria are met and either of the following is met:**
 - i. **Conditions have so markedly changed since the property was given its present Comprehensive Plan designation that the current designation is no longer appropriate; or,**
 - ii. **The map change will correct a Comprehensive Plan designation that was inappropriate when established.**

Applicable Designation Criteria

The applicable designation criteria for the High Density Multi-family Neighborhood land use designation is found in Policy RE 1.9 of the Comprehensive Plan.

In addition to listing the applicable designation criteria, this policy states that the

“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.”

Policy RE 1.9 lists the criteria for designating areas as High Density Multi-family Neighborhood, which is shown below followed by Staff’s analysis.

1. ***The area is already primarily characterized by multifamily residential uses at 18 or more units per acre.***

A survey of King County Assessor data was conducted and included approximately 42 multi-family parcels from Ambaum Boulevard SW and SW 122nd Street south to Ambaum and SW 136th Street. The result of the property survey determined that the average achieved density was approximately 32 dwelling units per acre. Of those 42 multi-family parcels there are only two that achieved a residential density of less than 18 units per acre. Those parcels maintained a density of 11.76 and 17.89 units per acre.

Additionally, in the immediate vicinity (within 0 and 70-feet) of the subject parcel there are two multi-family developments that are developed at a density of 37 and 36 units per acre.

The request is consistent with criteria.

2. ***The area is within 1/8 mile of moderate and high commercial service nodes (shown on Figure 2 LU-3, Commercial 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.***

The intersection of Ambaum Boulevard SW and SW 128th Street is designated as a low intensity commercial node as shown on Figure 2 LU-3 (See Attachment 3, Figure 2 LU-3, Commercial Nodes). This intersection node is approximately 310 lineal feet (0.06

miles) from the site. Ambaum Boulevard SW is adjacent to the site and is designated as Primary Arterial.

The request does not comply with the criteria; however, the node at SW 128th and Ambaum Blvd SW is the most highly developed of all the low intensity commercial service nodes and contains a wide variety of commercial and service oriented businesses that can conveniently serve the new residents.

3. *The area is located within ¼ mile of a transit route with peak transit frequency of at least every 10-20 minutes*

There are two bus routes within the vicinity of the subject parcel. Transit routes 120 and 560 are located on Ambaum Boulevard SW. The bus stops are approximately 224 feet and 460 feet from the site depending on the direction of travel, south bound or north bound. The stops are sited at the intersection of Ambaum Boulevard SW and SW 128th Street. King County Metro bus service schedule indicates a service frequency of at less than 20-minutes for route 120. If route Sound Transit 560 is included the frequency improves.

The request is consistent with the adopted criteria.

4. *The area does not have critical areas, except critical aquifer recharge areas.*

The critical area maps shows there are no critical areas, with the exception of critical aquifer recharge areas, located on or near the subject parcel.

The request is consistent with the criteria.

5. *The area is located adjacent to or has adequate access to a primary or minor arterial.*

The parcel has direct access to both Ambaum Boulevard SW, Southwest 130th Street, and 14th Avenue SW. Southwest 130th Street directly connects to Ambaum Boulevard SW and is currently provides direct access onto the site. This is the preferred access point because it minimizes turning movements onto Ambaum Boulevard SW which has higher traffic volumes. Ambaum Boulevard is categorized as a primary arterial (see Attachment 4).

The request is sufficiently consistent with the criteria.

6. *The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.*

The parcel is situated 560-feet south of Jacob Ambaum Park. This park includes a basketball hoops and children's play toys. There are passive parks less than a quarter mile away. These include Salmon Creek Ravine that is a natural area containing nature trails. Similarly there is a trail head providing access to Ed Munro/Seahurst Park that is approximately one quarter mile away. Cedarhurst Elementary School is located less than ½ mile from the site as well, but to get to the school residents must cross Ambaum Boulevard SW.

The request is consistent with the criteria.

Criteria i, Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate:

The conditions for Burien and King County have changed since the parcel was given the Office designation. The region is anticipated to grow significantly in the next planning horizon and the result is that there will be a need for both housing and employment opportunities.

The change for this parcel will provide more opportunity for housing located along a transit oriented corridor. The transit corridor will be improved in the very near future from Metro bus route 120 to a rapid ride service "H-Line". The "H-line" will increase transit frequency to less than 15-minutes thereby offering improved commute times to White Center and Downtown Seattle. The provision of frequent transit service adjacent to multi-family development places less burden on the infrastructure while potentially reducing overall cost of living expenses.

Comprehensive Plan Map Land Use Designation Change Conclusions

The applicant has demonstrated that the subject parcel is substantially consistent with the land use designation criteria found in comprehensive plan policy RE 1.9 therefore, the requested land use designation change from Office to High Density Multi-family Neighborhood should be approved.

ATTACHMENTS

- 1 - Vicinity Map
- 2 - Submitted Application Materials
- 3 - Figure 2 LU-3, Commercial Nodes
- 4 - Roadway Functional Classification
- 5 - Public Comments (received as of October 16, 2018 – November 29, 2018 available electronically at: <https://burienwa.civicweb.net/filepro/documents>)



Burien

Washington, USA

Comprehensive Plan Amendment Request

400 SW 152nd Street, Suite 300 Burien, WA 98166
Phone: (206) 241-4647 • FAX: (206) 248-5539
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<u>Amendment Type</u> <input checked="" type="checkbox"/> Map amendment <input type="checkbox"/> Text amendment	<u>Reference Number</u> (staff will assign) <i>PLA-18 0533</i>
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APPLICANT INFORMATION		
Name: Jessica Clawson	Company: McCullough Hill Leary, PS	Daytime Phone: 206-812-3388
Mailing Address: 701 5th Avenue, Suite 6600, Seattle, WA 98104		E-mail: jessie@mhseattle.com
Contact person: Same As Above	E-Mail:	Daytime Phone:
Property owner: Burien Hill, LLC		Daytime Phone: 425-310-4006
Mailing Address: 10322 NE 132 nd St, Kirkland, WA		E-Mail: N/A

SITE INFORMATION (if applicable)		
Site Address: 12845 Ambaum Blvd. S.	Parcel Number: 7835800100	
Existing Zoning District: Office	Existing Comprehensive Plan	
Requested Plan designation: High Density Multi-Family		
Number of Acres: Appx. 4.3	Current Land Use: Community	
Critical areas present: <input type="checkbox"/> Wetlands <input type="checkbox"/> Streams <input type="checkbox"/> Critical Aquifer <input type="checkbox"/> Landslide Hazard Area <input type="checkbox"/> Fish & Wildlife		
Brief description of proposal (attach additional sheets if necessary): Future Land Use Map Amendment to change property's comprehensive plan designation from Office to Moderate Density Multi-Family		
<p>RECEIVED</p> <p>FEB 28 2018</p> <p>CITY OF BURIEN</p>		

SIGNATURE

I, Charles H. Kuster, declare that I am the owner of the property involved in this application, and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I designate Jessica Clawson to act as my agent with respect to this application. I agree to reimburse the City of Burien for the costs of professional engineers and other consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Dated: 2-28-18

Signature: Charles H. Kuster

February 28, 2018

VIA ELECTRONIC MAIL

Chip Davis
Planning Director
City of Burien
400 S.W. 152nd Street
Burien, WA 98166

Re: 12845 Ambaum Blvd. S. Comprehensive Plan Amendment

Dear Mr. Davis:

Attached is the application to change the Comprehensive Plan Map designation for the above-stated property from Office to High Density Multifamily Commercial. The property is located along Ambaum Boulevard South, which is a major arterial and a major transit facility. The property is located in a commercial node at the corner of Ambaum/128th, which makes it well-suited for high density multifamily development in proximity to transit. In particular, the property could be a good candidate for housing with a mix of incomes, including moderate (50-80% AMI), low (30-50% AmI) and very low (0-30%).

The proposal meets the criteria required for Comprehensive Plan amendment approval in BMC 19.65.095:

A: The proposed amendment is the best means for meeting an identified public benefit; and The proposal will allow for multifamily development on a large underutilized site along a major transit line in a commercial node. The public benefit derived from redevelopment of the property includes meeting the City's density, housing, and affordable housing goals.

B. The proposed amendment is consistent with the Growth Management Act, applicable PSRC plans, King County CPPs and Burien Comprehensive Plan; and The proposal is consistent with GMA, Vision 2040, the King County CPPs, and the Burien Comp Plan, in the following manner:

GMA goals:

36.70A.020(1): Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

The proposal promotes urban development in an Urban Center/UGA. All appropriate public facilities are present to support the development.

RECEIVED

FEB 28 2018

CITY OF BURIEN

PLA-18-0533

36.70A.020(2): Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.

The proposal will allow for high density development along a transit line in an Urban Center, reducing pressure on rural lands.

36.70A.040(4): Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

The proposal will facilitate the development of housing affordable to several income levels, including very low income housing.

PSRC Policies.

Burien is identified as Regional Growth Center and a “Core City” by PSRC 2040. Core Cities are intended to accommodate 22% of the region’s population growth by 2040. *Vision 2040, p. 21*. The proposal is consistent with the following PSRC 2040 goals:

- Urban Lands Goal: The region will promote the efficient use of land, prevent urbanization of rural and resource lands, and provide for the efficient delivery of services within the designated urban growth area.
The proposal promotes the efficient use of underutilized land in the UGA, and allows for efficient service delivery.
- MPP-DP-2: Encourage efficient use of urban land by maximizing the development potential of existing urban lands, such as advancing development that achieves zoned density.
The proposal more efficiently uses an underutilized piece of property by matching surrounding zoned densities along a major arterial/ transit line.
- MPP-DP-4: Accommodate the region’s growth first and foremost in the urban growth area. Ensure that development in rural areas is consistent with the regional vision.
The proposal allows for urban densities to occur in an urban growth area.
- MPP-DP-5: Focus a significant share of population and employment growth in designated regional growth centers.
The proposal allows for additional housing in an urban center/UGA. Burien is a designated regional growth center.
- MPP-H-1: Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.
The proposal allows for a range of housing types and choices, including multifamily housing and housing affordable to several lower income levels along a transit line/ major arterial.
- MPP-H-2: Achieve and sustain—through preservation, rehab, and new development—a sufficient supply of housing to meet the needs of low income, moderate income, middle income and special needs individuals and households that is equitably and rationally distributed throughout the region.
The proposal allows for the development of much-needed multifamily housing to supply housing at all income levels.

- MPP-H-5: Expand the supply and range of housing, including affordable units, in centers throughout the region.
The proposal allows for affordable housing in Burien, a regional growth center.
- MPP-H-6: Recognize and give regional funding priority to transportation facilities, infrastructure, and services that explicitly advance the development of housing in designated regional growth centers. Give additional priority to projects and services that advance affordable housing.
The proposal will help facilitate housing along a major transit line/potential Rapid Ride line. This allows for an efficient use of transportation facilities.

CPPs

The proposal is consistent with the following King County CPPs:

- DP-2: Promote a pattern of compact development within the UGA that includes housing at a range of urban densities...The UGA will include a mix of uses that are convenient to and support public transportation in order to reduce reliance on single occupancy vehicle travel for most daily activities.
The proposal will result in compact density along a transit line/major arterial to allow more people to commute without a car.
- DP-3: Efficiently develop and use residential...land in the UGA to create healthy and vibrant urban communities...to protect the long-term viability of the Rural Area and Resources Lands.
The proposal facilitates a vibrant urban community so that rural land pressure is reduced.
- DP-13: All jurisdictions shall plan to accommodate housing and employment targets. This includes...adopting comp plans and zoning regulations that provide capacity for residential...uses that is sufficient to meet 20-year growth needs and is consistent with the desired growth pattern described in vision 2040.
The proposal helps the City of Burien meet its housing targets.
- H-1 Address the countywide need for housing affordable to households with moderate, low, and very low incomes, including those with special needs. : Housing income targets shall be as follows: 16% moderate income (50-80% AMI), 12% low income (30-50% AMI), 12% very low income (0-30% AMI)
The proposal will facilitate the production of much-needed low income and very low income housing.
- H-4: Provide zoning capacity within each jurisdiction in the UGA for a range of housing types and densities, sufficient to accommodate each jurisdiction's overall housing targets.
The proposal will allow for multifamily housing to help the City meet its housing targets.
- H-9: Plan for housing that is accessible to major employment centers and affordable to the workforce in them so people of all incomes can live near or within reasonable commuting distance of their places of work...
The proposal is accessible via bus to major employment centers (airport, Seattle, Burien).
- H-10: Promote housing affordability in coordination with transit, bicycle, and ped plans and investments and in proximity to transit hubs and corridors, such as through transit oriented development and planning for mixed uses in transit station areas.
Affordable housing along a high frequency line is very needed. This proposal meets this need.

Burien Comprehensive Plan Policies

The proposal is consistent with the following Burien Comp Plan policies:

- Pol LU 1.6: Encourage redevelopment and development of underutilized and vacant land to be compatible with the envisioned character, scale and design of surrounding development. *The proposal will facilitate the development of an underutilized piece of property.*
- Pol. LU 2.1 Accommodate growth targets for the planning period ending in 2035... Implement appropriate zoning regulations and develop infrastructure to support growth represented by the targets, to the extent that market forces will allow (housing target is 5,150)
The proposal will help the City of Burien meet its housing growth targets. At a maximum density of 48 du/acre, the property could hold up to approximately 192 units of housing.
- Goal RE.1.9: The High Density Multifamily Neighborhood designation allows multi-family residential uses at a maximum density of 48 units per acre. Designation criteria: Properties designated High Density Multifamily Neighborhood shall reflect all of the following criteria:
 - 1. The area is already primarily characterized by multifamily residential uses at 18 or more units per acre. *The property is surrounded by higher density multifamily housing.*
 - 2. The area is within 1/8 of moderate and high commercial service nodes, as measured along an arterial. *The property is located in a commercial node.*
 - The area is located within ¼ mile of a transit route with peak transit frequency of at least every 10-20 min. *The property is along Ambaum, a major transit corridor.*
 - The area does not have critical areas, except for critical aquifer recharge areas. *The property does not have critical areas.*
 - The area is located adjacent to or has adequate access to a primary or minor arterial. *The property is along Ambaum, a major arterial.*
 - The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds. *The property is well served by recreation facilities; playfields are kitty corner from the site.*
- Pol. HS 1.2: Burien should promote an economically diversified housing supply, including low, middle, and upper income levels, to serve a broad range of community needs. *The proposal facilitates an economically diverse housing supply.*
- Pol HS 1.3: The City should encourage multifamily residential uses near and within designated commercial nodes and within its urban center, subject to development standards and design guidelines. *The property is located in a commercial node.*
- Pol HS 1.10: The City's strategy for affordable housing will include... facilitating the construction of multifamily developments in downtown and in commercial nodes which are in close proximity to services and facilities...
The property is located in a commercial node in close proximity to transit and other services and facilities. The proposal will specifically allow for the siting of services and housing on the same property.

C. The proposed amendment will result in a net benefit to the community; and

The proposed amendment will facilitate high density multifamily development on the site, which will allow for a mix of incomes and services to be located on the site.

D. The revised Comprehensive Plan will be internally consistent; and

The proposed FLUM change is internally consistent with the rest of the Burien Comprehensive Plan, as stated above.

E. The capability of the land can support the projected land use; and

The proposal site is approximately 4.1 acres in size. It is currently underutilized with one building. The site can support high density multifamily development, as its surrounding properties already do. The property is located along a major bus route, which makes it well suited for multifamily residential.

F. Adequate public facility capacity to support the projected land use exists, or can be provided by the property owner requesting the amendment, or can be cost-effectively provided by the City or other public agency, and

Adequate public facilities (sewer, storm, utilities) service the site. Should the property redevelop in the future, additional analysis and potential upgrades could be required at that time.

G. The proposed amendment will be compatible with nearby uses; and

The surrounding uses include high density multifamily development, commercial development, and single family homes. The proposed high density designation is consistent with the actual development in the area surrounding the property.

H. The proposed amendment would not prevent the City from achieving its GMA population and employment targets; and

The proposed amendment will help the City meet its housing goals, by adding approximately 200 residential units, some of them affordable to very low income populations, to the City.

I. For a Comprehensive Plan land use map change, the applicable designation criteria for the proposed land use designation are met and either of the following is met:

The proposal meets the designation criteria for High Density Multifamily, as outlined in (B) above.

- i. **Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate; or**

The property was designated Office when the City of Burien was incorporated in 1993. The current building was built in the 1950s under King County zoning. The King County zoning designation (and its Comp Plan designation) was continued when the property became part of the City of Burien, so that the then-existing use did not become non conforming to the zoning. Lakeside Milam (the user that was present in 1993) is selling the property. The buyer wishes to utilize the existing building and allow flexibility to redevelop the property into multifamily housing for a variety of incomes.

- ii. **The map change will correct a Comprehensive Plan designation that was inappropriate when established.**

No. The map change was appropriate for the on-site user at the time of the designation (1993).

In addition, the proposal meets the Comprehensive Plan docketing criteria:

A. The request has been filed in a timely manner, and either:

The request was filed by March 1, 2018, the deadline for amendments.

B. State law requires, or a decision of a court or administrative agency has directed such a change; or,

Neither state law, a decision of a court, nor an administrative agency has directed such a change.

C. All of the following criteria are met:

i. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

The proposal is an amendment to the FLUM, which can only be addressed through the Comprehensive Plan.

ii. The City has the resources, including staff and budget, necessary to review the proposal; and

We presume the City has the resources to review a simple FLUM amendment.

iii. The proposal does not raise policy or land use issues that are more appropriately addressed by an ongoing work program item approach supporting the city's vision; and

The proposal does not raise policy or land use issues that could be better addressed by an ongoing initiative; this is a simple FLUM amendment that helps the city meet its comprehensive plan goals.

iii. The proposal will serve the public interest by implementing specifically identified goals of the comprehensive plan or a new approach supporting the city's vision; and

The proposal serves the public interest by implementing several goals, see above.

iv. The proposal has not been considered by city council in the last three years.

This time limit may be by the city council, if the proponent establishes that there exists a change in circumstance that justifies the need for the amendment.

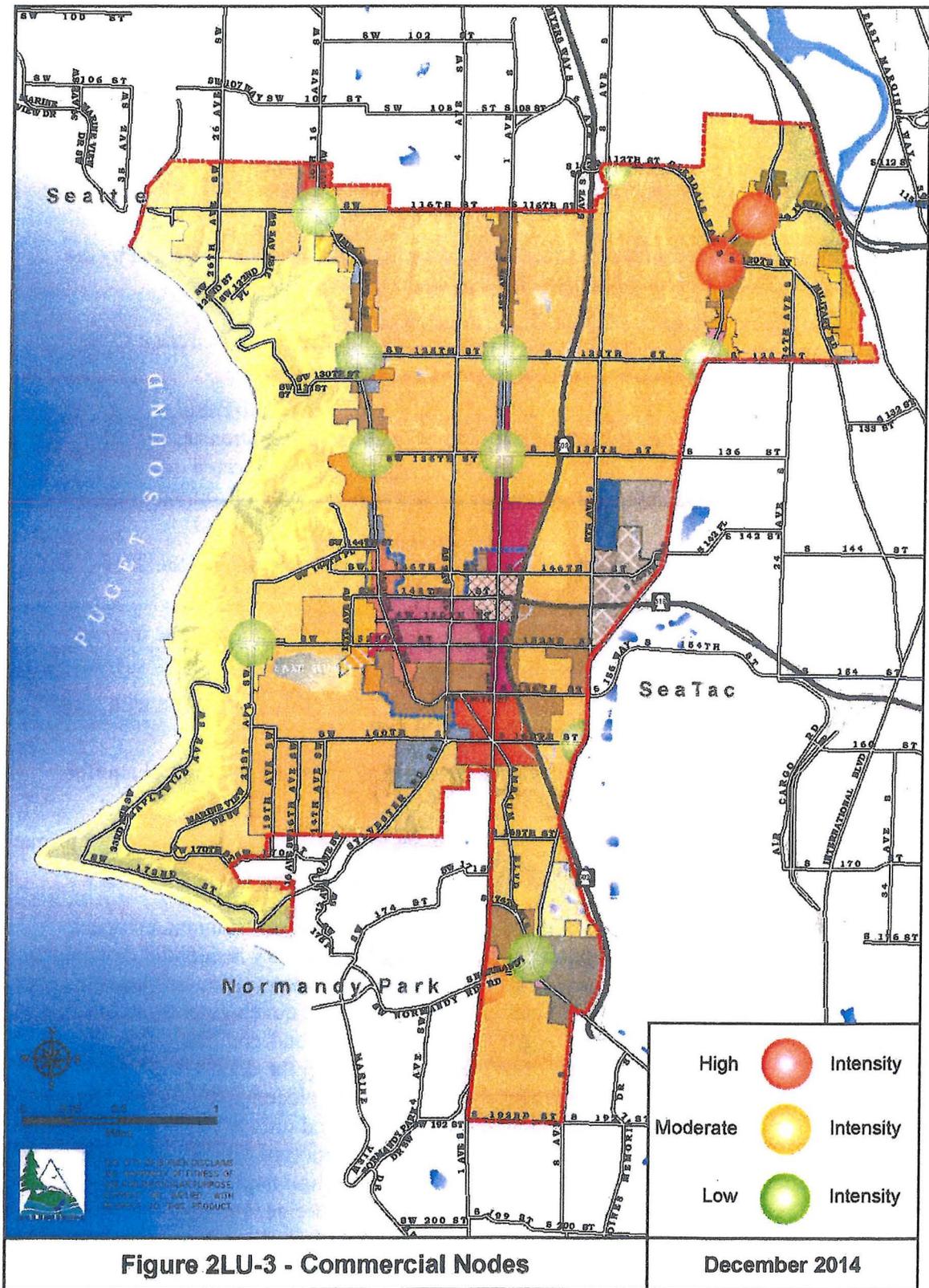
This is the first time this proposal has been submitted to the city.

We greatly appreciate your docketing and consideration of our proposed amendment. Please do not hesitate to call me if you have any questions.

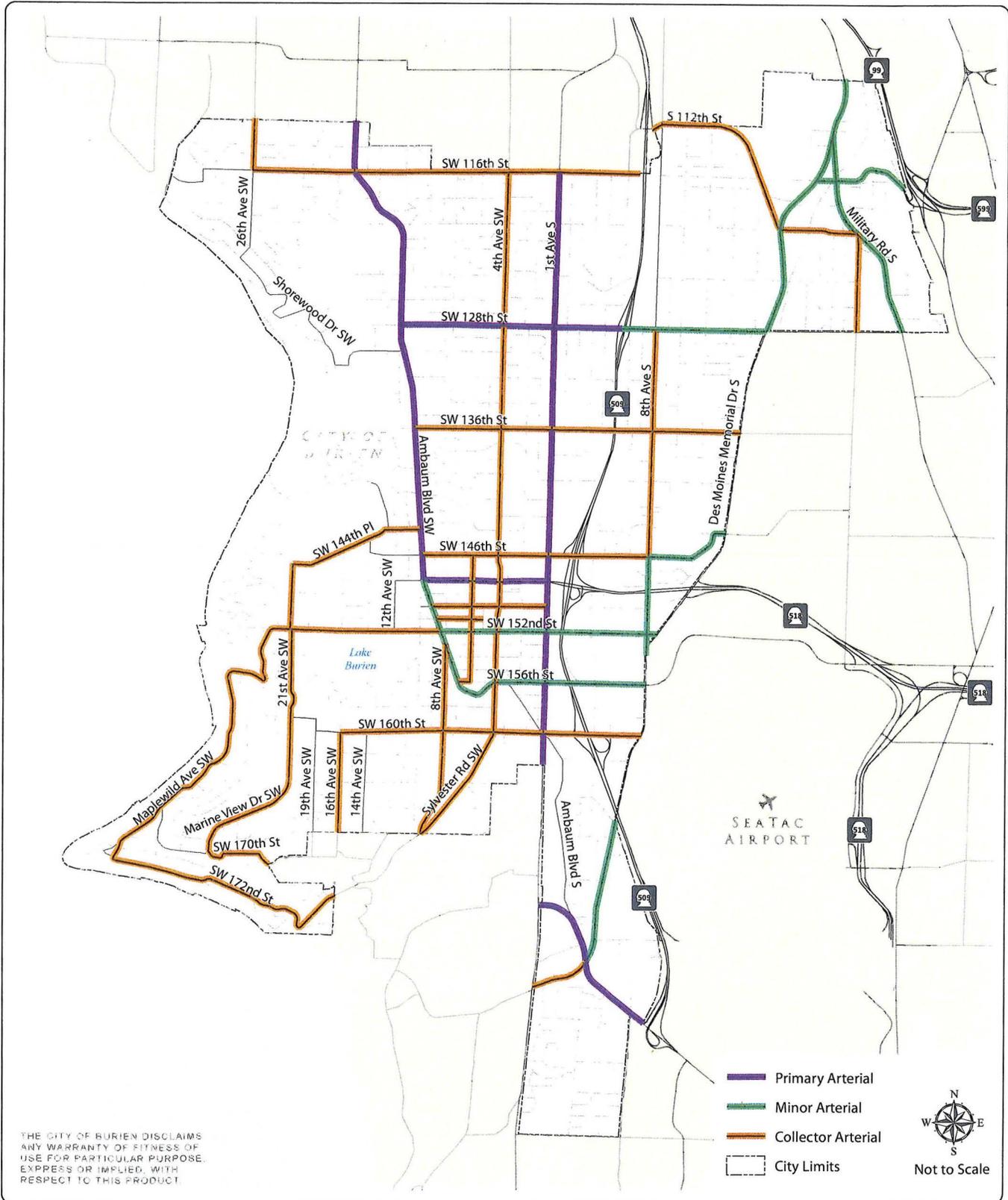
Sincerely,



Jessica M. Clawson



\\gic01\GIS\Share\Fernando\IRequests\David.NTKT5147\CompPlanMap\Figures2LU-3-CommNodes_TKT5147.mxd
 Last updated: 10/6/2014
 By: fernando



FEHR & PEERS

ROADWAY FUNCTIONAL CLASSIFICATION

FIGURE 2

W:\pse2\data\2011\Projects\SE11-0222_Burien_TMP\Graphics\GIS\MXD\January2012_final\fig0x_funcClass.mxd
 Last Updated: January 2012
 Update By: T Rysen



City of Burien
400 SW 152nd Street
Suite 300
Burien, WA 98166-1911

P 206.241.4647
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burienwa.gov

Comprehensive Plan Map Amendment For George Wu PLA 18-0510

APPLICANT: Mark Wierenga for
George Wu, Property Owner

SITE ADDRESS: 12419 Des Moines Memorial Drive South

CURRENT LAND USE: Single-family Residential

TAX PARCEL #s: **098500-1040**

REQUEST: 1) Change the Comprehensive Plan Designation from Moderate Density Residential Neighborhood to Moderate Density Multi-Family Neighborhood

STAFF

RECOMMENDATION: 1) Approve the request to change the Comprehensive Plan Designation from Moderate Density Residential Neighborhood to Moderate Density Multi-Family Neighborhood

FINDINGS & CONCLUSIONS

COMPREHENSIVE PLAN MAP HISTORY

1983 (before incorporation): King County Highline Community Plan designated the subject property as Single-family (4-6 units per acre).

2013: City of Burien Comprehensive Plan (Ordinance No. 573) designated the subject property as Moderate Density Single-Family Neighborhood.

ZONING HISTORY

- 1981 (before incorporation/annexation):** RS-7,200 with an RM-2,400 potential zone designation
- 2009 (before incorporation/annexation):** The King County Zoning designation for the properties was Urban Residential (R-6).
- 2010:** City of Burien Ordinance No. 533 established interim zoning for the North Highline Area. The parcels were designated RS-7,200.
- 2013:** The City of Burien Zoning Map (Ordinance 573) maintained the RS-7,200 zoning designation.

ADJACENT COMPREHENSIVE PLAN, ZONING DESIGNATIONS AND USES:

Direction	Comprehensive Plan Designation	Zone	Current Uses
North	Moderate Density Residential Neighborhood	RS-7,200 (Residential Single-Family)	Single-Family (3)
South	Moderate Density Multi-family Neighborhood	RM-18 (Max 18 DU's per acre)	Vacant
West	Moderate Density Residential Neighborhood	RS-7,200 (Residential Single-Family)	Single-Family (2)
East	Moderate Density Multi-family Neighborhood	RM-18 (Max 18 DU's per acre)	Single-Family

BACKGROUND

The applicant requests to change land use the designation for one parcel that totals 0.24 acres (10,608 square feet). According to the King County Assessor the parcel contains a single family residence that was constructed in 1940. The structure has a total finished area of 1,350 square feet (See Attachment 1, site vicinity map). There is very little elevation change on the lot, consisting only of a slight slope from west to east with a total elevation change of approximately 6-8 for the 160-foot length of the lot. There are a number of mature deciduous trees dispersed around the subject property.

The parcel obtains access from Des Moines Memorial Drive South via an access driveway for the property immediately to the east with an address of 12421 Des Moines Memorial Drive South. Adjacent uses to the east, west, north and south consist of single-family residential homes. East of the property is zoned multi-family and has submitted and completed pre-application meeting for a proposed land use review that anticipates construction of 20 multi-family units (PLA 17-2295). The applicant has stated that this lot will be combined with the 2 lots to the east and if successful with the comprehensive land use designation change process the lots will be combined to allow sufficient lot area for an expanded multi-family housing development. The additional parcel will allow flexibility in the site design allowing for better building placement and improved internal circulation resulting in a greatly improved development.

In 2010 the City of Burien annexed this parcel and the surrounding neighborhood from King County. As a part of that process interim zoning designations were assigned the whole area with the commitment by the City to revisit land use designations in the near future. In 2011 the City initiated community based process to analyze existing land use designations and propose comprehensive plan and zoning designations for the recently annexed area. The subject parcel was designated residential single-family with King County and the City's land use designation actions in 2013 maintained a comparable single-family designation (RS-7,200).

This staff recommendation only includes evaluation of the criteria that must be satisfied for a comprehensive plan land use designation change. References to general zoning development standards are appropriate, however following the rezone application and review process and if a development proposal is submitted, specific details of site design features and project components will receive a more detailed review. Specific impacts associated with a proposed use are evaluated when the details of the proposal are known and can be more accurately quantified. This occurs during the land use and building application process.

REVIEW CRITERIA FOR COMPREHENSIVE PLAN MAP AMENDMENT

Burien Municipal Code section 19.65.095.6 contains criteria for review of a proposed Comprehensive Plan amendment. To be approved, the proposed amendment must meet all of the following criteria (in bold, followed by staff response).

A. The proposed amendment is the best means for meeting an identified public benefit.

The purpose of the Moderate Density Multi-family Neighborhood land use designation is to allow multiple-family residential uses at a maximum density of 24 units per acre. Accessory and non-residential uses that are compatible with moderate density multi-family areas are also allowed, including office in a mixed use development. Goal RE.1 in the land use element sets forth the vision for residential areas as follows.

“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.

The applicant states that the public benefit is to provide additional housing opportunities to a wide range of family sizes. The intent is to combine this lot with two lots to the east thereby increasing the unit yield and consolidating an access drive to Des Moines Memorial Drive South. By combining the access drive it limits the number of access points to the arterial thereby improving public safety.

Staff concurs that if the request is approved, the land use designation change from single-family residential to Moderate Density Multi-family Neighborhood will enable the City to increase the amount of land available to provide housing capacity to accommodate future growth while also resulting in a higher quality development because of increased land area and improved site dimensions.

The request is consistent with the criteria.

B. The proposed amendment is consistent with the Growth Management Act, applicable Puget Sound Regional Council (PSRC) Plans, King County Countywide Planning Policies and Burien Comprehensive Plan.

The proposed amendment is consistent with Burien’s comprehensive plan in that it meets the land use designation criteria for Moderate Density Multi-family Neighborhood (Policy RE 1.8). Please see below for an analysis of the criteria contained in Policy RE 1.8.

The requested land use designation allows more development potential for housing that is available to residents at a lower cost than a single-family residence. The applicant has also correctly cited the comprehensive plan policy that calls for providing a variety of housing choices. Additionally, the intent is to develop garden style apartments which is a development style that will be consistent with the established character along Des Moines Memorial Drive South while also serving as a good transition to adjacent single-family uses.

The request is consistent with the criteria.

C. The proposed amendment will result in a net benefit to the community.

The applicant has stated that providing a variety of housing opportunities at different affordability levels is critical because of the overall demand for housing in the region. Providing housing varying affordability rates will benefit that the community in that the increased residents will support the local economy. Additionally, the change in land use designation will assist the city in providing more residential housing capacity.

The request is consistent with the criteria.

D. The revised Comprehensive Plan will be internally consistent.

The proposed amendment will not create an internal inconsistency in the Comprehensive Plan in that it is inconsistent with the Moderate Density Multi-family Neighborhood land use designation criteria (please see section I below).

The request is consistent with the criteria.

E. The capability of the land can support the projected land use.

The applicant stated that if successful in receiving the land use designation change and subsequent zoning designation change the proposed project will be able to provide an additional 4 to 5 multi-family units to the previously envisioned 20 units. The uses allowed are listed in BMC 19.15.010, Multi-family residential zones.

Generally the parcel does not contain any constraints with regard to topography or other natural features. There are no critical areas located on the parcel.

The request is consistent with the criteria.

F. Adequate public facility capacity to support the projected land use exists or, can be provided by the property owner(s) requesting the amendment, or can be cost-effectively provided by the City or other public agency.

The applicant has provided the City with a certificate of water availability that states there is a water main in close proximity to the development. The applicant has not provided the City with certificates of sewer or hydrant availability, however all adjacent buildings are being served by sewer service. When a future site specific building permit application is filed the applicant will be required to demonstrate that adequate public utilities are available.

The request is consistent with the criteria.

G. The proposed amendment will be compatible with nearby uses.

The proposed amendment would change the land use and designation to match the land use designation of adjacent parcels to the south and east. A development to the north of the site is a 4-plex apartment building with an achieved density of 13 units per acre. There are other multi-family developments similar to what has been proposed approximately one block to the north. The applicant has stated if successful with the comprehensive plan land use designation change, they would request the RM-18 zoning designation (see below). Other parcels to the east are owned by the applicant are intended to be combined with these this parcel to allow greater area for the intended apartment housing project.

Properties immediately to the south and east of the subject parcel are designated

Moderate Density Multi-Family Neighborhood and are developed with a single-family and multi-family buildings.

The Moderate Density Multi-family Neighborhood comprehensive plan designation could result in either the RM-24 or RM-18 zoning designation. The applicant intends to request the RM-18 designation if the comprehensive plan designation change request is successful. The request for the RM-18 zone will match the adjacent properties to the east. The RM-18 zone allows a variety of uses including office and lower intensity commercial activities, however the applicant has stated that the development would only be multi-family units. Development standards for some of the uses vary however the majority of the potential land uses on this site must comply with the general development standards listed below.

General RM-18 Zone Development Standards Chart

	RM-18
Maximum Units per acre	18
Front setback	10-feet
Interior setback	5-feet
Building coverage	60%
Impervious surface coverage	85%
Height	35-feet (approximately 3 stories)
Parking	Varies depending on potential use(s)

*- A transition zone of 20-feet of dense/full screen landscaping is required when a commercial property abuts a residential property (BMC 19.17.015).

H. The proposed amendment would not prevent the City from achieving its Growth Management Act population and employment targets.

As reported in the 2014 King County Buildable Lands Report, Burien is responsible to plan for a 2035 housing target of 5,150 housing units. Under current zoning, Burien has a housing capacity of 5,180 housing units (Comprehensive Plan Table 2-LU 2.1). Consequently, the proposed amendment allowing the potential to develop additional housing units in this location will not prevent the City from achieving its Growth Management Act population and employment targets and will contribute more towards achieving the City’s population targets and maintaining sufficient residential housing capacity.

- I. **For a Comprehensive Plan map change, the applicable designation criteria are met and either of the following is met:**
 - i. **Conditions have so markedly changed since the property was given its present Comprehensive Plan designation that the current designation is no longer appropriate; or,**
 - ii. **The map change will correct a Comprehensive Plan designation that was inappropriate when established.**

Applicable Designation Criteria

The applicable designation criteria for the Moderate Density Multi-family Neighborhood land use designation is found in Policy RE 1.8 of the Comprehensive Plan.

In addition to listing the applicable designation criteria, this policy states that the

“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.”

Policy RE 1.8 lists the criteria for designating areas as High Density Multi-family Neighborhood, which is shown below followed by Staff’s analysis.

1. ***The area is already primarily characterized by multifamily residential uses at 12 to 24 units per acre.***

Adjacent areas to the north and south along the Des Moines Memorial Drive South corridor are designated Moderate Density Multi-family Residential Neighborhood, although to the north is where there is predominately more parcels with this designation in addition to the high density multi-family designation as well.

A development to the north of the site is a 4-plex apartment building with an achieved density of 13 units per acre. Less than a block (660-feet) and to the north there are two other multi-family developments developed at densities of 45 and 18 units per acre.

The request is consistent with criteria.

2. ***The area is within 1/8 mile of any commercial service node (as shown on Figure 2 LU-3, Commercial Nodes) or the urban center boundary as measured along an arterial.***

The intersection of Des Moines Memorial Drive South and South 128th Street is designated as a low intensity commercial node as shown on Figure 2 LU-3 (See Attachment 3, Figure 2 LU-3, Commercial Nodes). The intersection where the node is located is approximately 1,050 lineal feet (0.20 miles) from the larger site once the subject parcels are combined with the 2 parcels to the east. This is approximately 390-

feet beyond the stated criteria, or ½ a standard block (660-feet). The request is to expand the long standing designation of moderate density multi-family north approximately 70-feet and westward approximately 157-feet.

The request is **NOT** consistent with criteria, however it is a reasonable request because of the longstanding designation of the parcels to the south and east. Additionally the ultimate project site is only less than ½ a block (390 feet) from strict compliance with the criteria.

3. *The area is located within ¼ mile of a transit route with peak transit frequency of at least every 10-20 minutes*

There are two bus routes within the vicinity of the subject parcel. Routes 128 and 132 are the closest to the subject parcel and have stops located at the intersection of Des Moines Memorial Drive South and South 120th Street that is approximately 0.2 miles or (1,080 lineal feet) from the site.

The Metro bus service schedule indicates a service frequency of the two routes combined to be no less than 20-minutes (see route information in Attachment 2).

The request is consistent with the adopted criteria.

4. *The area does not have critical areas, except critical aquifer recharge areas.*

The critical area maps shows there are no critical areas located on or near the subject parcel.

The request is consistent with the criteria.

5. *The area is located adjacent to or has adequate access to a primary or minor arterial.*

The parcel has access to Des Moines Memorial Drive South via an access easement. However the applicant has indicated that it is their intent to combine this parcel with an approved multi-family development to the east which maintains direct access to Des Moines Memorial Drive South. Des Moines Memorial Drive South is classified as a minor arterial (see Attachment 4, Roadway Functional Classification).

The request is consistent with the criteria.

6. *The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.*

The parcel is intended to be combined with two parcels that are located adjacent to Des Moines Memorial Drive South and the site will be less than a quarter mile (approximately 1,100 feet) from North Sea-Tac Park. North Sea-Tac Park offers a wide variety of recreational opportunities including, soccer fields, baseball fields, general open space, child play toys, BMX track and even two remote control race car tracks.

Additionally Southern Heights Park is located less than one-half mile (approximately 2,237 feet) away. Southern Heights Park can be accessed without crossing arterials and contains general open space and tennis courts.

The request is consistent with the criteria.

Criteria i, Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate:

The original land use designation was applied by King County and has been in place at least since 1983. In 2010 the City of Burien annexed the parcel and subsequently proceeded with a year-long public process to evaluate land use designations for the entire North Burien annexation area. The process was initiated to align the land use designations with Burien and determine if incremental adjustments were appropriate. In general, the focus of land use designation review efforts were on the more developed corridors such as Ambaum Boulevard SW, 1st Avenue South and the Boulevard Park area.

The conditions for Burien and King County have changed since the parcels were given their single-family designation. The region is anticipated to grow significantly in the next planning horizon and the result is that there will be a need for a variety of housing opportunities. The Boulevard Park area/Des Moines Memorial Drive South corridor will benefit from the added housing because those new residents will help to support the businesses in the area and vice versa, thereby improving the general quality of life. The change for this parcel will provide more opportunity for housing located near transit services.

Comprehensive Plan Map Land Use Designation Change Conclusions

The applicant has demonstrated that the subject parcel is substantially consistent with the land use designation criteria found in comprehensive plan policy RE 1.9 therefore, the requested land use designation change from Moderate Density Residential Neighborhood to Moderate Density Multi-family Neighborhood should be approved.

ATTACHMENTS

- 1 - Vicinity Map
- 2 - Submitted Application Materials
- 3 - Figure 2 LU-3, Commercial Nodes
- 4 - Roadway Functional Classification

R:\PL\Comprehensive Plan\2018 Comp Plan Amendments\Council\Exhibit C\Wu Staff Recommendation.docx



Burien

Washington, USA

Comprehensive Plan Amendment Request

400 SW 152nd Street, Suite 300 Burien, WA 98166
Phone: (206) 241-4647 • FAX: (206) 248-5539
www.burienwa.gov

Amendment Type	Reference Number <small>(staff will assign)</small>
<input checked="" type="checkbox"/> Map amendment	PLA-18-0510
<input type="checkbox"/> Text amendment	

APPLICANT INFORMATION		
Name: George Wu	Company: DMM Development LLC	Daytime Phone: 206-569-5377
Mailing Address: 14150 NE 20 th St Suite F1-88, Bellevue, WA 98007		E-mail: georgeccwu@hotmail.com
Contact person: Mark Wierenga	E-Mail: markw@vandervort.com	Daytime Phone: 206-784-1614
Property owner: Same as applicant		Daytime Phone: same as app
Mailing Address: Same as applicant		E-Mail: same as app

SITE INFORMATION (if applicable)		
Site Address: 12419 Des Moines Memorial Drive S	Parcel Number: 0985001040	
Existing Zoning District: RS-7200	Existing Comprehensive Plan: Moderate Density Residential	
	Requested Plan designation: Moderate Density Multifamily	
Number of Acres: .243 (per KCR)	Current Land Use: SF house	
Critical areas present: <input type="checkbox"/> Wetlands <input type="checkbox"/> Streams <input type="checkbox"/> Critical Aquifer <input type="checkbox"/> Landslide Hazard Area <input type="checkbox"/> Fish & Wildlife		
Brief description of proposal (attach additional sheets if necessary): SEE ATTACHED NARRATIVE		

SIGNATURE

I, George Wu, declare that I am the owner of the property involved in this application, and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I designate Mark Wierenga of David Vandervort Architects to act as my agent with respect to this application. I agree to reimburse the City of Burien for the costs of professional engineers and other consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Dated: 2/29/18

Signature:

RECEIVED

FEB 27 2018

ATTACHMENT 2

CITY OF BURIEN

February 22nd, 2018



D A V I D
V A N D E R V O R T
A R C H I T E C T S
A I A

City of Burien Planning
400 SW 152nd St Suite 300
Burien, WA 98166

206.784.1614
WWW.VANDERVORT.COM

RE: Comprehensive Plan Amendment Application
12419 Des Moines Memorial Drive S

City of Burien Planning,

Please find enclosed our application, narrative, and other supporting documents for the comprehensive plan amendment request. As you can see, we are requesting that the comprehensive plan be amended to classify this medium density single family site as a medium density multifamily site. Our response to the criteria can be found attached, but we also wanted to include the following comments regarding this site:

This site is owned by DMM development LLC in conjunction with two adjacent parcels: 12421 & 12431 Des Moines Memorial Drive. The two adjacent parcels are classified in the Burien comp plan as medium density multifamily. DMM development intends to combine all three of these sites into a single apartment project. On their own, 12421 & 12431 are awkwardly shaped and difficult to organize as a development site. The NW corner is notched out by the parcel in question. When the subject parcel is combined with the two original parcels, the entire site allows for a much more elegant plan.

Please feel free to contact me if you have any questions regarding this application, or if any additional information is needed.

Thank you,

A handwritten signature in black ink, appearing to read 'Mark Wierenga', written in a cursive style.

Mark Wierenga (project contact)
David Vandervort Architects
2000 Fairview Ave E, Suite 103
Seattle, WA 981002
206-784-1614

BRIEF DESCRIPTION OF PROPOSAL

In November of 2017, we were part of a pre-application conference (PLA 17-2295) for two parcels of land at 12421 & 12431 Des Moines Memorial Drive South. These parcels are zoned RM-18 and our proposal was to build 20 apartment dwelling units with 36 on-grade parking stalls and an on-site common recreation area. Since this conference, we have acquired a parcel of land adjacent to this site, (12410 Des Moines Memorial Drive S), which is zoned for single family use (RS-7200). This site has a derelict single family house on it that will be demolished.

We feel that this single-family parcel is a zoning anomaly and would more appropriately be zoned RM-18. Our intent is to combine all three of these parcels into a single site and to develop this site with 25 family-oriented apartments with necessary parking and recreation space.

We understand that the first step in modifying a site's zoning is to apply for a Comprehensive Plan Amendment, and we submit the following criteria for this application:

- A. THE PROPOSED AMENDMENT IS THE BEST MEANS FOR MEETING AN IDENTIFIED PUBLIC BENEFIT.
 - o Improving access and safety: The single family parcel takes access to Des Moines Memorial Drive via a 10' wide access easement that is split between our parcel (addressed 12421) and the site to the north (12411). This driveway access is located in the middle of curved portion of Des Moines Drive and visibility from this access driveway down the arterial is quite difficult and not safe. If this site were incorporated into a larger multi-family project, this dangerous easement would no longer be required and the new access road for the apartment development would have much better site lines for entering and exiting the site.
 - o Supporting a public need: We all know that there is tremendous need to provide new dwelling units of all types in the Puget Sound Region. The city of Seattle has introduced a very aggressive HALA program for increasing the number and quality of housing for all residences, but the demand is still outstripping the supply. Our proposed project would aim to provide family-oriented apartment dwellings, consisting of a mix of 1, 2 and 3 bedroom dwellings.
 - o By amending the comp plan designation and zoning for this parcel we will be able to increase the number of much needed dwelling units from one (single family) to four or five (apartment dwellings).
 - o This site is an isolated single family parcel and is held in common with multifamily zoned parcels. Amending the comp plan will result in a more efficient use of existing available land.

- B. THE PROPOSED AMENDMENT IS CONSISTENT WITH THE GMA, THE PSRC PLANS, THE KCCPP AND THE BURIEN COMPREHENSIVE PLAN.
 - o The proposed amendment is consistent with the GMA, PSRC and the KCCPP in that it will allow an increase in the number of available housing units within the City of Burien. It also offers a housing type that is more affordable than a single-family residence, but in keeping with the single-family neighborhood characteristics.

- The proposed amendment is consistent with the Burien comprehensive plan. Section 1.3.3 (Housing) of the plan states that “A variety of housing choices are encouraged, in addition to the traditional single family home...”. Low/medium density multifamily sites are consistent with this requirement. Also, the plan states that “In multiple family areas, garden style apartments, duplexes and townhouses that are compatible with adjacent development are also encouraged.” Our intent is to construct garden style apartment, no more than three stories in height, in a well-landscaped setting to match the development patterns that are generally taking place along this stretch of Des Moines Memorial Drive.

C. THE PROPOSED AMENDMENT WILL RESULT IN A NET BENEFIT TO THE COMMUNITY

- Construction of medium density multifamily dwellings at this site will benefit the community by providing a lower cost housing option, when compared to single-family homes.
- A multifamily project will provide local jobs in the construction industry.
- Any multifamily project will be required to provide a landscaped boarder (transition zone) between on-site development and adjacent single family homes. This landscaping will be dense and lush and will be maintained over time. If developed under the current zoning (as a single family residence), landscaped edge transition zones are not required.

D. THE REVISED COMPREHENSIVE PLAN WILL BE INTERNALLY CONSISTENT

- The proposed revision to the zone transition line and comp plan amendment will not adversely affect the goals of the plan itself. Currently, this parcel is an anomaly in that it is land-locked and does not have direct frontage on either Des Moines Memorial Drive S or S 124th Street. This amendment will make better use of this parcel by allowing more efficient use of the land, and will not pose an abrupt visual or cumbersome transition between properties.

E. THE CAPABILITY OF THE LAND CAN SUPPORT THE PROJECTED LAND USE

- The parcel in question does not contain any sort of critical area that would limit its use as a multifamily development site. The land is quite flat and the will easily accommodate the development standards for this zone.

F. ADEQUATE PUBLIC FACILITY CAPACITY TO SUPPORT THE PROJECTED LAND USE EXISTS, OR CAN BE PROVIDED BY THE PROPOERTY OWNER(S) REQUESTING THE AMENDMENT

- We have applied for water and sewer availability certificates for the 20-dwelling apartment project that has already been proposed. This confirms that water and sewer would very likely be available for a 25-dwelling project.
- We will be able to construct the necessary access road/drive, right-of-way improvements, water and sewer extensions to serve the site as required by Burien Public Works.

G. THE PROPOSED AMENDMENT WILL BE COMPATIBLE WITH NEARBY USES

- The frontage along the west side of Des Moines Memorial Drive between S 124th and S 128th Streets is either MR-18 or Intersection Commercial (a more intense zone). This pattern of zoning continues north of S 124th Street for several more blocks and even intensifies to include MR-48 zones and Community Commercial zones. The clear intent of the zoning code is to create a small urban center a few blocks north of our site and support this center with denser housing within a short distance of this center. Thus, the amendment we are requesting is in line with this goal.
- Our site is immediately adjacent to multifamily and single family zoned parcels. The MR-18 zone is a low to medium density zone and functions well as a transition from single family uses.

H. THE PROPOSED AMENDMENT WOULD NOT PREVENT THE CITY FROM ACHIEVING IT GROWTH MANAGEMENT ACT POPULATION AND EMPLOYMENT TARGETS

- The proposed amendment would certainly provide greater opportunity for Burien to help meet the GMA population growth targets by increasing the number of available living units within the city.
- Local jobs will be supported by providing more housing options within the city of Burien boundaries.

I. FOR A COMPREHENSIVE PLAN LAND USE MAP CHANGE, THE APPLICABLE DESIGNATION CRITERIA FOR THE PROPOSED LAND USE DESIGNATION ARE MET AND EITHER OF THE FOLLOWING IS MET:

- i. CONDITIONS HAVE CHANGED SINCE THE PROPERTY WAS GIVEN ITS PRESENT COMPREHENSIVE PLAN DESIGNATION SO THAT THE CURRENT DESIGNATION IS NO LONGER APPROPRIATE; OR
 - ii. THE MAP CHANGE WILL CORRECT A COMPREHENSIVE PLAN DESIGNATION THAT WAS INAPPROPRIATE WHEN ESTABLISHED
- Conditions have changed since the original comp plan designation was assigned to this site. Demand for housing has soared in the Puget Sound area. In particular, family-oriented housing that is more affordable than what is available in a single family format is sorely needed in our immediate region. This site is a prime example of a parcel that can easily be re-designated in order to increase its usefulness in providing low to medium density housing options.
 - We also believe that the original comp plan did not appropriately designate the zoning for this site. In creating a comp plan for an entire city, it is not possible to expect that all conditions of every given site can be analyzed. In this case, our site does not have adequate frontage or access to an adjacent right of way. As such, it makes sense to join this parcel with the adjacent multi-family designation in order to resolve this anomaly.

DESIGNATION CRITERIA FOR MODERATE DENSITY MULTIFAMILY NEIGHBORHOODS (RE 1.8):

1. This area is quickly transitioning to multifamily residential development at 12 to 24 units per acre. This site takes access from (and is addressed off of) Des Moines Memorial Drive. All sites on this block face are zoned RM-18 or higher use. The site immediately to the north is developed as a fourplex multifamily site. Many sites along Des Moines Memorial Drive on the north side of S 124th st are developed as two and three story apartment complexes.
2. This site is not within 1/8 mile of any commercial service nodes (according to figure 2 LU-3), but it is between two commercial service nodes. There is a low intensity zone at the corner of S 128th st and Des Moines Memorial Drive. There is a high intensity zone at the intersection S 128th st and Des Moines Memorial Drive. There are many services within both commercial nodes already and there are many new development projects underway in the commercial node to the north.
3. Metro bus routes 128 and 132 serve this area with frequency. The line for Route 132 passes directly in front of our subject site on Des Moines Memorial Drive. Route 128 provides service at the intersection of Des Moines Memorial Drive S and Glendale Way S. These stops are slightly more than ¼ mile from the subject site but the routes together provide a peak transit frequency of about eight minutes.
4. The area and this site specifically does not have any critical areas on or adjacent to it.
5. This area is served by multiple recreational facilities, including:
 - Hilltop park and elementary school are about ½ mile to the east of this site
 - North Seatac Baseball fields are about ½ mile south of this site
 - Arbor Lake and Puget Sound parks are about one mile west of this site
 - Sunset park is about one mile south of this site
 - North Seatac BMX and Seatac off-road RC track are about one mile south of this site.

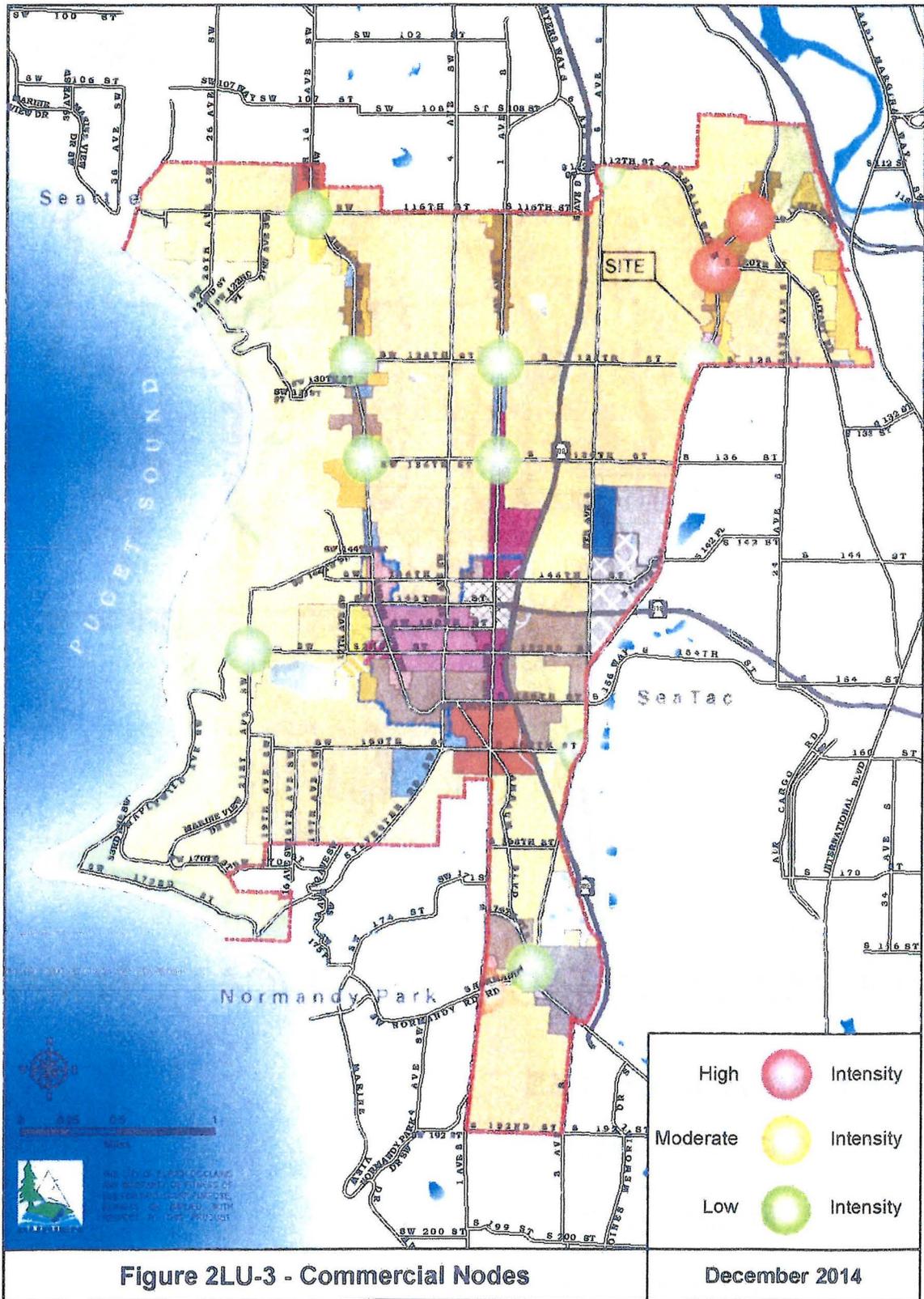


Figure 2LU-3 - Commercial Nodes

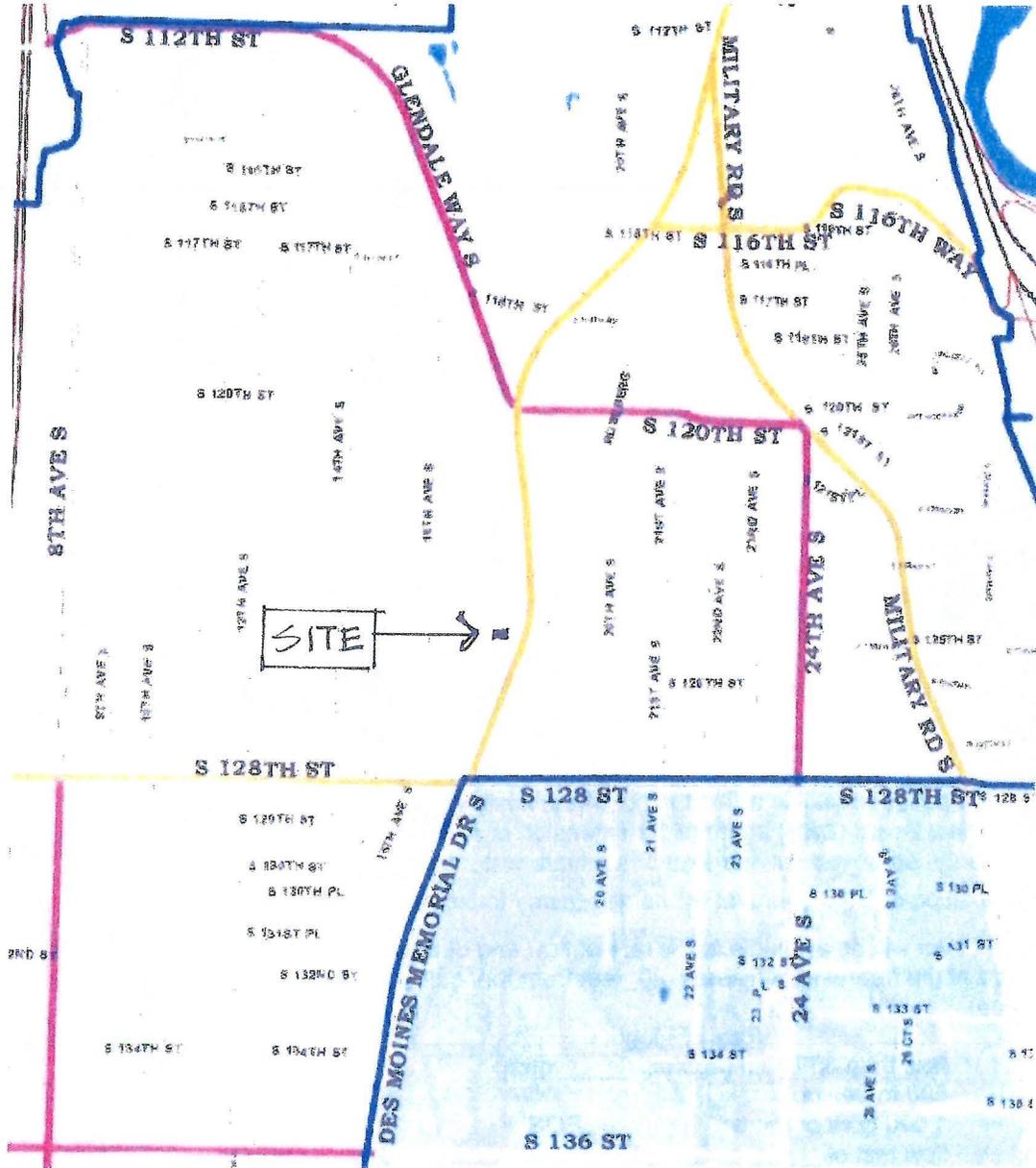
December 2014

\\gis01\GIS\Share\Fernando\Li\Requests\David\JKT5147\CompPlanMapFigures\2LU-3-CommNodes_TKT5147.mxd
 Last updated: 10/6/2014
 By: fernando



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DETAIL OF ROAD CLASSIFICATION MAP

Burien Road Class

-  Primary Arterial
-  Minor Arterial
-  Collector Arterial

CITY OF BURIEI CERTIFICATE OF WATER AVAILABILITY

Highline Water District
P O Box 3867
Kent, WA 98032
824-0375

Water District 49
415 SW 153rd St.
Burien, WA 98166
242-8535

Water District 20
12606 1st AV S
Burien, WA 98168
243-3990

Seattle Water District
710 2nd AV, 10th FL
Dexter Building
Seattle, WA 98104
684-5900

Part A (To Be Completed by Applicant)

Purpose of Certificate:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Building Permit
<input type="checkbox"/> Short Subdivision | <input type="checkbox"/> Preliminary Plat or PUD
<input type="checkbox"/> Rezone or other _____ |
|---|--|

Applicant's Name David Vandervort Architects & Mark Wierenga

Proposed Use 20 units - Apartment Development

Location 12421 & 12431 Des Moines Mem. Dr. S Parcel #0985001060 & 0985001068

(Attach map and legal description if necessary)

The following structure or building shall have a **cross connection inspection** by the water purveyor WAC 246-290-490 because of the following item: (1) **Fire Protection System**, (2) **Boiler**, it shall be the requirement of the owner to notify the Water District. This is a requirement of the State of Washington and shall be complied with.

Part B: (To Be Completed By Water Purveyor)

1. a. Water will be provided by service connection only to an existing 8" C.I. water main 40 feet from the site. (size)
 or b. Water service will require an improvement to the water system of:
 - (1) _____ fee of water main to reach the site; and/or
 - (2) The construction of a distribution system on the site; and/or
 - (3) Other (describe) _____
2. a. The water service is in conformance with a County-approved water comprehensive plan.
 or b. The water system improvement will require a water comprehensive plan amendment.
3. a. The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board (BRB) approval for extension of service outside the district or city, or is within the County- approved service area of a private water purveyor.
 or b. Annexation or BRB approval will be necessary to provide service.
4. a. Water is/or will be available at the rate of flow and duration indicated below at no less than 20 psi measured at the nearest fire hydrant 40 feet from the building/property (or as marked on the attached map):

Rate of Flow	Duration
<input type="checkbox"/> less than 500 gpm (approx. _____ gpm)	<input type="checkbox"/> less than 1 hour
<input type="checkbox"/> 500 to 999 gpm	<input type="checkbox"/> 1 hour to 2 hours
<input checked="" type="checkbox"/> 1,000 gpm or more FOR	<input checked="" type="checkbox"/> 2 hours or more
<input type="checkbox"/> flow test of _____ gpm	<input type="checkbox"/> Other _____
<input type="checkbox"/> calculation of _____ gpm	

(Commercial Building Permits require flow test or calculation)

 or b. Water system is not capable of providing fire flow.

*****IF A FIREFLOW IS REQUIRED, THERE WILL BE AN ADDITIONAL FEE*****

COMMENTS/CONDITIONS:

Measured to approximate middle of house at 12431 Des Moines Mem. Dr. S ***MAY REQUIRE MAIN, HYDRANTS & NEW METERS***

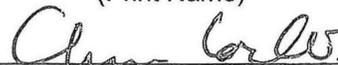
Additional requirements subject to discretion of Fire Marshall of jurisdiction

I hereby certify that the above water purveyor information is true. This certification shall be valid for one year from date of signature.

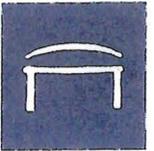
King County Water District 20
(Agency Name)

Chris Cordi
(Print Name)

Field Superintendent
(Title)

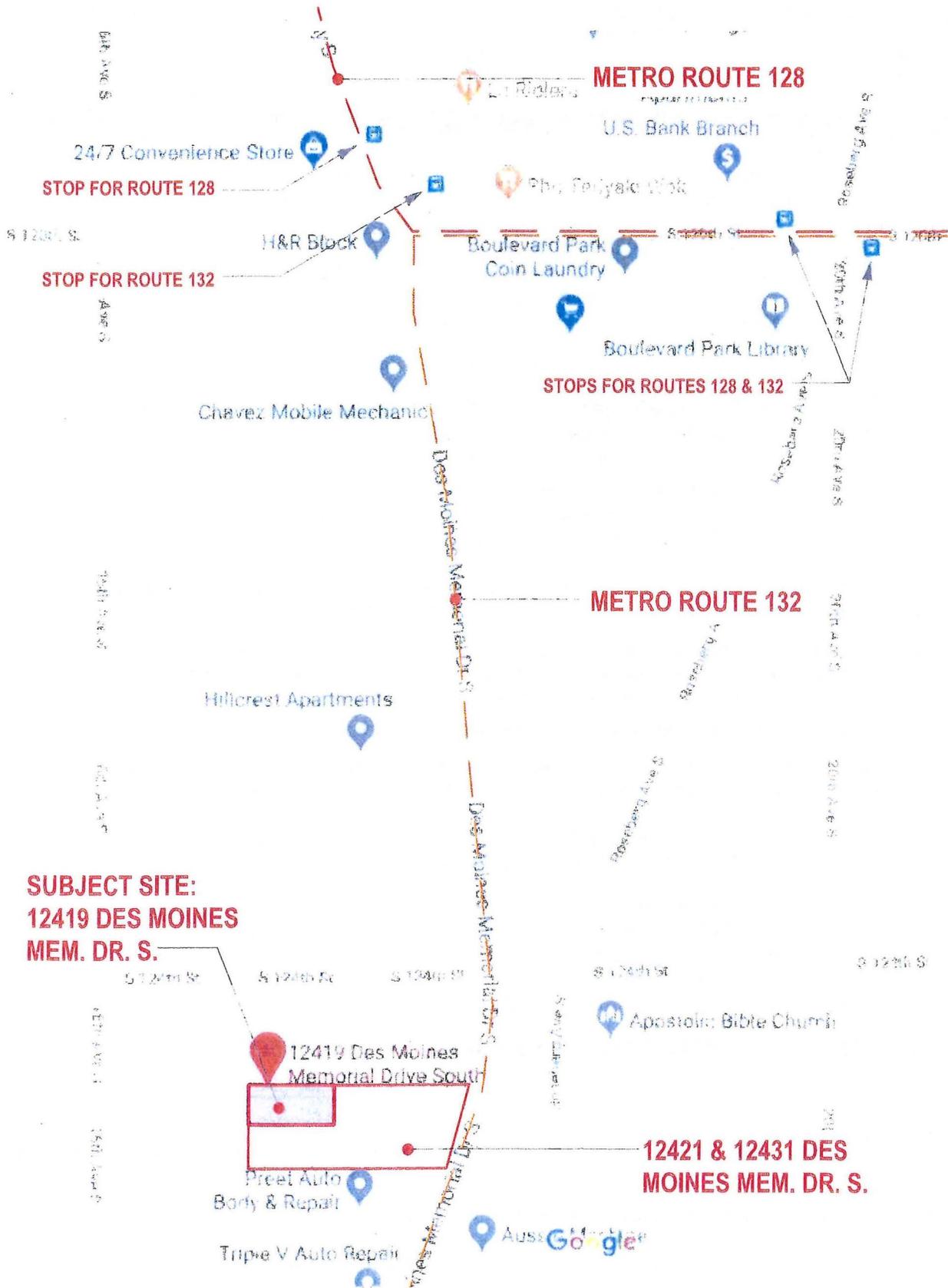

(Signature/Date)

1/16/18



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BUS ROUTES AND STOPS

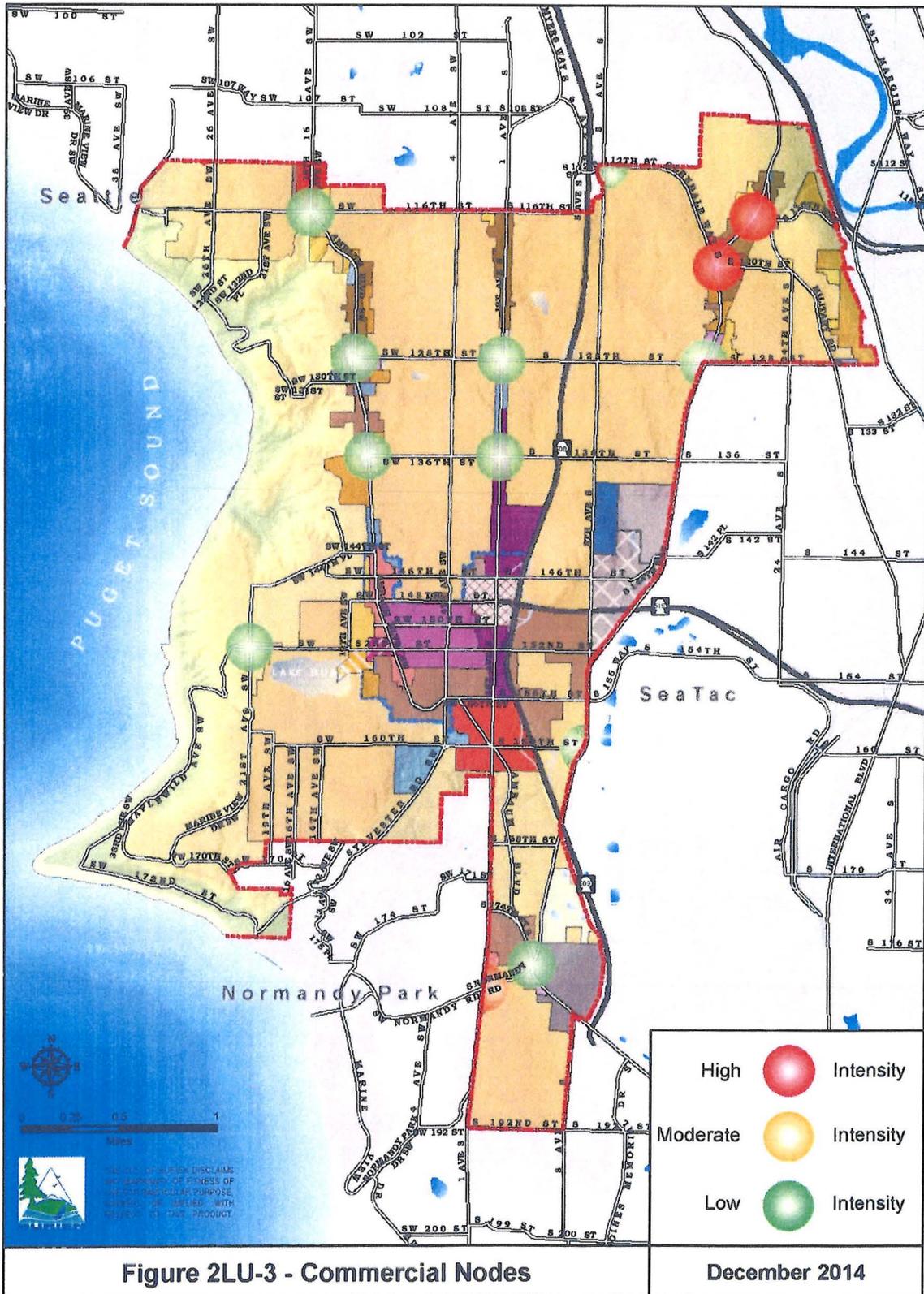
TRANSIT STOPS ALL DIRECTIONS
Measured at Military Road and S 128th St (closest stop on schedule)

Route	Rt 128	Rt 132	Minutes between
Peak frequent transit starts at 6AM			
AM	6:00	6:00	
	6:24	6:09	9
		6:36	15
	6:39		3
	6:54	6:59	15
		7:06	5
		7:08	7
		7:12	2
		7:21	4
	7:24		9
	7:34		10
		7:42	8
		7:45	3
		7:55	10
		8:03	8
		8:04	1
		8:14	10
		8:26	11
		8:35	9
		8:48	13
		9:05	17
Peak frequent transit ends at 9AM		9:07	2
Peak frequent transit starts at 3PM			
PM	3:00	3:00	
		3:11	11
		3:18	7
		3:32	14
		3:35	3
		3:48	13
		3:52	4
		4:01	9
		4:01	0
		4:12	11
		4:18	6
		4:21	3
		4:31	10
		4:34	3
		4:48	14
		4:48	0
		4:54	6
		5:01	7
		5:09	2
		5:13	10
		5:19	6
		5:31	12
		5:32	1
		5:40	8
		6:00	20
Peak frequent transit ends at 6PM			

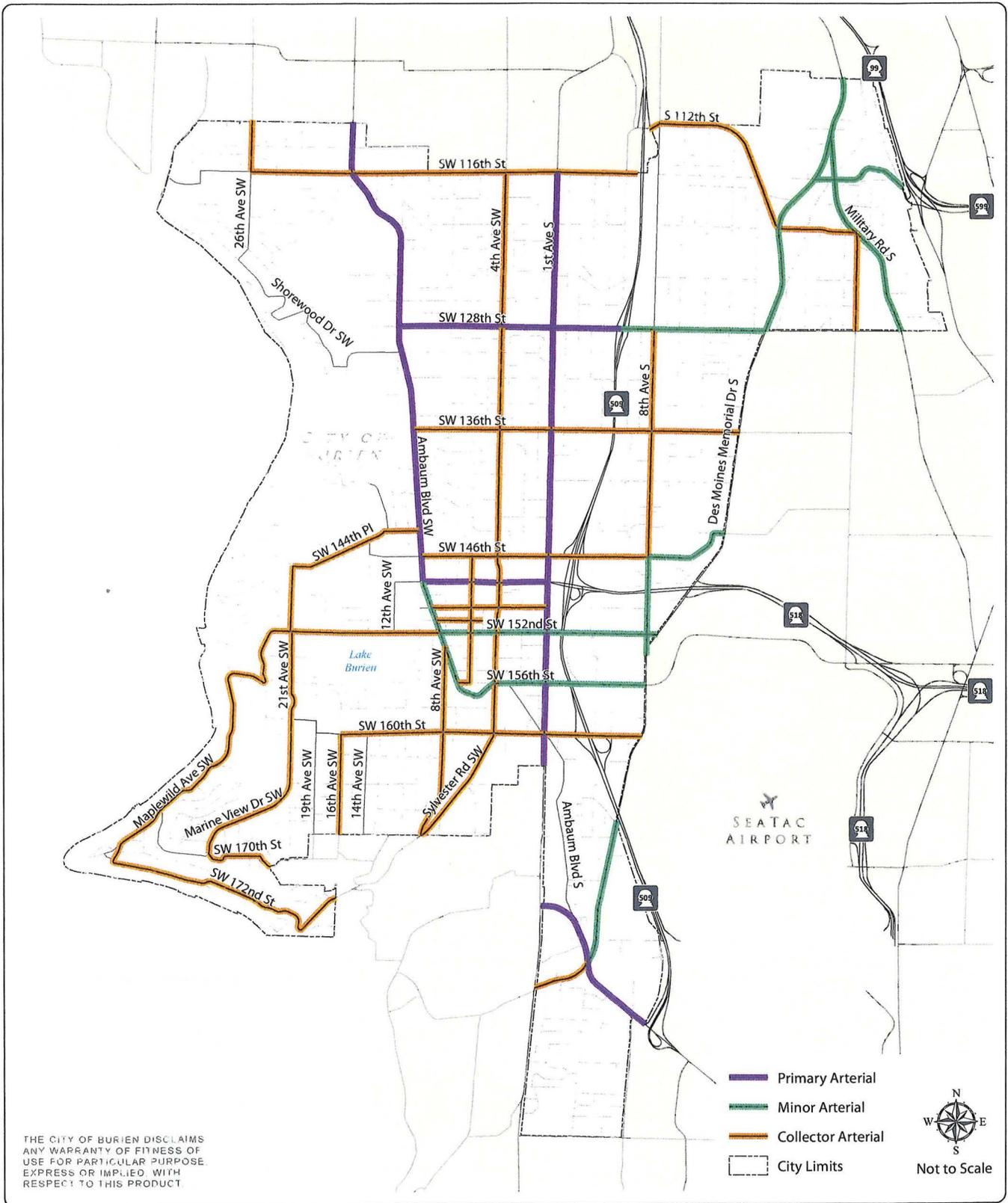
131, 132 WEEKDAY/Entre semana

To DOWNTOWN SEATTLE →

Route	Burien Transit Ctr Bay 4	HMC Specialty Campus	Highland Park	South Park	Downtown Seattle				To Reels	
Route	Tremont Rd S & 142nd St	Military Rd S & 128th St	SW 112th St & 1st Ave SW	4th Ave SW & SW 9th St	6th Ave S & S Keyway St	4th Ave S & S Keyway St	4th Ave S & S Spokane St	4th Ave S & S Jackson St (before stop)	4th Ave S & Union St	To Reels
132	4:27	4:37	4:54	5:01	4:52	5:05	5:12	5:19	5:19	28E
131	4:44	4:54	5:11	5:18	5:09	5:22	5:29	5:36	5:36	28E
132	5:00	5:10	5:27	5:34	5:25	5:38	5:45	5:52	5:52	28E
131	5:16	5:26	5:43	5:50	5:41	5:54	6:01	6:08	6:08	28E
132	5:32	5:42	5:59	6:06	5:57	6:10	6:17	6:24	6:24	28E
131	5:47	5:57	6:14	6:21	6:12	6:25	6:32	6:39	6:39	28E
132	6:03	6:13	6:30	6:37	6:28	6:41	6:48	6:55	6:55	28E
131	6:18	6:28	6:45	6:52	6:43	6:56	7:03	7:10	7:10	28E
132	6:34	6:44	6:61	6:68	6:59	7:12	7:19	7:26	7:26	28E
131	6:49	6:59	7:16	7:23	7:14	7:27	7:34	7:41	7:41	28E
132	7:05	7:15	7:32	7:39	7:30	7:43	7:50	7:57	7:57	28E
131	7:20	7:30	7:47	7:54	7:45	7:58	8:05	8:12	8:12	28E
132	7:36	7:46	8:03	8:10	8:01	8:14	8:21	8:28	8:28	28E
131	7:51	8:01	8:18	8:25	8:16	8:29	8:36	8:43	8:43	28E
132	8:07	8:17	8:34	8:41	8:32	8:45	8:52	8:59	8:59	28E
131	8:22	8:32	8:49	8:56	8:47	9:00	9:07	9:14	9:14	28E
132	8:38	8:48	9:05	9:12	9:03	9:16	9:23	9:30	9:30	28E
131	8:53	9:03	9:20	9:27	9:18	9:31	9:38	9:45	9:45	28E
132	9:09	9:19	9:36	9:43	9:34	9:47	9:54	10:01	10:01	28E
131	9:24	9:34	9:51	9:58	9:49	10:02	10:09	10:16	10:16	28E
132	9:40	9:50	10:07	10:14	10:05	10:18	10:25	10:32	10:32	28E
131	9:55	10:05	10:22	10:29	10:20	10:33	10:40	10:47	10:47	28E
132	10:11	10:21	10:38	10:45	10:36	10:49	10:56	11:03	11:03	28E
131	10:26	10:36	10:53	11:00	10:51	11:04	11:11	11:18	11:18	28E
132	10:42	10:52	11:09	11:16	11:07	11:20	11:27	11:34	11:34	28E
131	10:57	11:07	11:24	11:31	11:22	11:35	11:42	11:49	11:49	28E
132	11:13	11:23	11:40	11:47	11:38	11:51	11:58	12:05	12:05	28E
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131	11:59	12:09	12:26	12:33	12:24	12:37	12:44	12:51	12:51	28E
132	12:15	12:25	12:42	12:49	12:40	12:53	13:00	13:07	13:07	28E
131	12:30	12:40	12:57	13:04	12:55	13:08	13:15	13:22	13:22	28E
132	12:46	12:56	13:13	13:20	13:11	13:24	13:31	13:38	13:38	28E
131	13:01	13:11	13:28	13:35	13:26	13:39	13:46	13:53	13:53	28E
132	13:17	13:27	13:44	13:51	13:42	13:55	14:02	14:09	14:09	28E
131	13:32	13:42	14:00	14:07	13:58	14:11	14:18	14:25	14:25	28E
132	13:48	13:58	14:15	14:22	14:16	14:29	14:36	14:43	14:43	28E
131	14:03	14:13	14:30	14:37	14:28	14:41	14:48	14:55	14:55	28E
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131	14:34	14:44	15:01	15:08	14:59	15:12	15:19	15:26	15:26	28E
132	14:50	15:00	15:17	15:24	15:15	15:28	15:35	15:42	15:42	28E
131	15:05	15:15	15:32	15:39	15:30	15:43	15:50	15:57	15:57	28E
132	15:21	15:31	15:48	15:55	15:46	15:59	16:06	16:13	16:13	28E
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131	17:09	17:19	17:36	17:43	17:34	17:47	17:54	18:01	18:01	28E
132	17:25	17:35	17:52	17:59	17:50	18:03	18:10	18:17	18:17	28E
131	17:40	17:50	18:07	18:14	18:05	18:18	18:25	18:32	18:32	28E
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131	18:11	18:21	18:38	18:45	18:36	18:49	18:56	19:03	19:03	28E
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131	19:44	19:54	20:11	20:18	20:09	20:22	20:29	20:36	20:36	28E
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131	23:21	23:31	23:48	23:55	23:46	23:59	24:06	24:13	24:13	28E
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131	28:00	28:10	28:27	28:34	28:25	28:38	28:45	28:52	28:52	28E
132	28:16	28:26	28:43	28						



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 Last updated: 10/6/2014
 By: fernando



FEHR & PEERS

ROADWAY FUNCTIONAL CLASSIFICATION

FIGURE 2

Wpse2\data2\2011\Projects\SE11-0222_Burien_TMP\Graphics\GIS\MXD\January2012_final\fig0x_funcClass.mxd
Last Updated: January 2012
Update By: T Rysen

ATTACHMENT 4



City of Burien
400 SW 152nd Street
Suite 300
Burien, WA 98166-1911

P 206.241.4647
F 206.248.5539

burienwa.gov

**Comprehensive Plan Map Amendment
For
Robert G Moore
PLA 18-0433**

APPLICANT: Robert G Moore, Property Owner

LOCATION: 11246 8th Avenue South (see Attachment 1-Vicinity Map)

CURRENT LAND USE: Single-family Residential

TAX PARCEL #s: 336140-0020

REQUEST: 1) Change the Comprehensive Plan Designation from Moderate Density Residential Neighborhood to Low Density Multi-Family Neighborhood

**PLANNING COMMISSION
AND STAFF**

RECOMMENDATION: 1) Approve the request to change the Comprehensive Plan Designation from Moderate Density Residential Neighborhood to Low Density Multi-Family Neighborhood

FINDINGS & CONCLUSIONS

COMPREHENSIVE PLAN MAP HISTORY

- 1983 (before incorporation):** King County Highline Community Plan designated the subject property as Single-family (4-6 units per acre).
- 2013:** City of Burien Comprehensive Plan (Ordinance No. 573) designated the subject property as Moderate Density Single-Family Neighborhood.

ZONING HISTORY

- 1981 (before incorporation/annexation):** RS-7,200 with a potential zone designation of RM-2,400 (RM-18 equivalent)
- 2009 (before incorporation/annexation):** The King County Zoning designation for the property was Urban Residential (R-6).
- 2010:** City of Burien Ordinance No. 533 established interim zoning for the North Highline Area. The parcel was designated RS-7,200.
- 2013:** The City of Burien Zoning Map (Ordinance 573) re-affirmed the RS-7,200 zoning designation.

ADJACENT COMPREHENSIVE PLAN, ZONING DESIGNATIONS AND USES:

Direction	Comprehensive Plan Designation	Zone	Current Uses
North	Neighborhood Center	CN (Neighborhood Center)	Single-family residence (not yet redeveloped)
South	Moderate Density Residential	RS-7,200 (Residential Single-Family)	Single-Family
West	Moderate Density Residential & Neighborhood Center	RS-7,200 (Residential Single-Family) & CN (Neighborhood Center)	Single-Family & Single-Family
East	Moderate Density Residential Neighborhood	RS-7,200 (Residential Single-Family)	Single-Family

BACKGROUND

The applicant requests to change land use designations for one parcel that totals 0.88 acres (38,400 square feet). The site contains a single-family residence that was originally constructed in 1910. The existing single-family home is located at the western portion of the site adjacent to 8th Avenue South (See Attachment 1, site vicinity map). The parcel also

contains a detached garage adjacent to the existing residence. The property slopes gently down to the east from the street.

The parcel is bordered by 8th Avenue South on the west side. To the north there is a recently rezoned property that was RS 7,200 and now has a Neighborhood Center zone, but has not been redeveloped as yet. The Neighborhood center zone extends further north and includes a small scale strip mall containing gas pumps with an associated food mart, nail salon, two restaurants, and a retail store. To the west is located a small scale retail building that sells seasonal garden and food items. To the west there is also a small single-family home that is located on a parcel designated as Neighborhood Center. Adjacent uses to the east and south consist of single-family residential homes.

In 2010 the City of Burien annexed this parcel and the surrounding neighborhood from King County. As a part of that process interim zoning designations were assigned the whole area with the commitment by the City to revisit land use designations in the near future. In 2011 the City initiated community based process to analyze existing land use designations and propose comprehensive plan and zoning designations for the recently annexed area. The subject parcel was designated residential single-family with King County and the City's land use designation actions in 2013 maintained a comparable single-family designation (RS-7,200).

The applicant has stated that if the requested land use designation and associated rezoning is approved, then the subject property could be redeveloped with ten additional homes.

This staff recommendation report only reviews the applicable criteria for a comprehensive plan land use designation change. References to general zoning development standards are appropriate, however following the rezone application and review process and if a development proposal is submitted, specific details of site design features and project components will receive a more detailed review.

REVIEW CRITERIA FOR COMPREHENSIVE PLAN MAP AMENDMENT

Burien Municipal Code section 19.65.095.6 contains criteria for review of a proposed Comprehensive Plan amendment. To be approved, the proposed amendment must meet **all** of the following criteria (in bold, followed by staff response).

A. The proposed amendment is the best means for meeting an identified public benefit.

The purpose of the Low Density Multifamily Neighborhood land use designation is to provide areas where multi-family residential uses can be developed at a maximum density of 12 units to the acre. Policy RE 1.7 describes the purpose of the land use designation as follows.

“The Low Density Multifamily Neighborhood designation 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.”

The applicant states that the public benefit is to enable the property to be redeveloped with ten additional homes, which will contribute to increasing the number of housing units within Burien and thereby assist with achieving the City's housing targets to accommodate future growth.

If approved, the land use designation change from single-family residential to Low Density Multi-family Neighborhood will enable the City to increase the amount of land available to provide housing capacity to accommodate future growth.

The request is consistent with the criteria.

B. The proposed amendment is consistent with the Growth Management Act, applicable Puget Sound Regional Council (PSRC) Plans, King County Countywide Planning Policies and Burien Comprehensive Plan.

The proposed amendment is consistent with Burien's comprehensive plan in that it meets the land use designation criteria for Low Density Multi-family Neighborhood (Policy RE 1.7). Please see below for an analysis of the criteria contained in Policy RE 1.7.

The requested land use designation allows more development potential for housing which will assist the City in providing housing capacity to accommodate forecasted growth in the region.

The request is consistent with the criteria.

C. The proposed amendment will result in a net benefit to the community.

The applicant has stated that the requested change in the land use designation will provide an opportunity for additional housing to be accommodated through redevelopment of the property as well as adding housing that may be more affordable to a larger demographic of Burien's population, rather than single-family homes. Additionally, the change in land use designation will also assist in the city in providing more residential housing capacity.

The request is consistent with the criteria.

D. The revised Comprehensive Plan will be internally consistent.

The proposed amendment will not create an internal inconsistency in the Comprehensive Plan in that it is not inconsistent with the Low Density Multi-family Neighborhood land use designation criteria (please see section I below).

The request is consistent with the criteria.

E. The capability of the land can support the projected land use.

The applicant stated that they are considering a planned housing development of approximately 10 units, however if the land use designation is changed and the subsequent zoning change is approved a range of uses may be allowed on the subject parcel. The uses allowed are listed in BMC 19.15.010, Multi-family residential zones.

Generally the parcel does not contain any constraints with regard to topography or other natural features. The property is located in Critical Aquifer Recharge Area, which would not preclude development potential consistent with the Low Density Multifamily land use designation, and there are no other critical areas located on the parcel.

The request is consistent with the criteria.

F. Adequate public facility capacity to support the projected land use exists or, can be provided by the property owner(s) requesting the amendment, or can be cost-effectively provided by the City or other public agency.

The applicant has not provided the City with certificates of sewer, water or hydrant availability, however all adjacent buildings are being served by “public” water and sewer service. When a future site specific building permit application is filed the applicant will be required to demonstrate that adequate public utilities are available.

The request is consistent with the criteria.

G. The proposed amendment will be compatible with nearby uses.

The proposed amendment would change the land use and designation to provide a transition from the moderate density single family neighborhood to the south and east to the Neighborhood center node which exists immediately north of the subject parcel. The parcel to the north of the site has been recently rezoned to Neighborhood Center, but has not been redeveloped as yet. The Neighborhood Center zone extends further north and includes a small scale strip mall that includes gas pumps.

Properties immediately to the east and south of the subject site are designated Moderate Density Single-Family Neighborhood and are developed with single-family homes. Development on this parcel would require the application of a transition zone that would help mitigate the potential impacts of higher intensity uses on adjacent single-family residential developments.

The Low Density Multi-family Residential zone RM-12 allows a variety of uses including office and lower intensity commercial activities. Development standards for some of the uses vary however the majority of the potential land uses on this site must comply with the general development standards listed below.

General RM-12 Zone Development Standards Chart

	RM-12
Maximum Units per acre	12
Front setback	10-feet

Interior setback	3-feet*
Building coverage	60%
Impervious surface coverage	85%
Height	35-feet (approximately 3 stories)
Parking	Varies depending on potential use(s)

*- A transition zone of 20-feet of dense/full screen landscaping is required when a multi-family property abuts a single-family residential property (BMC 19.17.015).

The request is consistent with the criteria.

H. The proposed amendment would not prevent the City from achieving its Growth Management Act population and employment targets.

As reported in the 2014 King County Buildable Lands Report, Burien is responsible to plan for a 2035 housing target of 5,150 units and an employment target of 8,780 jobs. Under current zoning, Burien has a housing capacity of 5,180 units and an employment capacity of 8,848 jobs (Comprehensive Plan Table 2-LU 2.1). Consequently, the proposed amendment allowing the potential to develop additional housing units in this location will not prevent the City from achieving its Growth Management Act population and employment targets and will contribute more towards achieving the City’s population targets and maintaining sufficient residential housing capacity.

- I. For a Comprehensive Plan map change, the applicable designation criteria are met and either of the following is met:***
- i. Conditions have so markedly changed since the property was given its present Comprehensive Plan designation that the current designation is no longer appropriate; or,***
 - ii. The map change will correct a Comprehensive Plan designation that was inappropriate when established.***

Applicable Designation Criteria

The applicable designation criteria for the Low Density Multi-family Residential land use designation is found in Policy RE 1.7 of the Comprehensive Plan.

In addition to listing the applicable designation criteria, this policy states that the “*designation allows for 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.*”

Policy RE 1.7 lists the criteria for designating areas as **Low Density Multifamily Residential Neighborhood**, which is shown below followed by Staff's analysis.

1. *Areas are characterized by multifamily residential development at 8 to 12 units per acre.*

The subject parcel is located right at the juncture of two different land use designations. Properties to the south and east are characterized by moderate density single-family homes, and properties to the north and northwest consists of neighborhood commercial uses which have expanded over time. Therefore, amending the land use designation and zoning would create a transition between commercial and lower density single-family uses.

The request is consistent with criteria.

2. *Area may function as a transition from higher intensity designations such as commercial or multi-family to single-family residential.*

Adjacent areas to the east and south are designated and Moderate Density Residential Neighborhood by the City of Burien. The parcels to the north and northwest are designated Neighborhood Center, therefore, amending the land use designation to Low Density Multifamily Residential Neighborhood would serve as a transition between commercial and single-family residential.

The request is consistent with criteria.

3. *Areas is within 1/8 mile of low intensity commercial service nodes as measured along an arterial as shown on Figure 2 LU-3, Commercial Nodes.*

The subject parcel abuts the Neighborhood Commercial node at 8th Ave S and S 112th St, and is therefore well within 1/8 mile of a low intensity commercial service node.

The request is consistent with the criteria.

4. *The area is located within 1/8 mile of a transit route with peak transit frequency of at least every 21-30 minutes.*

The property is located 400 feet from Metro Transit route 128, with east and west bound stops within 1/8th mile of the property. The Metro bus service schedule indicates a service frequency of approximately every 30 minutes.

The request is consistent with the adopted criteria.

5. *The area does not have critical areas, except critical aquifer recharge areas.*

The critical area maps shows there are no critical areas, with the exception of the noted critical aquifer recharge areas, located on or near the subject parcel.

The request is consistent with the criteria.

6. ***The area is located adjacent to or has adequate access to an arterial.***

The parcel has direct access to 8th Avenue South, which is NOT classified as an Arterial (Figure 2 TR 2.3), however South 112th Street, which is classified and as arterial, is immediately north of the subject parcel (appx. 380-feet).

The request is sufficiently consistent with the criteria.

Criteria i, Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate:

The original land use designation was applied by King County and has been in place at least since 1983. In 2010 the City of Burien annexed the parcel and subsequently proceeded with nearly a year long public process to evaluate land used designations for the entire North Burien annexation area. The process was initiated to align the land use designations with Burien and determine if incremental adjustments were appropriate. In general, the focus of land use designation review efforts were on the more developed corridors such as Ambaum Boulevard SW, 1st Avenue South and the Boulevard Park area.

The conditions for Burien and King County have changed since the parcel was given its single-family designation. The region is anticipated to grow significantly in the next planning horizon and the result is that there will be a need for both housing and employment opportunities. The change for this parcel will provide more opportunity for housing located along a transit oriented corridor.

Comprehensive Plan Map Land Use Designation Change Conclusions

The applicant has demonstrated that the subject parcel is substantially consistent with the land use designation criteria found in comprehensive plan policy RE 1.7 therefore, the requested land use designation change from Moderate Density Residential Neighborhood to Low density Multifamily Residential Neighborhood should be approved.

ATTACHMENTS

- 1 - Vicinity Map
- 2 - Submitted Application Materials
- 3 - Figure 2 LU-3, Commercial Nodes
- 4 - Roadway Functional Classification

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Moore Comprehensive Plan Map Amendment Moderate Density Single Family to Low Density Multi-family File No. PLA 18-0433



Comprehensive Plan Amendment Request

PLA-18-0433

400 SW 152nd Street, Suite 300 Burien, WA 98166
 Phone: (206) 241-4647 FAX: (206) 248-5539
www.burienwa.gov

APPLICANT INFORMATION		
Name: Robert G. Moore	Company:	Daytime Phone: 206-243-9
Mailing Address: 8855 9th Ave SW, Seattle, WA 98106		E-mail:
Contact person: Gerald F. Robison	E-Mail: jerry@gfrobisonlaw.com	Daytime Phone: 206-243-4215
Property owner: Robert G. Moore		Daytime Phone:
Mailing Address: 8855 9th Ave SW, Seattle, WA 98106		E-Mail:

SITE INFORMATION (If applicable)		
Site Address: 11246 8th Ave S	Parcel Number: 336140-0020	
Existing Zoning District: Residential Single-Family 7,200	Existing Comprehensive Plan designation: Moderate Density Residential Neighborhood	
	Requested Plan designation: Low Density Multi-Family Neighborhood	
Number of Acres: .88	Current Land Use: single family	
Sensitive/Critical Areas: Aquifer Recharge Area		

Brief description of proposal:

Amend comprehensive plan map designation to allow moderate density multifamily development of presently under utilized property adjacent to Neighborhood Center.

See attachment.

SIGNATURE

I, Robert G. Moore, declare that I am the owner of the property involved in this application, and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I designate Gerald F. Robison to act as my agent with respect to this application. I agree to reimburse the City of Burien for the costs of professional engineers and other consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Dated:

2/16/18

Signature: _____



2018 Comprehensive Plan Map Amendment Request

File No. PLA 18-0433 (Moore)

Comprehensive Plan Docketing Criteria Review

The following is a review of the docketing criteria for the requested comprehensive plan map amendment (file No. PLA 18-0433). Each of the criteria is followed by a staff response. The responses are based on the application received from the applicant on February 16, 2018.

BMC 19.65.095 Comprehensive Plan Amendments.

4. Docketing Criteria. The City Council shall use the following criteria for deciding whether a proposed amendment is added to the docket in subsection 2.C of this section:

A. The request has been filed in a timely manner, and either:

Response: The applicant submitted an application and all associated filing fees on February 16, 2018, which is prior to the March 1, 2018 submittal deadline. This criteria has been satisfied.

B. State law requires, or a decision of a court or administrative agency has directed, such a change; or

Response: Not applicable.

C. All of the following criteria are met:

i. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

Response: The requested change of the comprehensive plan map is a matter that is directly related to the comprehensive plan including but not limited to a change of the long range planning map and evaluating the change using applicable land use designation criteria.

ii. The City has the resources, including staff and budget, necessary to review the proposal; and

Response: The City has the resources to review this request.

iii. The proposal does not raise policy or land use issues that are more appropriately addressed by an ongoing work program item approved by the City Council; and

Response: *There is no other work program item that will more appropriately address the request.*

iv. The proposal will serve the public interest by implementing specifically identified goals of the Comprehensive Plan or a new approach supporting the City's vision; and

Response: *The subject parcel currently contains a single-family residence. The request is for Low Density Multi-family Neighborhood for a parcel currently designated as Moderate Density Residential Neighborhood (single-family). The applicant requests the change to allow for the creation additional housing unit supply and for the property to serve as a transition from the commercial designation to the north to the single-family designation to the south. The application did not cite specific goals that indicate the proposal will serve the public interest however staff agrees that this land use designation transition approach has merit to be reviewed in further detail and may implement basic goals and policies of the comprehensive plan.*

The request will be reviewed in greater detail to determine if the proposed land use designation change will be consistent with the goals and policies of the comprehensive plan.

v. The proposal has not been considered by the City Council in the last three (3) years. This time limit may be waived by the City Council, if the proponent establishes that there exists a change in circumstances that justifies the need for the amendment.

Response: *The requested land use designation change has not been considered by the City Council in the last three years.*

Attachment to Comprehensive Plan Map Amendment Application.

Description of Request:

Property owner desires to amend the comprehensive plan map so that the property he owns at 11246 - 8th Ave S., which is the subject of this application and is currently designated at Moderate Density Residential, can be redeveloped from its present single family use to Low Density Multi-Family use as a buffer between the existing Neighborhood Center to the north and the existing single family neighborhood to the south and east of the subject property.

Description of the property:

The subject property is located 384 feet south of S. 112th St., on the east side of 8th Ave. S. It is 128 feet wide by 300 feet deep, a total of 38,400 square feet (0.88 acre), sloping gently down to the east from the street. At present the property is a typical large suburban residential lot, with an old single family home. In its present use the property is developed at a density of 1.13 units per acre, less than 1/5th of the density called for in the comprehensive plan.

Description of the neighborhood:

The property is located in the northwest corner of the Boulevard Park neighborhood, adjacent to the neighborhood center located at the intersection of 8th Ave. S., S. Glendale Way and S. 112th St., on the northern boundary of the City of Burien. In Burien, the neighborhood center presently includes the adjoining property, which is improved with a gas station/ convenience store and small strip mall that includes two restaurants, a beauty salon and a party store. On the west side of 8th Ave S., the neighborhood center includes a former gas station that is now a fruit and vegetable store, and an adjoining house that was rezoned a few years ago to allow for possible future re-development of the property. Across the City limits there is an auto repair shop (in an old gas station) and a convenience store.

The adjoining neighborhood is entirely residential. The 2010 census indicates a population of about 7,000 people within three quarters of a mile from the property (including areas of Burien and unincorporated King County). The Glenacres Condominiums are located on the north side of S. 112th St, in unincorporated King County. Otherwise, the immediate neighborhood is mostly single family residential, with large apartment complexes about three quarters of a mile to the north, and smaller apartment complexes a similar distance to the east. The next nearest commercial/retail/office areas are located about a half mile west along First Avenue S. (separated from the Boulevard Park neighborhood by Highway 509), and nearly a mile east on Des Moines Memorial Drive S.

The property has frontage on 8th Ave. S., which is not designated as an arterial at this time, even though it functions as a collector arterial and is so designated south of S 128th St. 8th Ave S connects on the north to S. 112th St. (an east-west collector arterial, 380 feet from the property), and on the south to S. 128th St. (an east-west arterial located less than one mile south of the property). S. 112th St. connects to a northbound on-ramp and southbound off-ramp to SR 509 within 800 feet of the subject property.

Metro bus route 128 runs along S 112th St, with eastbound and westbound stops within 1/8th mile of the subject property. The schedule calls for 40 eastbound and 37 westbound buses

per day on weekdays, and 36 buses each way on Saturdays and Sundays, with buses every 20 minutes or so during the peak commute times.

Discussion of Comprehensive Plan Amendment Criteria:

A. Best means for meeting an identified public benefit:

Goal RE 1.7.2. allows for Low Density Multifamily neighborhoods to serve as transition from higher intensity designations such as commercial or multi-family to single-family residential. The Neighborhood Center to the north is a higher intensity designation, the single-family neighborhood to the south and east is a lower intensity designation. Designation of this property for Low Density Multifamily is the best way to transition from the Neighborhood Center to the surrounding single family neighborhood.

B. The proposed amendment is consistent with the GMA, PSRC plans, KCCPP and Burien CP:

The Growth Management Act, RCW 36.70A.020, sets out 13 planning goals, and those planning goals inform all the other planning documents. Not all of those are relevant to the present application, but this application is consistent with those that are relevant.

The 1st and 2nd goals seek to encourage development in urban areas and reduce urban sprawl. The requested amendment will allow one residence on a large lot (at a density of 1.13 units per acre) which at the maximum density allowed by the current designation would hold up to five residences (a maximum density of 6 units per acre) to be replaced with up to ten residential units (up to 12 units per acre). This application is consistent with those goals.

The 3rd goal doesn't apply to this application.

The 4th goal encourages the availability of affordable housing and promote a variety of residential densities and housing types. Inclusion of low density multi-family housing between the existing low density residential neighborhood and the neighborhood center serves that goal.

The 5th goal encourages economic development that is consistent with adopted comprehensive plans, promotes the recruitment of new businesses and encourages growth in areas experiencing insufficient economic development. This application will encourage new economic development in an area that has not experienced economic growth in decades.

The remaining goals are not relevant to this application.

C. The proposed amendment will result in a net benefit to the community:

When the property is redeveloped Burien will lose the one old single family home that is now on the property, and the possible maximum 4 additional homes that could be added by subdividing under the present designation. In place of those homes the City will gain the ability to replace one old and marginal house with up to 10 new residences in a well planned development.

The proposed amendment will encourage faster redevelopment of the property, adding to the total housing stock in Burien and is more likely to add housing that is affordable to a larger segment of the population than the large single family homes that most likely would otherwise be developed there.

In addition, the added residents adjacent to Neighborhood Center would enhance the economic viability of the businesses there with economic benefits for the entire City.

D. The revised Comprehensive Plan will be internally consistent:

The proposed map amendment will revise only the map, not the Comprehensive Plan. As discussed elsewhere in this application, the map amendment is consistent with the comp plan.

E. The capability of the land can support the projected land use:

The property is in an aquifer recharge area, but otherwise is not in any critical area that would bar development for a use consistent with the Low Density Multifamily zone. The land drops very gently from the street to the back of the property. There are no areas of standing water on the property. There is no question that the land can support low density multi-family development.

F. Adequate public facility capacity to support the projected land use exists, or can be provided by the property owner:

The property has 128 feet of frontage on 8th Ave S (which functions as a collector arterial), and is within 380 feet of S 112th St, which is a collector arterial, and within 1/8th mile of SR 509.

All utilities are available in the street.

G. The proposed amendment is compatible with nearby uses:

The subject property sits between the existing Neighborhood Center node and the existing residential neighborhood. The residential neighborhood is designated in the Comprehensive Plan as Moderate Density Single Family, and is zoned Residential Single Family 7,200. Both designations are intended to allow development at a density of six units per acre. Actual development of the area is closer to two units per acre.

H. The proposed amendment will not prevent the City from achieving its GMA population and employment targets:

This proposal will increase the available housing stock in the City.

I. Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate:

The present Moderate Density Residential designation was carried over from King County's designation after the area was annexed into Burien. It seemed appropriate at the time since the property was used as a single family residence, had long been zoned single family, and there was no request at the time for a different designation.

Since then, the adjacent Neighborhood Center has been designated as such by the City and the number of businesses in the Neighborhood Center has grown. Now it is likely that business development in the Neighborhood Center will expand further creating a greater need for a transition from the Neighborhood Center to the single family residential neighborhood.

Those changes mean that the most appropriate use for the property is as a multi-family transition from the business uses in the Neighborhood Center to the low density residential neighborhood surrounding it.

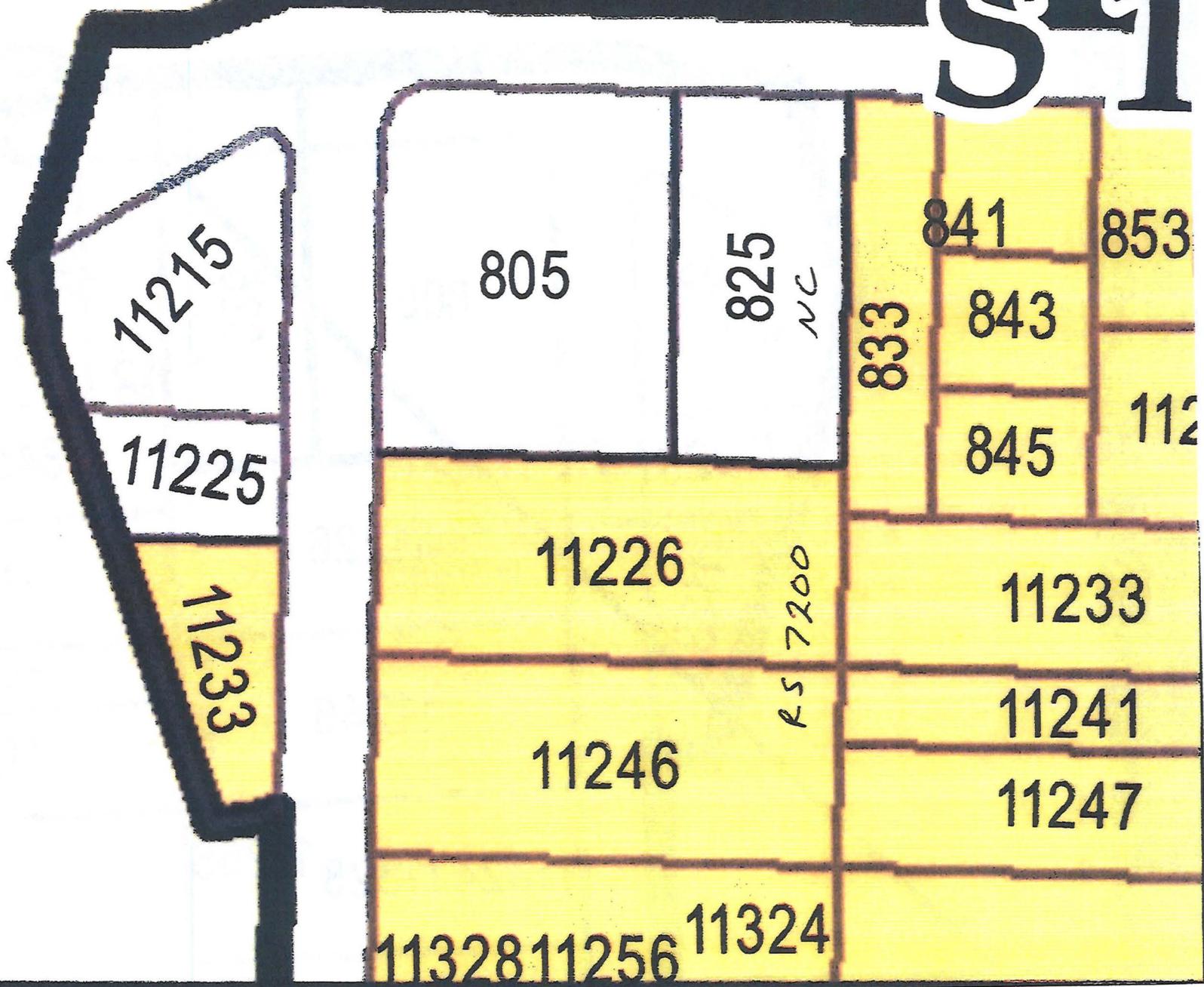
Discussion of evaluation criteria set forth in Burien Comprehensive Plan Policy RE 1.7:

1. This property sits at the juncture to two distinct development patterns. To the south and east the abutting neighborhood is developed at very low density with single family homes. To the north and northwest is a Neighborhood Center that is presently a center of commercial development, and to the north of that is a large condominium complex. The area directly to west is taken up by a freeway and drainage facility. This property is consistent with the purpose of creating a transition between commercial development and the single family neighborhood.
2. Low Density Multifamily development of this property will function as a transition from the NC zone to the single family zone.
3. The subject property is abuts the Neighborhood Commercial node at 8th Ave S and S 112th St. It is well within 1/8 mile of a low intensity commercial service node.
4. The subject property is located 400 feet from Metro Transit route 128, with east and west bound stops within 1/8th mile of the property. The Metro schedule indicates transit frequency of about 21 minutes during peak transit times. Figure 4, Transportation Master Plan, May 2012, that transit route having Peak Transit Frequency of 21-30 minutes. The property is well within 1/4 mile of a transit route with peak transit frequency of at least every 21-30 minutes.
5. The only designation affecting the subject property is an Aquifer Recharge Area. Figure 2-EV1 - Sensitive/Critical Areas Map, Burien Comprehensive Plan, December 2012. There are no critical areas on the property and low density multi-family development of the property in compliance with the City's code will not affect the aquifer recharge area.
6. The subject property is located 380 feet from S 112th St, which is designated as a Collector Arterial, and has access to S. 112th St over 8th Ave S. 8th Ave S functions as a collector arterial even though it is not designated as one and provides more than adequate access to S 112th St. See Figure 2, Transportation Master Plan, May 2012.

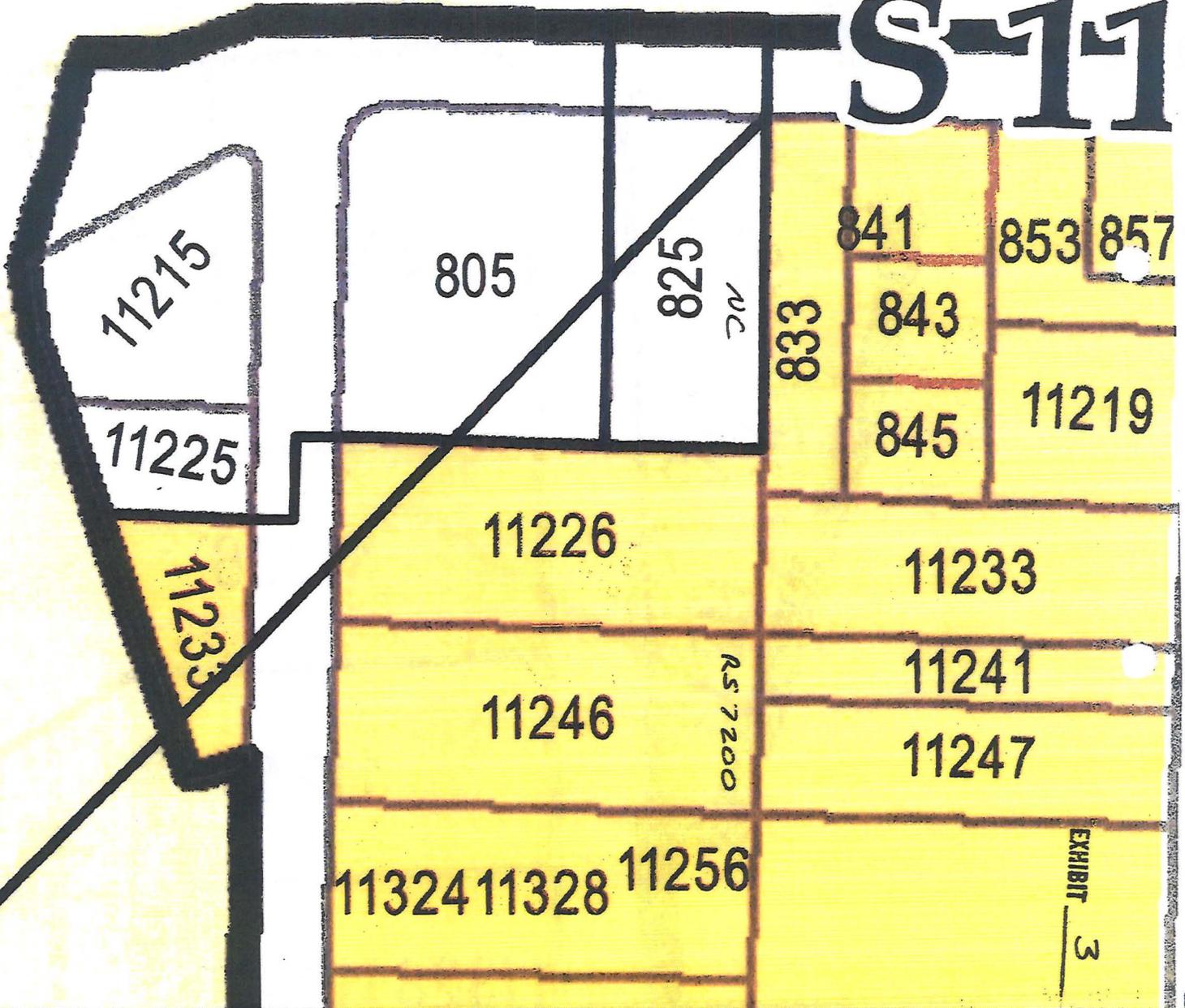
List of Exhibits:

1. Plat Map showing subject property, outlined in orange.
2. Relevant portion of comp plan map. Subject property is 11246.
3. Relevant portion of zoning map.
4. Sensitive/Critical Areas Map. Relevant area is circled.
5. Planned Land Use Intensity Map. Relevant area is circled.
6. Map of Commercial Nodes. Relevant area is circled.
7. Transit Service map, Figure 4, Transportation Master Plan. Relevant area is circled.
8. Roadway Functional Classification map, Figure 2, Transportation Master Plan. Relevant area is circled.

S-1



S-11



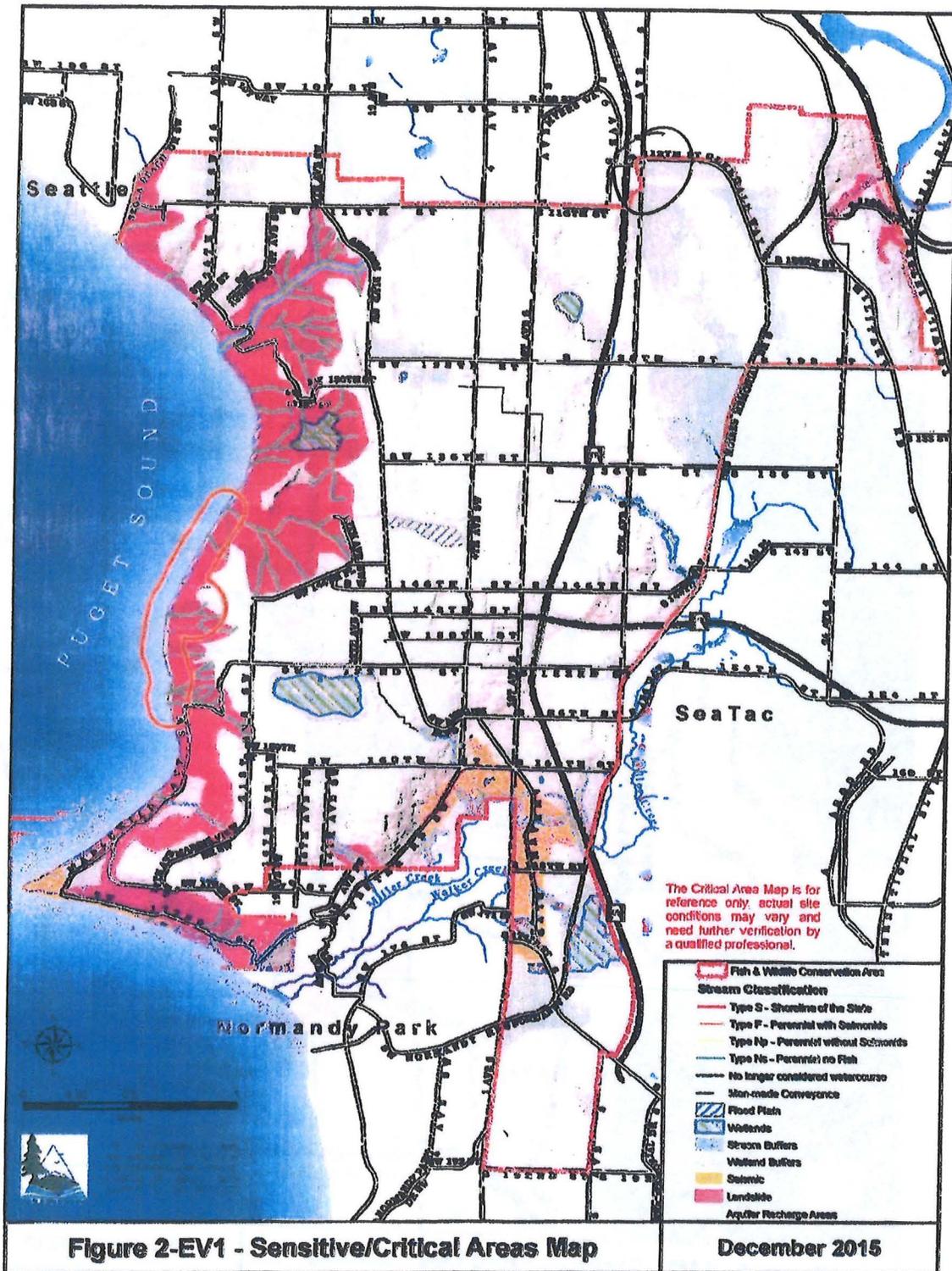


Figure 2-EV1 - Sensitive/Critical Areas Map

December 2015

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 By: fernando

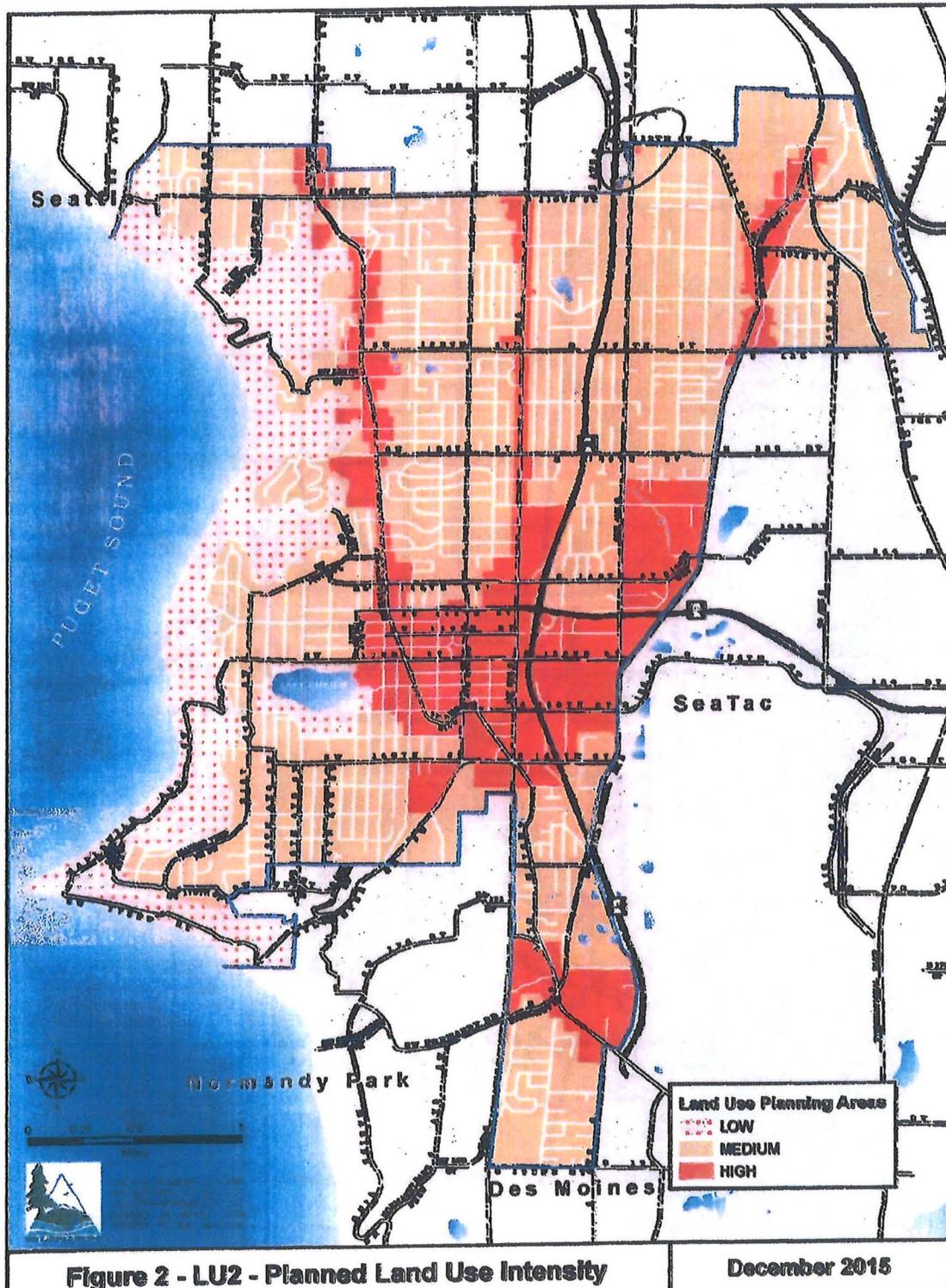


Figure 2 - LU2 - Planned Land Use Intensity

December 2015

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By: fernando

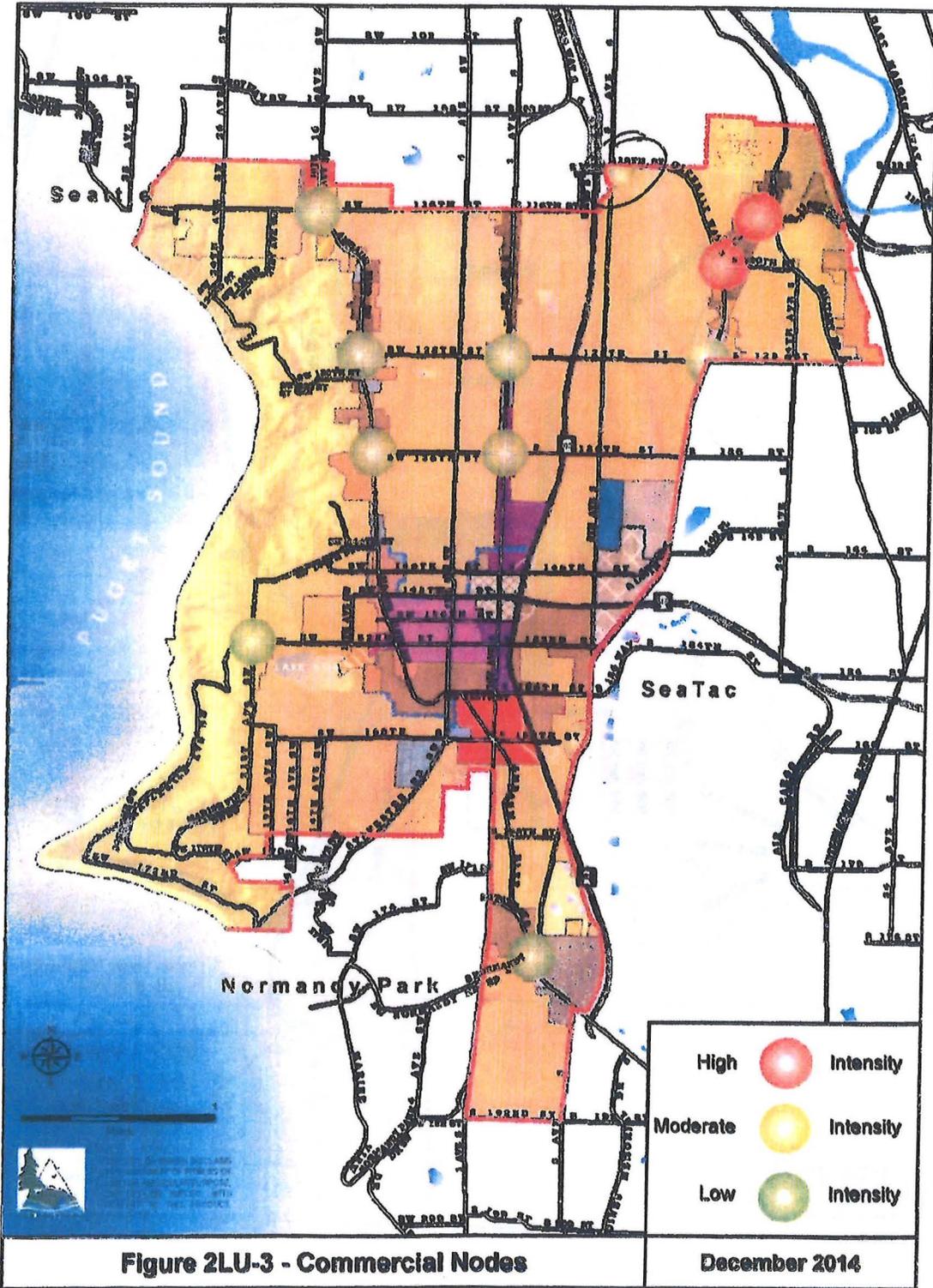
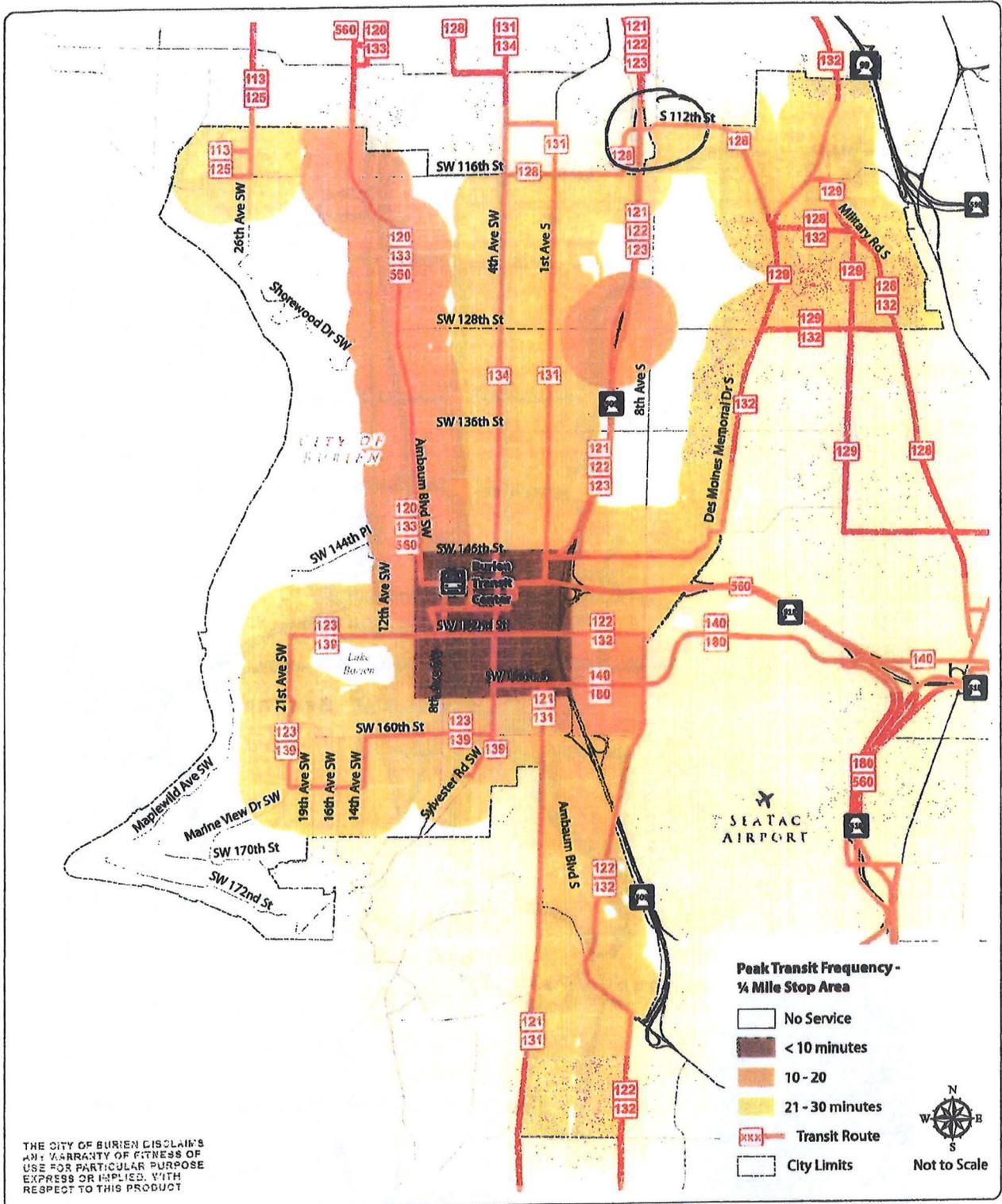


Figure 2LU-3 - Commercial Nodes

December 2014

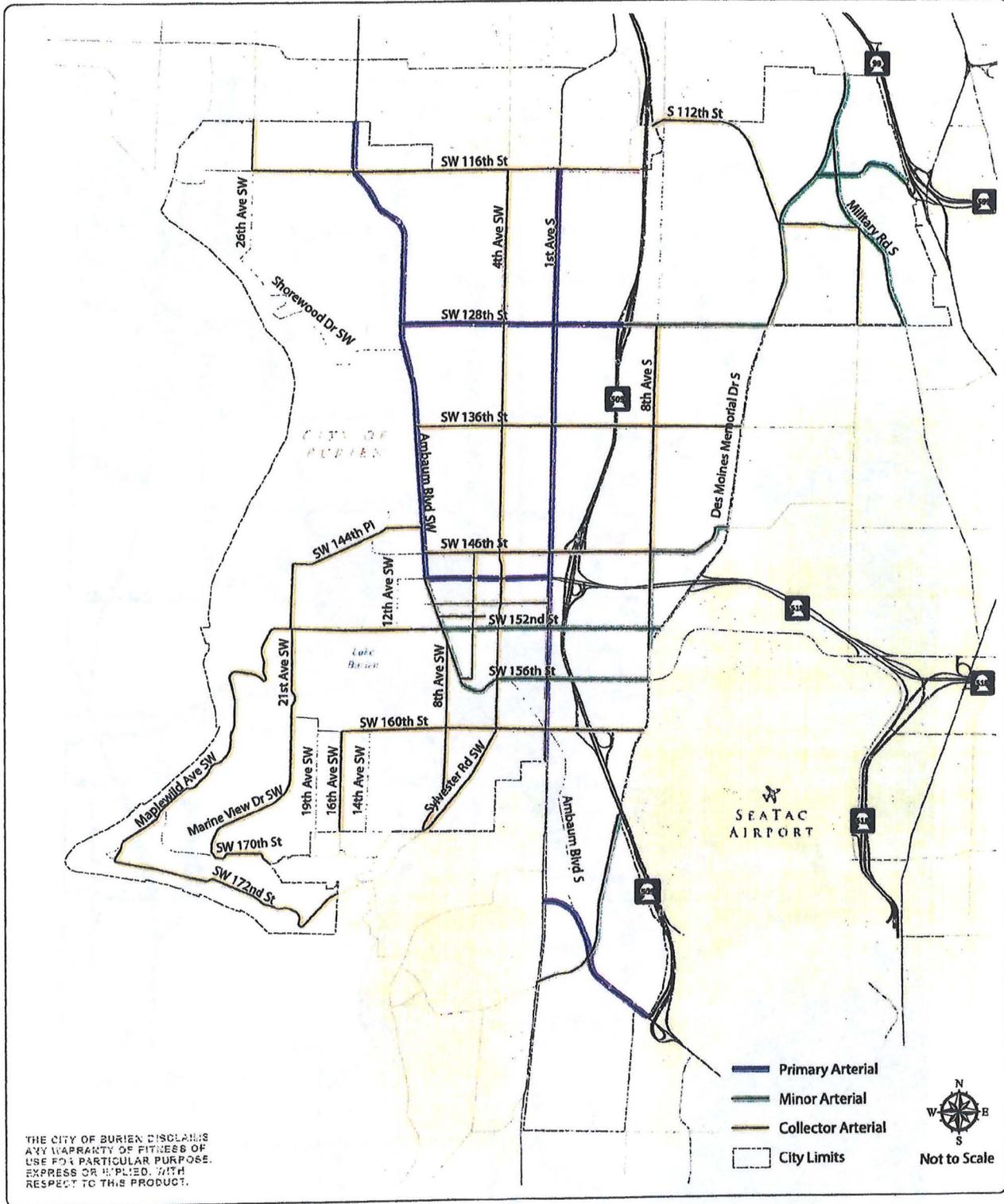
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 Last updated 10/6/2014
 By: fernando



FEHR & PEERS

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 Last Updated: January 2012
 Update By: T Rysen

TRANSIT SERVICE
FIGURE 4



FEHR & PEERS

ROADWAY FUNCTIONAL CLASSIFICATION

FIGURE 2

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Last Updated: January 2012

Update By: T Ryssen

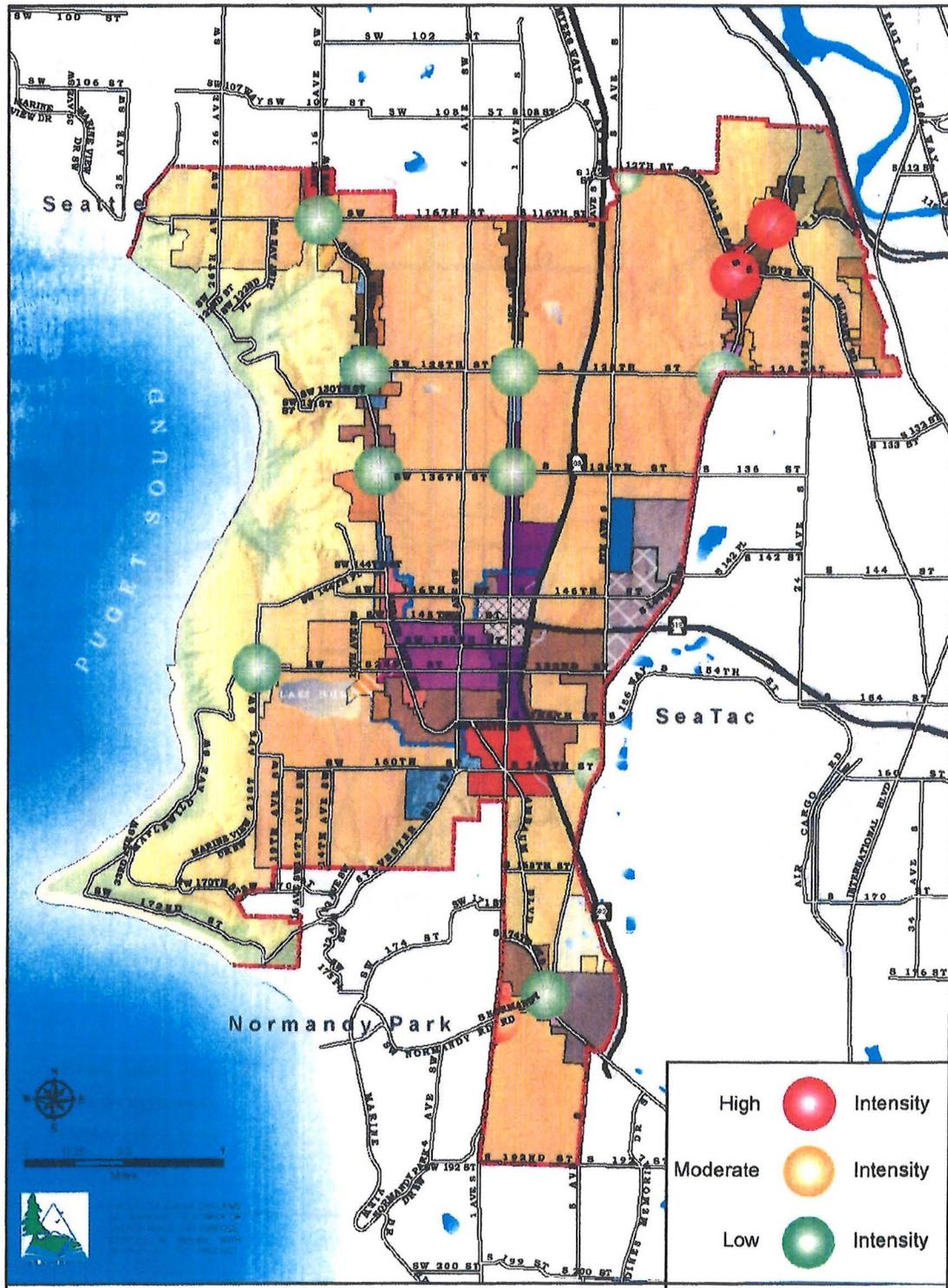


Figure 2LU-3 - Commercial Nodes

December 2014

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 Last updated: 10/6/2014
 By: fernando



Figure 2 - TR2.3 - Roadway Functional Classification **November 2011**

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 Last updated: 11/18/2011
 By: Fernando

ATTACHMENT 4



City of Burien
400 SW 152nd Street
Suite 300
Burien, WA 98166-1911

P 206.241.4647
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burienwa.gov

**Comprehensive Plan Map Amendment
For
Miles-Assefa
PLA 18-0528**

APPLICANT: Daniel Assefa and Imelda Miles, Property Owners

LOCATION: 2806, 2810, 2818, 2820 and 2828 South 128th Street (see Attachment 1-Vicinity Map)

CURRENT LAND USE: Single-family Residential

TAX PARCEL #s: 092304-9455; 092304-9039; 092304-9415; 092304-9405; 092304-9369

REQUEST: 1) Change the Comprehensive Plan Designation from Office to Moderate Density Multi-Family Neighborhood

**PLANNING COMMISSION
AND STAFF**

RECOMMENDATION: 1) Approve the request to change the Comprehensive Plan Designation from Office to Moderate Density Multi-Family Neighborhood

FINDINGS & CONCLUSIONS

COMPREHENSIVE PLAN MAP HISTORY

1983 (before incorporation): King County Highline Community Plan designated the subject property as Office (O).

2013: City of Burien Comprehensive Plan (Ordinance No. 573) designated the subject property as Office.

ZONING HISTORY

- 2009 (before incorporation/annexation):** The King County Zoning designation for four of the west parcels was Office (O) and for the easternmost parcel (Miles) Residential Multi-Family (RM-48).
- 2010:** City of Burien Ordinance No. 533 established interim zoning for the North Highline Area. The parcel was designated Office.
- 2013:** The City of Burien Zoning Map (Ordinance 573) re-affirmed the Office zoning designation.

ADJACENT COMPREHENSIVE PLAN, ZONING DESIGNATIONS AND USES:

Direction	Comprehensive Plan Designation	Zone	Current Uses
North	Moderate Density Residential	RS-7,200 (Residential Single-Family)	Single-Family
South (City of Tukwila)	Office	O (Office)	Office
West	Moderate Density Residential	RS-7,200 (Residential Single-Family)	Single-Family
East	Moderate Density Multi-Family Residential Neighborhood	RM-18 (Residential Multi-Family)	Multi-Family

BACKGROUND

The applicant requests to change land use designations for five parcels that totals 2.18 acres (94,864 square feet). Two of the parcels are currently vacant and the remaining three have single-family homes located on site, which were originally constructed in the late 1950's and early 1960's (See Attachment 1, site vicinity map). The property slopes gently down to the east from the street.

The parcel is bordered by Military Road South and South 128th Street to the south. South 128th Street is also the limit of the City's boundary, and City of Tukwila zoning exists on the south east side of South 128th Street. The southwest corner of South 128th Street and Military Road South falls under the City of SeaTac's jurisdiction. To the north and west of the subject

parcels, there are moderate density single-family residential zones (RS-7,200) and to east is Moderate Density Multi-family Residential (RM-18), which is developed with the Union Gospel group home.

In 2010 the City of Burien annexed this parcel and the surrounding neighborhood from King County. As a part of that process interim zoning designations were assigned the whole area with the commitment by the City to revisit land use designations in the near future. In 2011 the City initiated community based process to analyze existing land use designations and propose comprehensive plan and zoning designations for the recently annexed area. The subject parcels were designated Office with King County and the City's land use designation actions in 2013 maintained a comparable zoning designation of Office.

The applicant has stated that if the requested land use designation and associated rezoning is approved, then the subject property could be redeveloped with multi-family residential.

This staff recommendation report only reviews the applicable criteria for a comprehensive plan land use designation change. References to general zoning development standards are appropriate, however following the rezone application and review process and if a development proposal is submitted, specific details of site design features and project components will receive a more detailed review.

REVIEW CRITERIA FOR COMPREHENSIVE PLAN MAP AMENDMENT

Burien Municipal Code section 19.65.095.6 contains criteria for review of a proposed Comprehensive Plan amendment. To be approved, the proposed amendment must meet **all** of the following criteria (in bold, followed by staff response).

A. The proposed amendment is the best means for meeting an identified public benefit.

The purpose of the Moderate Density Multifamily Neighborhood land use designation is to provide areas where multi-family residential uses can be developed at a maximum density of 18 to 24 units per net acre. Policy RE 1.8 describes the purpose of the land use designation as follows.

“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.”

The applicant states that the public benefit is to enable the property to be redeveloped with additional density, which will contribute to increasing the number of housing units within Burien and thereby assist with achieving the City's housing targets to accommodate future growth as well as availability of homes that are affordable to a larger segment of Burien's population.

Goal RE.1 in the land use element sets forth the vision for residential areas as follows.

“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.”

If approved, the land use designation change from Office to Moderate Density Multi-family Neighborhood will enable the City to increase the amount of land available to provide housing capacity to accommodate future growth.

The request is consistent with the criteria.

B. The proposed amendment is consistent with the Growth Management Act, applicable Puget Sound Regional Council (PSRC) Plans, King County Countywide Planning Policies and Burien Comprehensive Plan.

The proposed amendment is consistent with Burien’s comprehensive plan in that it meets the land use designation criteria for Moderate Density Multi-family Neighborhood (Policy RE 1.8). Please see below for an analysis of the criteria contained in Policy RE 1.8.

The requested land use designation allows more development potential for housing and potentially mixed use development. Both of these types of land uses will assist the City in providing housing and/or employment capacity to accommodate forecasted growth in the region.

The request is consistent with the criteria.

C. The proposed amendment will result in a net benefit to the community.

The applicant has stated that the requested change in the land use designation will provide an opportunity for additional housing to be accommodated through redevelopment of the property as well as adding housing that may be more affordable to a larger demographic of Burien’s population, rather than allowing for commercial development. The existing parcels are currently not developed with uses that would be allowed in an Office land use designation or zone; and the surrounding properties within Burien’s jurisdiction are a combination of Moderate Density Single-Family residential and Moderate Density Multi-Family residential. Additionally, the change in land use designation will also assist in the city in providing more residential housing capacity.

The request is consistent with the criteria.

D. The revised Comprehensive Plan will be internally consistent.

The proposed amendment will not create an internal inconsistency in the Comprehensive Plan in that it is not inconsistent with the Moderate Density Multi-family Neighborhood land use designation criteria (please see section I below).

The request is consistent with the criteria.

E. The capability of the land can support the projected land use.

The applicant has not indicated if there are immediate plans to develop the property. However if the land use designation is changed and the subsequent zoning change is

approved a range of uses may be allowed on the subject parcel. The uses allowed are listed in BMC 19.15.010, Multi-family residential zones.

The applicant has not provided information relating to the capability of the land to support the change in the requested land use designation. The City does not have any mapped critical areas, however, one of the subject parcels appears to have some topography which could meet the criteria for steep slopes. If development were to occur a critical area study would be required to determine the presence of any critical areas located on the site, and any required buffer(s). While these site characteristics pose potential development challenges, they would not preclude future development of either multi or single family units.

The request is consistent with the criteria.

F. Adequate public facility capacity to support the projected land use exists or, can be provided by the property owner(s) requesting the amendment, or can be cost-effectively provided by the City or other public agency.

The applicant has not provided the City with certificates of sewer, water or hydrant availability, however all adjacent buildings are being served by “public” water and sewer service. When a future site specific building permit application is filed the applicant will be required to demonstrate that adequate public utilities are available.

The request is consistent with the criteria.

G. The proposed amendment will be compatible with nearby uses.

The proposed amendment would change the land use and designation to match the development pattern of all the parcels located north, east and west, within Burien’s jurisdiction and city limits. The surrounding properties within Burien’s jurisdiction are a combination of Moderate Density Single-Family residential and Moderate Density Multi-Family residential. The Office land use and zoning designation which was applied through the annexation process, occurred due to applying a comparable zoning designation which existed in King County, as well as the presence of commercial uses to the south of South 128th Street, which are within the City of Tukwila and the City of SeaTac’s jurisdictions. Also, the existing parcels are currently not developed with commercial uses, therefore, amending the land use designation would not change the type of land use that currently exists.

Development on this parcel would require the application of a transition zone that would help mitigate the potential impacts of higher intensity uses on adjacent single-family residential developments.

The applicant has indicated that they are requesting a RM-18 zoning designation, and the Moderate Density Multi-family Residential zone (RM-18 – RM-24) allows a variety of uses including office and lower intensity commercial activities. Development standards for some of the uses vary however the majority of the potential land uses on this site must comply with the general development standards listed below.

General RM-18 Zone Development Standards Chart

	RM-18
Maximum Units per acre	18
Front setback	10-feet
Interior setback	3-feet*
Building coverage	60%
Impervious surface coverage	85%
Height	35-feet (approximately 3 stories)
Parking	Varies depending on potential use(s)

*- A transition zone of 20-feet of dense/full screen landscaping is required when a multi-family property abuts a single-family residential property (BMC 19.17.015).

The request is consistent with the criteria.

H. The proposed amendment would not prevent the City from achieving its Growth Management Act population and employment targets.

As reported in the 2014 King County Buildable Lands Report, Burien is responsible to plan for a 2035 housing target of 5,150 units and an employment target of 8,780 jobs. Under current zoning, Burien has a housing capacity of 5,180 units and an employment capacity of 8,848 jobs (Comprehensive Plan Table 2-LU 2.1). Consequently, the proposed amendment allowing the potential to develop additional housing units in this location will not prevent the City from achieving its Growth Management Act population and employment targets and will contribute more towards achieving the City’s population targets and maintaining sufficient residential housing capacity.

The request is consistent with the criteria.

I. For a Comprehensive Plan map change, the applicable designation criteria are met and either of the following is met:

- i. Conditions have so markedly changed since the property was given its present Comprehensive Plan designation that the current designation is no longer appropriate; or,***
- ii. The map change will correct a Comprehensive Plan designation that was inappropriate when established.***

Applicable Designation Criteria

The applicable designation criteria for the Moderate Density Multi-family Residential zone land use designation is found in Policy RE 1.8 of the Comprehensive Plan.

In addition to listing the applicable designation criteria, this policy states that the *“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.”*

Policy RE 1.8 lists the criteria for designating areas as **Moderate Density Multifamily Residential Neighborhood**, which is shown below followed by Staff’s analysis.

1. ***Areas are characterized by multifamily residential development at 12 to 24 units per acre.***

The subject parcels are located just north of the City boundary with the City of Tukwila and SeaTac bordering the properties to the south. The surrounding properties within Burien’s jurisdiction are a combination of Moderate Density Single-Family residential and Moderate Density Multi-Family residential. Multi-family development is located just east and northeast of the five parcels included in the request. Single-family residential uses are located immediately north and west, and commercial uses within Tukwila and SeaTac are located south.

The request is consistent with criteria.

2. ***Area may function as a transition from higher intensity designations such as commercial or multi-family to single-family residential.***

Adjacent areas to the north and west are designated and Moderate Density Residential Neighborhood by the City of Burien, and properties to the east are designed Moderate Density Multifamily Residential Neighborhood. The parcels to the south are commercial land uses which are located within the City of Tukwila and City of SeaTac’s jurisdictions. Therefore, amending the land use designation to Moderate density Multifamily Residential would Neighborhood would serve as a transition between commercial and single-family residential land uses.

The request is consistent with criteria.

3. ***Areas is within 1/8 mile of low intensity commercial service nodes as measured along an arterial as shown on Figure 2 LU-3, Commercial Nodes.***

The subject parcels are not located within 1/8 mile of a low intensity commercial nodes which are identified on Figure 2 LU-3. However, the parcels are adjacent to

commercial uses to the south, which are located South of South 128th Street, and thereby meet the intent of the criteria, since it is anticipated that future residents of the subject parcels, would walk to the closest commercial land use and services, regardless of jurisdiction.

The request is sufficiently consistent with the criteria.

4. ***The area is located within 1/4 mile of a transit route with peak transit frequency of at least every 21-30 minutes.***

The property is located within a ¼ mile from Metro Transit route 128 and 132. The Metro bus service schedule indicates a service frequency of approximately every 30 minutes.

The request is consistent with the adopted criteria.

5. ***The area does not have critical areas, except critical aquifer recharge areas.***

The applicant has not provided information relating to the presence of critical areas on the subject parcels. The City does not have any mapped critical areas, however, one of the subject parcels appears to have some topography which could meet the criteria for steep slopes. If development were to occur a critical area study would be required to determine the presence of any critical areas located on the site, and any required buffer(s). While these site characteristics pose potential development challenges, they would not preclude future development of either multi or single family units.

The request is consistent with the criteria.

6. ***The area is located adjacent to or has adequate access to an arterial.***

The parcel has direct access to Military Road South, which is classified as a Minor Arterial (see Attachment 4, Roadway Functional Classification).

The request is sufficiently consistent with the criteria.

7. ***The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.***

The subject parcels are located within a ½ mile from Hilltop Park. The applicant indicates that other nearby recreational facilities such as North SeaTac softball Fields, Sunset Park, SeaTac Disc Golf Course, and the SeaTac Community center are located in the vicinity of the site.

The request is sufficiently consistent with the criteria.

Criteria i, Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate:

The original land use designation was applied by King County and has been in place at least since 1983. In 2010 the City of Burien annexed the parcels and subsequently proceeded with nearly a year long public process to evaluate land used designations for the entire North Burien annexation area. The process was initiated to align the land use designations with Burien and determine if incremental adjustments were appropriate. In general, the focus of land use designation review efforts were on the more developed corridors such as Ambaum Boulevard SW, 1st Avenue South and the Boulevard Park area.

The Office land use and zoning designation which was applied through the annexation process, occurred due to the King County's land use and zoning designation, and a comparable zone was applied, as well as the presence of commercial uses to the south of South 128th Street, which are within the City of Tukwila and the City of SeaTac's jurisdictions. The region is anticipated to grow significantly in the next planning horizon and the result is that there will be a need for both housing and employment opportunities. The change for these parcels will provide more opportunity for housing located along a transit oriented corridor.

Comprehensive Plan Map Land Use Designation Change Conclusions

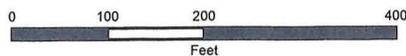
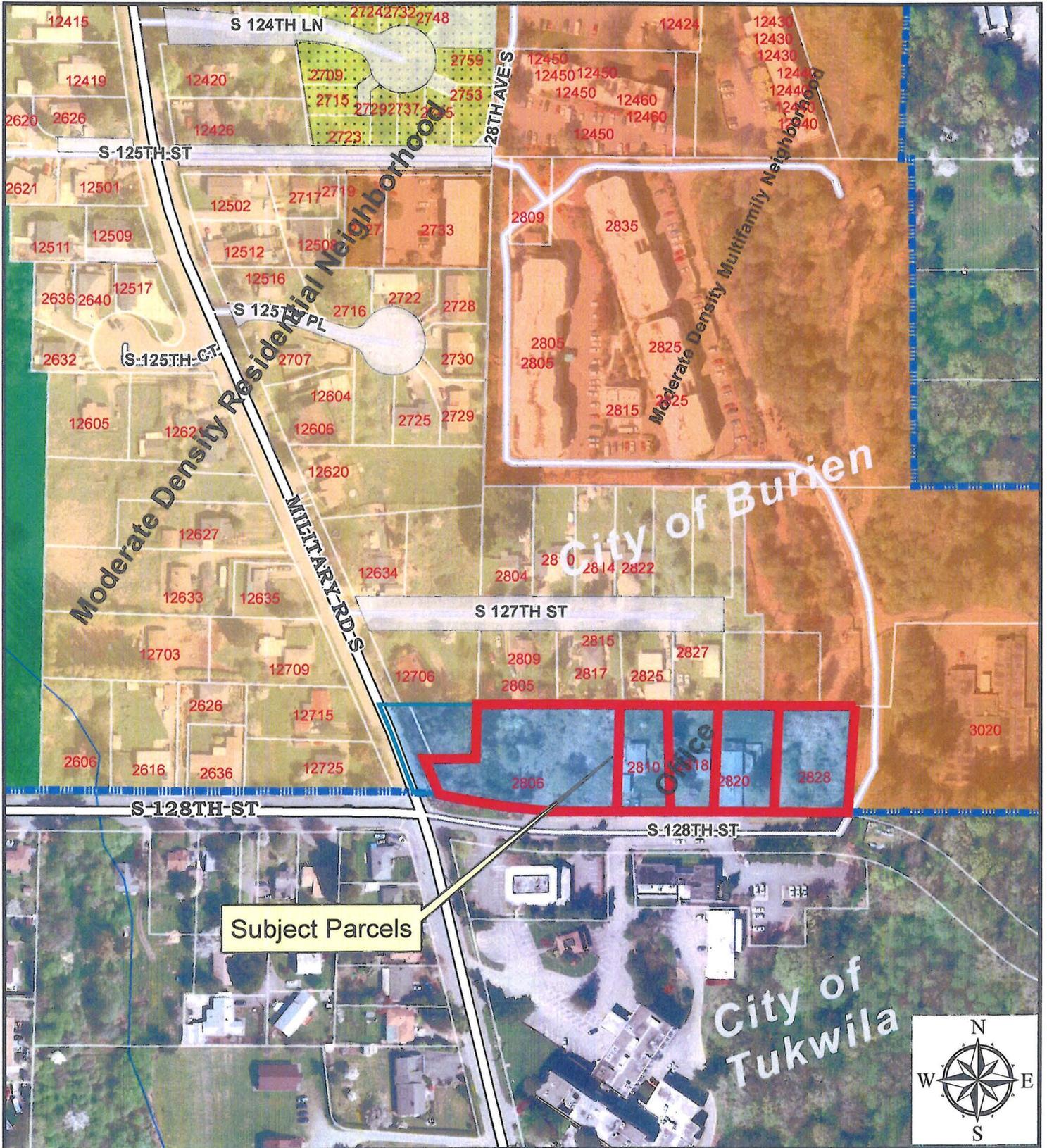
The applicant has demonstrated that the subject parcel is substantially consistent with the land use designation criteria found in comprehensive plan policy RE 1.8 therefore, the requested land use designation change from Office to Moderate Density Multifamily Residential Neighborhood should be approved.

ATTACHMENTS

- 1 - Vicinity Map
- 2 - Submitted Application Materials
- 3 - Figure 2 LU-3, Commercial Nodes
- 4 - Roadway Functional Classification
- 5 - Public Comment Letters (available electronically at: <https://burienwa.civicweb.net/filepro/documents>)

R:\PL\Comprehensive Plan\2018 Comp Plan Amendments\Council\Exhibit C\Miles-Asseta PC-Staff Recommendation.docx

Miles-Assefa Comprehensive Plan Map Amendment Request, Office to Moderate Density Multi-Family File No. PLA 18-0528





Burien

Washington, USA

Comprehensive Plan Amendment Request

400 SW 152nd Street, Suite 300 Burien, WA 98166
Phone: (206) 241-4647 • FAX: (206) 248-5539
www.burienwa.gov

<u>Amendment Type</u>	<u>Reference Number</u> (staff will assign)
<input type="checkbox"/> Map amendment	PLA-18-0528
<input type="checkbox"/> Text amendment	

APPLICANT INFORMATION		
Name: <u>IMELDA MILES</u>	Company:	Daytime Phone: <u>206-372-0563</u>
Mailing Address: <u>4614 S. Austin St. Seattle Wa 98118</u>		E-mail: <u>ikazaras@aol.com</u>
Contact person:	E-Mail:	Daytime Phone:
Property owner: <u>IMELDA MILES</u>		Daytime Phone: <u>206-372-0563</u>
Mailing Address: <u>4614 S. Austin St. Seattle Wa 98118</u>		E-Mail: <u>ikazaras@aol.com</u>

SITE INFORMATION (if applicable)		
Site Address: <u>2828 S. 128th St. Burien ⁹⁸¹⁶⁸</u>	Parcel Number: <u>092304-9455</u>	
Existing Zoning District: <u>0</u>	Existing Comprehensive Plan designation: <u>0</u>	
Requested Plan designation:		
Number of Acres: <u>0.42</u>	Current Land Use: <u>Vacant</u>	
Critical areas present: <input type="checkbox"/> Wetlands <input type="checkbox"/> Streams <input type="checkbox"/> Critical Aquifer <input type="checkbox"/> Landslide Hazard Area <input type="checkbox"/> Fish & Wildlife		
Brief description of proposal (attach additional sheets if necessary): <u>Proposal: A request to amend the City's Comprehensive Plan Map for five (5) properties located on the north side of S. 128th Street east of Military Road South. The requested change is from Office (O) to multifamily RM-1B.</u>		

SIGNATURE

I, IMELDA MILES, declare that I am the owner of the property involved in this application, and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I designate _____ to act as my agent with respect to this application. I agree to reimburse the City of Burien for the costs of professional engineers and other consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Dated: 2/22/18

Signature: Imelda Miles

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FEB 28 2018

CITY OF BURIEN
Page 4

ATTACHMENT 2



Burien

Washington, USA

Comprehensive Plan Amendment Request

400 SW 152nd Street, Suite 300 Burien, WA 98166
Phone: (206) 241-4647 • FAX: (206) 248-5539
www.burienwa.gov

<u>Amendment Type</u>	<u>Reference Number</u> (staff will assign)
<input checked="" type="checkbox"/> Map amendment	<u>PIA-18-0528</u>
<input type="checkbox"/> Text amendment	

APPLICANT INFORMATION		
Name: <u>Daniel Assefa</u>	Company: <u>AGED, LLC</u>	Daytime Phone: <u>206-730-2144</u>
Mailing Address: <u>PO Box 80903, Seattle WA 98108</u>		E-mail:
Contact person:	E-Mail: <u>daniel.p.pro-usa-146@com</u>	Daytime Phone: <u>206-730-2144</u>
Property owner: <u>DANIEL ASSEFA</u>		Daytime Phone: <u>206-730-2144</u>
Mailing Address: <u>PO Box 80903, Seattle WA 98108</u>		E-Mail:

SITE INFORMATION (if applicable)		
Site Address: <u>2806 S 128th Street</u>	Parcel Number: <u>092304-9039</u>	
Existing Zoning District: <u>O</u>	Existing Comprehensive Plan designation: <u>O</u>	
	Requested Plan designation: <u>RM-1B</u>	
Number of Acres: <u>0.87</u>	Current Land Use: <u>V2cont</u>	
Critical areas present: <input type="checkbox"/> Wetlands <input type="checkbox"/> Streams <input type="checkbox"/> Critical Aquifer <input type="checkbox"/> Landslide Hazard Area <input type="checkbox"/> Fish & Wildlife		
Brief description of proposal (attach additional sheets if necessary):		
<p>Proposal: A request to amend the City's Comprehensive Plan map for five (5) properties located on the north side of South 128th Street east of Military Road South. The requested change is from Office (O) to multifamily RM-1B.</p>		

SIGNATURE

Daniel Assefa (AGED, LLC)

I, Daniel Assefa, declare that I am the owner of the property involved in this application, and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I designate Michael Appersbach to act as my agent with respect to this application. I agree to reimburse the City of Burien for the costs of professional engineers and other consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Dated: 2/20/18

Signature:

RECEIVED

FEB 28 2018

CITY OF BURIEN

Although the dispatch operation may be a benefit, it would not be generally characterized as a local community benefit. That building is currently for sale.

The second office two-story building at 2801 South 128th Street (also on the South side of South 128th Street) was built in 1971 with one floor of office and one floor with clinic space. The building was for sale since 2015 and was sold in December 2017.

The difficulty of converting the previous land use to the current jurisdiction that annexed the area is particularly true when an area the size of North Highline Annexation Area undergoes the laborious and lengthy process of converting land use controls from King County to the City's land use regulations. To respond to the criteria listed for the Comprehensive Plan Amendment (CPA), we have selected to argue our position that it was an inappropriate designation. The City of Burien would not be the first jurisdiction to discover that what was originally determined was in fact not appropriate.

That the effort was a gigantic one is obvious when looking at the timeframes for the consideration process and in a more practical matter of trying to review the City's annexation files stored in two full boxes of files which I recently reviewed. The process appears to have begun in 2004 and continued until approximately 2012.

Introducing an office zoning designation to the north side of South 128th Street to transition from existing, underperforming office development on the south side would appear to be questionable in hindsight. This CPA is an opportunity to evaluate the current situation.

Rezone Request

Per BMC 19.65.090, 3.C SITE SPECIFIC REZONES, the City may grant a site specific rezone when the following criteria are met:

A. The rezone is consistent with the Comprehensive Plan:

Response:

1. *The rezone request will be consistent with the Comprehensive Plan if the request for the Comprehensive Amendment changes from the current office designation to an RM-18 designation allowing a Multi-family residential density of RM-18.*
2. *The rezone will become consistent with the Comprehensive Plan, upon acceptance of the attached Comprehensive Plan Amendment. The Comprehensive Plan Amendment is a condition of the approval for the rezone.*

B. The rezone will advance the public health, safety, or welfare:

Response:

1. *The rezone request is consistent with the Comprehensive Plan in requesting on the current, allowable residential density, R-18.*
2. *Although allowing a higher density than the existing single family development immediately to the north, the rezone will allow development that will be consistent with the residential character of the area north of S 128th Street instead of commercial office development.*
3. *The RM-18 density is consistent with the RM-18 zoning of the vacant land to the east of the subject area and to the north of S 128th Street. (See Exhibit A)*

C. The rezone will not have significant adverse environmental impacts that are materially detrimental to adjacent properties or other affected areas:

Response: The rezone will not have any significant adverse environmental impacts that are materially detrimental to adjacent properties or other affected areas.

D. The rezone is necessary to correct a zone classification or zone boundary that was inappropriate when established;

Response:

1. *The rezone request is consistent with the Comprehensive Plan in requesting on the current, allowable residential density, R-18.*
2. *The rezone will become consistent with the Comprehensive Plan, upon acceptance of the attached Comprehensive Plan Amendment. The Comprehensive Plan Amendment is a condition of the approval for the rezone.*

PURPOSE AND INTENT: The Office (O) Zone implements the Office Comprehensive Plan designation. The purpose of this zone is to establish and preserve areas for professional service related offices and mixed-use developments. The intent is to provide areas where low to moderate intensity office development and small scale support services can be concentrated, and where impacts of this use on the surrounding residential neighborhoods can be minimized.

Response: A review of the above language indicates that the intent of the current zoning of the subject area is to provide low to moderate intensity

office development and where small scale support services can be concentrated, however:

1. *It introduces office development in an area which has had for some time marginal office development on the south side of S 128th Street (SeaTac jurisdiction).*
2. *It introduces office development where the primary character is single family and RM-18 density (north side of S 128th Street).*
3. *Due to the elevation drop and the difficult intersection (entering onto Military Road South) it would likely introduce a different pattern of traffic (commercial office vs. residential) for the area.*

Comprehensive Plan Amendment Request

Per BMC 19.65.095.6 the City Council may approve or approve with modifications a Comprehensive Plan Amendment (CPA) if the following criteria are met:

- A. The proposed amendment is the best means for meeting an identified public benefit.**

Response:

1. *The rezone request is consistent with the Comprehensive Plan in requesting on the current, allowable residential density, R-18.*
2. *The rezone will become consistent with the Comprehensive Plan, upon acceptance of the attached Comprehensive Plan Amendment. The Comprehensive Plan Amendment is a condition of the approval for the rezone.*

- B. The proposed amendment is consistent with the Growth Management Act (GMA), applicable Puget Sound Regional Council (PSRC) plans, King Countywide Planning Policies and Burien Comprehensive Plan.**

Response:

1. Growth Management Act

The 1990 Washington State Growth Management Act Goals, and responses applicable to the subject properties:

- a) *Encourage development in urban areas. Identified on both the City's Comprehensive Plan and zoning map as a project area of*

growth & density, the request to maintain the same multi-family density is in accord with both of those documents.

- b) Reduce sprawl. N/A
- c) Encourage efficient multi-modal transportation systems. N/A
- d) Encourage availability of affordable housing. Granting the CPA and the rezone would allow a developer to proceed with future multi-family housing that would under the current zoning be directed towards commercial development. The requested density of multi-family development is consistent with the land use proposed on the north side of S 128th Street as indicated in the attached zoning map (Exhibit A). In addition, such multi-family development would not be in conflict with the existing office development on the south side of S 128th Street (in the neighboring jurisdiction of SeaTac). NOTE: In conversation with staff from the neighboring jurisdictions (Tukwila & SeaTac), the justification has been made that the office designation is related to the Riverton Memorial Hospital that was constructed in 1937 according to KC assessor records. The two parcels fronting on S 128th Street are not owned by the hospital. According to information on the internet, both properties have been for sale for some time and partially vacant. One has recently sold and the other is still for sale although no FOR SALE signs have been installed.
- e) Encourage economic development throughout the state consistent with Comprehensive Plans. See discussion throughout this CPA.
- f) Do not take property rights without just compensation. N/A
- g) Should timely and predictable process permits. N/A
- h) Maintain and enhance natural resources industries. N/A
- i) Retain open space, enhance recreation, conserve fish and wildlife habitat, and develop parks and recreation facilities. The proposed development under the requested land use would not affect fish & wildlife habitat.
- j) Protect environment and enhance quality of life. The proposed development under the requested land use designation would not cause significant impact to the environment or affect the quality of life.

- k) Encourage citizen participation and coordination between jurisdictions. Public discussion of the proposed request would likely involve comment from the two neighboring jurisdictions (Tukwila & SeaTac).
- l) Ensure public facilities and services necessary to support development are adequate at the time of occupancy. Some of the properties included in this proposal already have existing single family units (several are currently rental units now) and some are vacant. Although there would be an increase in residential density in the immediate area, it is unlikely that such proposed development would adversely affect available existing services and neighborhood facilities.
- m) Identify and encourage preservation of archaeological and historic sites. N/A
- n) Shoreline Management Act policy. N/A

2. Puget Sound Regional Council (PSRC)

..... “The Puget Sound Regional Council works with local governments, businesses, and citizens to build a common vision for the region’s future, expresses through three connected major activities: VISION 2040, the region’s growth strategy; TRANSPORTATION 2040, the region’s comprehensive long-range transportation plan; and Prosperity Partnership, which develops and advances the region’s economic strategy.” (See PSRC.org)

Of these three activities, VISION 2040 is applicable to this CPA and rezone request. Stated VISION 2040 Environmental Framework, growth strategy, and Multicounty Policies, applicable to subject properties as follows:

- a) Rural and Resource lands. N/A
- b) Environmental Stewardship
 - i: Care for our air, water, land, and climate. The CPA, if enacted, would not adversely affect any of the resources mentioned.
 - ii: Care for fish and wildlife. The CPA, if enacted, would not adversely affect the resources mentioned.
 - iii: Reduce waste and consumption. N/A

c) Urban Areas, Cities, and Urban Centers

- i: Care for people. The CPA, if enacted, would not adversely affect any of the resources mention.*
- ii: Encourage Quality Urban Design. The City's zoning & building code standards would address the issue of quality urban design.*
- iii: Provide clean and efficient transportation. N/A*
- iv: Promote healthy living. N/A*
- v: Ensure economic prosperity. N/A*
- vi: Build and sustain vibrant cities, centers, and compact communities. N/A*
- vii: Create abundant open space and parks. N/A*
- viii: Provide high quality services. N/A*
- ix: Expand housing choices. Enacting the CPA would result in expansion of housing opportunities in the area.*

3. King County Countywide Planning Policies

In accordance with and as directed by the Growth Management Planning council policies discussed above, the state-mandated Growth Management Act required implementation of same into legislation that would guide and govern the individual counties in complying with the GMA, known for the City of Burien as the king County Countywide Planning Policies (CPPs). As such, the Countywide Planning Policies applicable to this CPA and rezone request are essentially the same as discussed above, however, the discussion continues, here to look at very broad, general areas of emphasis of the CPP's, and the manner in which this proposed action meets each, as applicable:

a) Affordable Housing

As discussed above, the proposed change would allow for more residential living units.

b) Economy

Changing the land use and zoning under the CPA should not have any significant effect on the local economy.

c) Environment

Granting the CPA and rezone request is in conformance with the CPP environmental goals of open space, pedestrian friendly atmosphere, sense of community, concentration of density as discussed in the CPA responses.

d) Land Use

Located in the identified urban growth boundary, the proposed area and RM-18 density would meet the CPP objectives for efficient use of urban land and maintaining the quality of natural and agricultural land, and creating a livable community.

e) Transportation

The proposed area is relatively small (2.18 acres) so that that transportation considerations would not likely be significant except for time of day activity.

4 Burien Comprehensive Plan

C. The proposed amendment will result in a net benefit to the community; and

Response: The proposed amendment will result in a net benefit to the community.

D. The revised Comprehensive Plan will be internally consistent; and

Response: The scope of the CPA and rezone request would impose RM-18 density which is consistent with other vacant land north of S 128th Street in the vicinity.

E. The capability of the land can support the projected land use; and

Response: The land is physically capable of supporting the projected land use.

F. Adequate public facility capacity to support the projected land use exists, or, can be provided by the property owner(s) requesting the amendment, or, can be cost-effectively provided by the City or other public agency; and

Response: There is adequate public facility capacity to support the Residential MF land use.

G. The proposed amendment will be compatible with nearby uses; and

Response: The subject area will be compatible with the existing single family development north of the subject area and the existing office development on the south side of S 128th Street (located in the SeaTac jurisdiction).

H. The proposed amendment would not prevent the City from achieving its Growth Management Act population and employment targets; and

Response: The subject area is relatively small (2.18 acres) so that the resulting development under the proposed CPA and rezone would not significantly affect target figures for population or employment targets.

I. For a Comprehensive Plan land use map change, the applicable designation criteria for the proposed land use designation are met and either of the following is met:

Response:

- i. Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate; or
- ii. The map change will correct a Comprehensive Plan designation that was inappropriate when established.

Response: The rezone is necessary to correct a zone classification and zone boundary that was inappropriate when established, discussed as follows:

1. Responses to Designation Criteria (Policy RE 1.8):
2. The area is already primarily characterized by multifamily residential development at 12 to 24 units per acre;

The area on the north side of S 128th Street, east of Military Road S is characterized by a mixture of single-family development and RM-18 zoned vacant land. (See Exhibit A).

3. The area is within 1/8 mile of any commercial service node (as shown on Figure 2 LU-33, Commercial Nodes or the urban center boundary as measured along an arterial.

Although the subject area is not within 1/8 of a mile of the nearest commercial service node (the area in the vicinity of the intersection of Des Moines Memorial Drive S and S 120th Street), neither is the undeveloped RM-18 zoned land existing on the north side of S 128th Street.

Neither does the current office land use designation and zoning conform to the City's Comprehensive Plan Policy OF 1.1 under Designation Criteria 2. "Areas must be located within 1/4 mile of a moderate or high intensity commercial node (See Figure 2 LU-3, Commercial Nodes)."

4. The area is located within a 1/4 mile of a transit route with a peak transit frequency of at least every 10-20 minutes.

The subject area is located within a 1/4 mile of transit routes (# 128/132) with a peak transit frequency of at least every 10-20 minutes.

5. The area does not have any critical area, except critical aquifer recharge areas.

The subject area does not have any critical areas.

6. The area is located adjacent to or has adequate access to an arterial.

The subject area has adequate access to Military Road S.

7. The area is served by adequate and /or planned recreational facilities such as athletic fields or playgrounds.

The subject area is served by the Hilltop Park, North SeaTac Softball Fields, Sunset Park, SeaTac Disc Golf Course, and the SeaTac Community Center.

Based on statements made by planners from the three jurisdictions (Burien, SeaTac, and Tukwila) the subject area is across the street from office development/zoning and therefore a zoning designation on the north side of S 128th Street was consistent. However, we would contend that the office designation is a burden. The location of the designation is lower in elevation than Military road S which makes the location practically invisible. It is not an attractive "window" for an office development. The sign says that the street is a dead end (which is true, however, the combination of the "dead end" sign and the significant drop off from Military Road S is not an

attractive combination of conditions. Entering onto Military Road S from lower elevation of S 128th Street is conducive to commercial traffic.

Also, the designation introduces office development into the area which is residential in character. It may appear on a two dimensional map as logical, however, the difference in elevation is significant (NOTE: Per Google Map the elevation of the intersection of Military Road S and 128th Street is 354 feet. The elevation of the last property at the east end of the office zone properties on S 128th Street is 296 feet – approximately 50 foot+ difference). The two existing offices on the south side of S 128th Street have had problems and are continuing to have problems maintaining occupants. Although the nothing can be done about the existing office designation and development, it seems illogical to compound the situation with an office designation on the north side of S 128th Street.

hp/michael bus/assefa – rezone/cpa application.dsk: responses to application – 02-28-2018

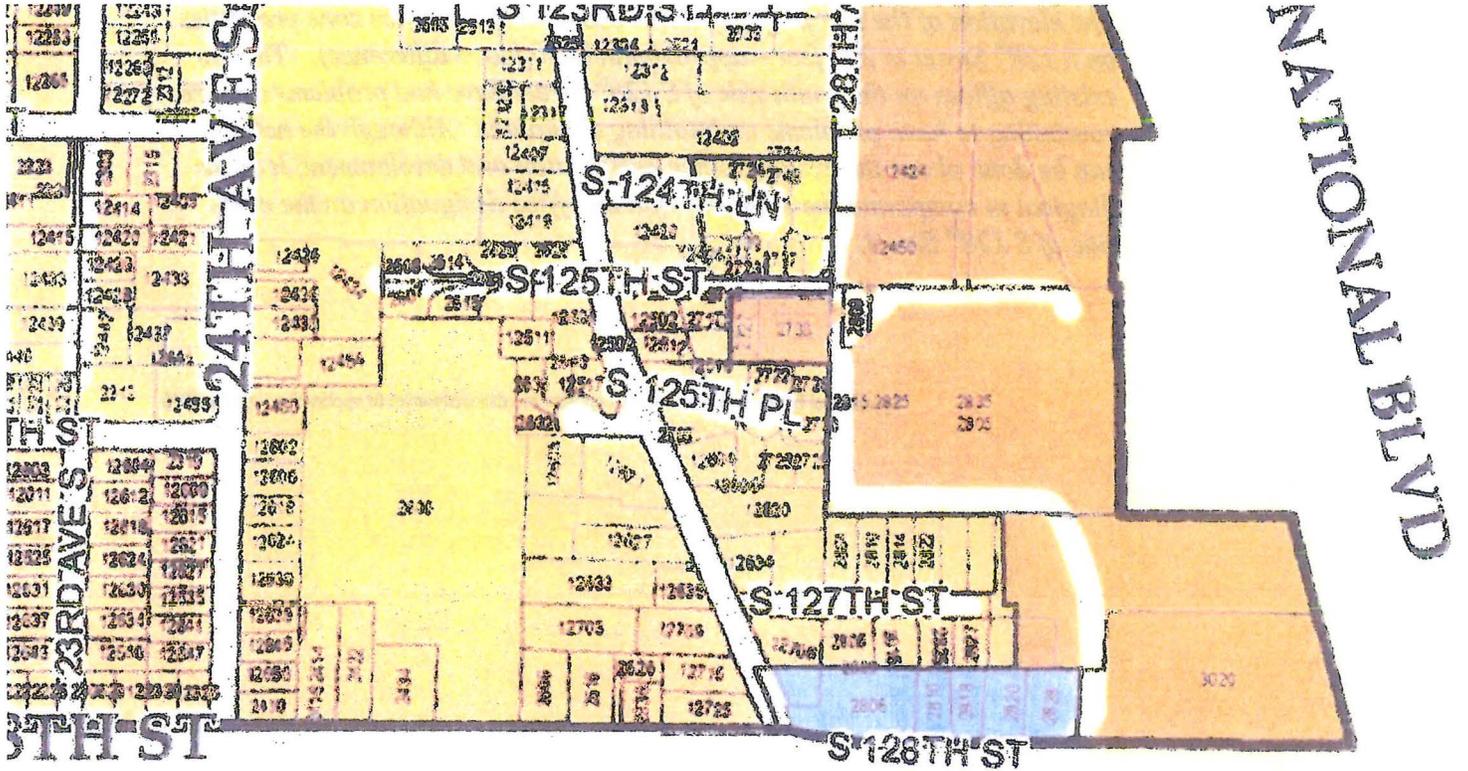


EXHIBIT A
 CPA - ASSEFA/MILES

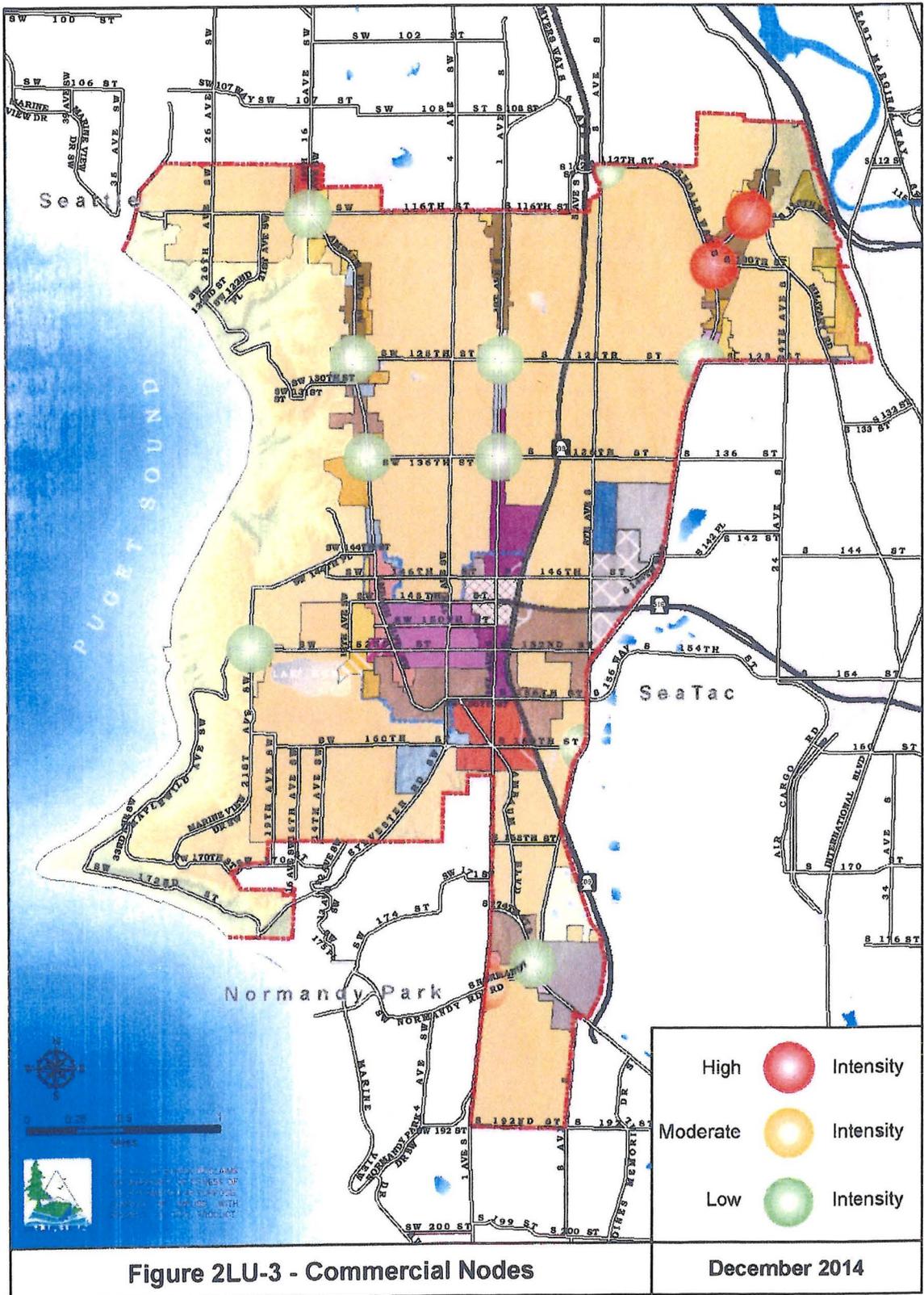


Figure 2LU-3 - Commercial Nodes

December 2014

\\gis01\GIS\Share\Fernando\LI\Requests\David\TKT51471\CompPlanMapFigures\2LU-3-CommNodes_TKT51471.mxd
 Last updated: 10/6/2014
 By: fernando

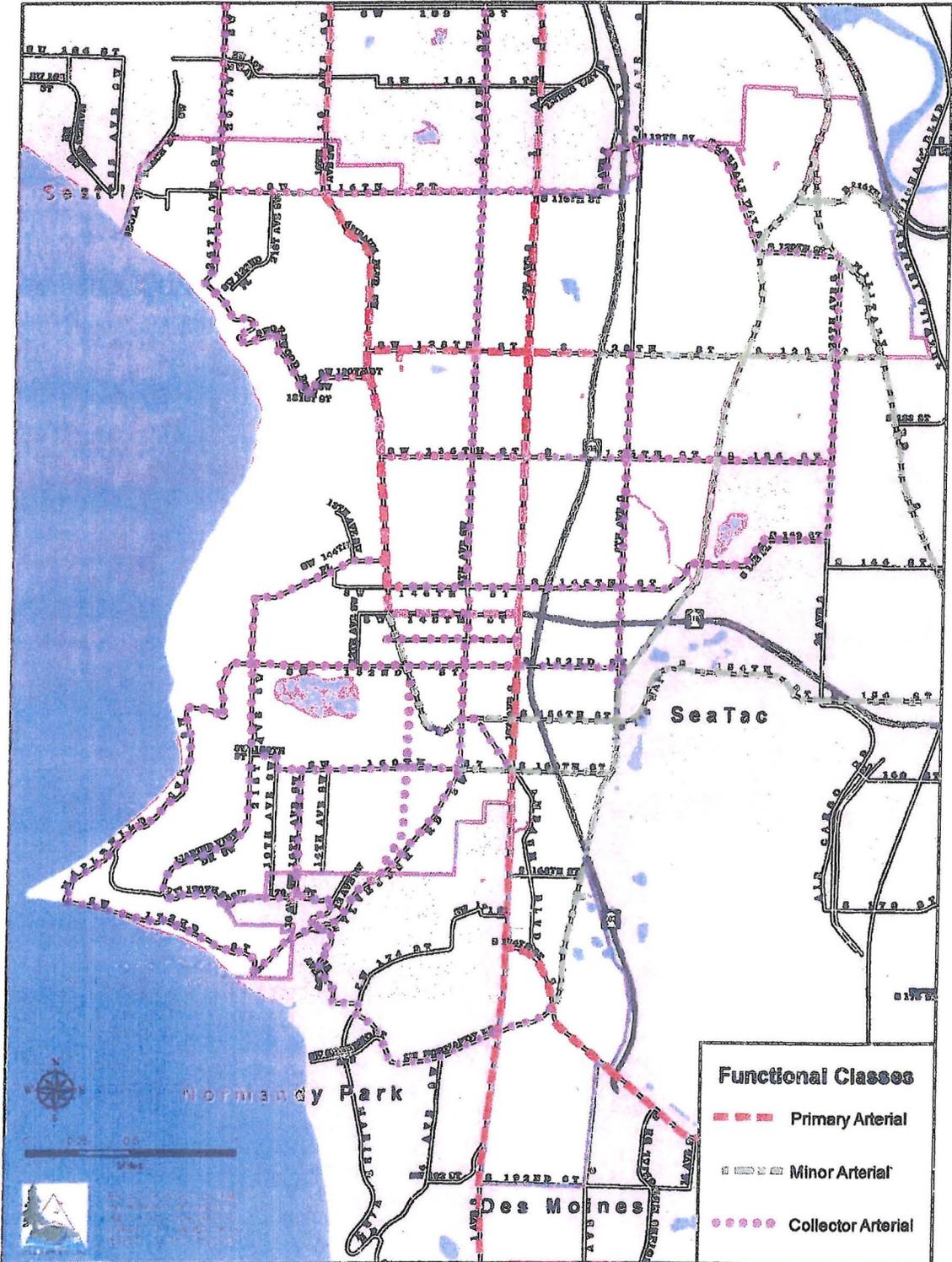


Figure 2 - TR2.3 - Roadway Functional Classification **November 2011**

M:\Fernando\URRequest\PLAT\KT2658\CompPlanMapUpdates_TKT2658.mxd
 Last updated: 11/18/2011
 By: Fernando

**CITY OF BURIEN, WASHINGTON
MEMORANDUM**

DATE: February 23, 2018
TO: Burien Planning Commission
FROM: Andrea Snyder, Economic Development Manager
SUBJECT: Joint Meeting with Planning Commission, BEDP, and Arts Commission

PURPOSE

The BEDP has been tasked with updating the economic development element of the Comprehensive Plan and invites the Planning Commission and the Arts Commission to provide their insights into economic development policy. The attachment is a combined list of drafted and adopted policies for review. During the meeting, commissioner members will work together to streamline and revise these policies, as well as create additional policies if needed.

BACKGROUND

In their work with the Comprehensive Plan over the past couple of months, the BEDP has already engaged in a brainstorming exercise to draft new policies and has prioritized the revision of a few select policies. The draft policies in the attached document reflect the brainstorming they have done as well as previous work the BEDP performed in the economic development strategic planning exercise in 2014.

PLANNING COMMISSION ACTION

Staff is requesting that the Planning Commission receive and review the document that combines draft policies with adopted policies in advance of the meeting.

Attachments:

1. Comprehensive Plan Economic Development Policies

City of Burien Comp Plan: Economic Development Element

**Existing/Adopted policies have been merged with the *new draft policies (in italics below)*.

Goal	Policy #	Policy Language
Goal ED. 1	Adopt and maintain a forward looking economic development strategy.	
	Pol. ED 1.1	Sponsor an ongoing community dialogue that focuses on the future of Burien’s economic and business vitality.
	Pol. ED 1.2	Adopt an ambitious and courageous vision and pursue it to completion. Establish a capital fund to stimulate and match private investment in key economic development projects. The City should explore
	Pol. ED 1.3	use of a real estate excise tax as a financing mechanism for the fund. Set a goal to become a ‘transformational city’. Discussion: A transformational city maintains on-going dialogue with its citizens to
	Pol. ED 1.4	ensure a shared responsibility for attaining the city’s vision and the city’s place in the broader region. <i>Employ proactive measures to attract development such as land assembly, incentives, and outreach to developers and land</i>
	<i>new</i>	<i>owners.</i>
	<i>new</i>	<i>Implement and build upon the Burien brand. Use a variety of media to market Burien’s strengths and competitive advantages as a business location to attract private investment.</i>
Goal ED. 2	Embrace Burien’s unique “livability”.	
	Pol. ED 2.1	Favor development projects that build and sustain a livable community with plenty of amenities. Support a high quality transportation system by making it convenient to travel from, to and through the City of Burien pursuant to
	Pol. ED 2.2	objectives TR 1.1 – TR 9.2, MM 3.1 – MM 3.13 and TL 3.1 – TL 3.3.
	Pol. ED 2.3	Engage, and plan for, a diverse ethnic, generational and lifestyle mix of people and activities. <i>Explore creative solutions to increasing housing supply that offers a mix of housing products that offer a range of costs (not all low</i>
	<i>new</i>	<i>income).</i>
	<i>new</i>	<i>Prioritize public safety and police services. Examine ways to increase public safety and perceptions of public safety in Burien.</i>
Goal ED. 3	Diversify the economy and promote economic vitality and employment throughout the city.	
		Continue to promote the development of downtown Burien as a dynamic commercial core for the Highline area pursuant to
	Pol. ED 3.1	policies DB 1.1 – DB 2.11 and other downtown related policies. Develop the Northeast Redevelopment Area as an industrial and retail area. Place a high priority on the relocation of car
	Pol. ED 3.2	dealerships, airport-related industries and other uses into the area.
	Pol. ED. 3.3	A high priority should be placed on business retention and new business recruitment. Encourage a pedestrian-oriented, mixed use downtown of restaurants, retail shops, artisan crafts, ad cultural amenities that
		celebrate Burien's combined multi-cultural heritage. (Revised from current adopted policy: "Promote Mercado/plaza
	Pol. ED 3.4	development zones")

- Pol. ED 3.5 Encourage and support locally-owned, right-sized businesses.
- Pol. ED 3.6 Support tourism, hotel, bed and breakfast businesses, and cultural events to attract visitors to all parts of Burien.
- New Focus development and business attraction efforts on recruiting a hotel and conference and/or performing arts center.*

Goal ED. 4 Use Economic Clusters as a strategy for focused economic growth.

- Pol. ED 4.1 Continue to promote Burien as a medical service and wellness center.
Work with the private sector and educational system to identify the educational skills needed to fill locally created well paying jobs in health care.
- Pol. ED 4.2
- Pol. ED 4.3 Identify and work with other economic clusters to attract well paying jobs to Burien.
Partner with the Highline School District (especially Puget Sound Skills Center) and local private schools on funding measures, capital facilities, and programs to encourage the best possible education for Burien residents.
Examine ways to increase resident and employee participation in programs offered by Highline College and other area higher education and training opportunities.

New Goal Provide essential infrastructure for business growth and attraction

- new Seek grant funding and public private partnerships to fund street improvements and provide high speed internet and transit.*
Work with utility partners such as Seattle City Light and the water and sewer districts to provide a high quality of service and
- new adequate infrastructure to support Burien’s plans for growth.*

New Goal Maximize Burien’s benefits from its proximity to the airport.

- new Partner with regional groups like the Port of Seattle and the Seattle Southside Regional Tourism Authority to attract travelers to Burien businesses.*
- new Work with the Port of Seattle to ensure port-owned assets within Burien provide direct economic and community benefits to the City and that property is developed to the highest and best use for that property.*
- new Take advantage of Port funding opportunities to support community programs and capitalize on Port networks and related industries for business and development attraction.*

Goal ED. 5 Promote clean, sustainable, environmentally-friendly businesses and jobs.

- Pol. ED 5.1 Adopt a sustainability standard to guide development policy.
- Pol. ED 5.2 Capitalize on the City’s support of sustainability and a healthy environment for branding, marketing and communication value.

Goal ED. 6 View art, aesthetic design and cultural events as central to businesses and job retention and creation.

- Pol. ED 6.1 Recognize the economic benefit of embracing arts and culture as a signature Burien identity.
- Pol. ED 6.2 Establish a “culture/art district” near the City’s downtown core and pursue establishment of a small performing arts venue.

new Work with local and regional partners to enhance Burien's arts and culture.

new Look for opportunities to fund or increase funding for the arts.

new Promote Burien's strong cultural identity as a strength for attracting and retaining businesses.

new Dedicate funds and staff to organize and support events. Work with partners to examine ways to increase resident and business participation in events.

new Encourage community events and celebrations by streamlining the special events permit process and removing barriers to make it easier for community groups to produce events in the City.

new Promote Burien's strong cultural identity through inclusive and diverse arts activities and events. Support different types of parks and activities in parks to meet the needs of our diverse and multi-generational community.

Goal ED. 7 Balance regulatory and service programs to ensure economic growth and a high quality of life.

Pol. ED 7.1 Provide high quality customer service and an equitable and efficient development review/land use permitting process.

new Support programs for reducing and cleaning up litter and illegal disposal of materials for clean and safe streets.

new Dedicate staff time to code enforcement in order to maintain and safeguard public safety.

new Support small businesses by maintaining a low cost of doing business, including a tax burden that is shared among businesses and residents. Before enacting new regulations or increasing taxes and fees, understand and communicate financial impacts to businesses.

new Encourage redevelopment to ensure Burien land is developed in the highest and best use for the community. Ensure regulations and processes support redevelopment that fits in with surrounding areas and use design standards to implement a quality aesthetic.

Goal ED. 8 Maintain a strong partnership with the business community.

Pol. ED 8.1 Maintain an open dialogue with the business community.

Pol. ED 8.2 Maintain the Burien Business and Economic Development Partnership.

Goal ED. 9 Communicate openly and often with the public on economic issues.

Pol. ED 9.1 Provide periodic reports to Council on economic development progress.

Use various forms of media (magazine, social media, press, etc.) to communicate regularly with businesses and residents and to gather their feedback. (Revised from current adopted policy: "Make timely press releases, newsletters and posting on City television channel.")

Pol. ED 9.2

Pol. ED 9.3 Keep economic development information current on City website.

Goal ED. 10 Monitor and report business and economic performance.

Pol. ED 10.1 Annually report to the Council on the following key economic development indicators:

- Unemployment
- retail sales
- new business licenses
- graduation rates
- infrastructure investments

Goal ED. 11 Create an environment that will strengthen the health of employees and economic vitality of businesses within the City of Burien.



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MEMORANDUM

To: Burien Planning Commission

From: Andrea Snyder,
Economic Development Manager

Date: June 13, 2018

Subject: Comprehensive Plan: Economic Development Element

PURPOSE

The Business & Economic Development Partnership (BEDP) has been tasked with updating the economic development element of the Comprehensive Plan. Through collaborative efforts with other commissions, the BEDP presents to the Planning Commission their recommended changes to the economic development element.

BACKGROUND

In their work with the Comprehensive Plan over the past six months, the BEDP has engaged in several processes to prepare the draft economic development element. They have engaged other commissions, performed research, and were informed by previous economic development strategic planning work. In February 2018, the Planning Commission, the Arts Commission, and the BEDP met to streamline and revise these policies further, and to create additional policies as needed. Since that time, the BEDP and the Arts Commission have further refined the draft policies. The attachment is a combined list of drafted and adopted policies for review.

PLANNING COMMISSION ACTION

Staff is requesting that the Planning Commission receive and review the redlined document that demonstrates the recommended changes to the adopted policies in advance of the meeting. During the meeting, a representative from the BEDP will be able

to answer any clarifying questions from the Planning Commission. As the BEDP has already put a lot of thought into this draft, the BEDP does not expect any substantial changes to the draft provided. The BEDP asks the Planning Commission to accept the draft, and to follow the outlined process for Comprehensive Plan amendment adoption including a formal public hearing, as is required by law.

If you have any questions before the meeting, please contact Andrea Snyder at (206) 248-5528 or by e-mail at AndreaS@burienwa.gov.

Attachments:

1. Comprehensive Plan Economic Development Policies

City of Burien Comp Plan: Economic Development Element

Overall Mission Statement: ***Ensure Burien is the best place to work, live, learn, shop and visit.***

Discussion: Burien City government has focused on the need to attract business and economic growth since incorporation in 1993. Working closely with the private sector, other public agencies and Burien residents, the City has participated in developing the Town Square complex, refurbishing SW 152nd Street, 4th Avenue SW, 1st Avenue South, and expanding the Transit Center. This leadership role must continue and expand to other parts of the city. Important economic development considerations are to capitalize on Burien's proximity to Sea-Tac airport, ensure the Northeast Redevelopment Area redevelops, support redevelopment along the Ambaum Boulevard corridor and SW 153rd Street, and promote wellness cluster investments centered on Highline Medical Center and other institutions. Most importantly, the City must continue to manage growth in a special way by celebrating diversity, protecting the natural environment, encouraging sustainable practices, recognizing partnerships and furthering Burien's "unique livability."

Goal ED. 1 Adopt and maintain a forward looking economic development strategy.

Pol. ED 1.1 Sponsor an ongoing community dialogue that focuses on the future of Burien's economic and business vitality [and a shared responsibility for attaining the community's vision and the city's place in the broader region.](#)

Pol. ED 1.2 Adopt an ambitious and courageous vision and pursue it to completion.

Pol. ED 1.3 ~~Establish a capital fund to~~ Stimulate and ~~match private~~ [secure](#) investment in key economic development projects. The City should explore use of a real estate excise tax as a financing mechanism for the fund.

~~Pol. ED 1.4 Set a goal to become a 'transformational city'. Discussion: A transformational city maintains on-going dialogue with its citizens to ensure a shared responsibility for attaining the city's vision and the city's place in the broader region.~~

[Pol. ED 1.4 Employ proactive measures to attract development such as land assembly, incentives, and outreach to developers and land owners.](#)

[Pol. ED 1.5 Implement and build upon the Burien brand. Use a variety of media to market Burien's strengths and competitive advantages as a business location to attract private investment.](#)

Goal ED. 2 ~~Embrace~~ Maintain and cultivate Burien’s unique “livability”, where everyone wants to live, work, and play.

Pol. ED 2.1 Favor development projects that support diverse housing, quality transportation, increased office space and general business growth ~~build and sustain a livable community with plenty of amenities.~~

Pol. ED 2.2 Support a high quality transportation system by making it convenient to travel from, to and through the City of Burien pursuant to objectives TR 1.1 – TR 9.2, MM 3.1 – MM 3.13 and TL 3.1 – TL 3.3.

Pol. ED 2.3 Engage, and plan for, a diverse ethnic, generational and lifestyle mix of people and activities.

Pol. ED 2.4 Explore creative solutions to increasing housing supply that offers a mix of housing products at a range of costs that encourages mixed income neighborhoods.

Pol ED 2.5 Prioritize public safety and police services. Examine ways to increase public safety and perceptions of public safety in Burien.

Pol. ED 2.6 Plan for related amenities and services to meet the needs of the new residences.

Pol. ED 2.7 Increase mobility by supporting public transport, bicycle and pedestrian infrastructure, parking, and wayfinding.

Pol. ED 2.8 Support programs that increase community health such as public safety, wellness, infrastructure, sanitation, parks and other infrastructure.

Goal ED. 3 Diversify the economy and promote economic vitality and employment throughout the city.

Pol. ED 3.1 Continue to promote the development of downtown Burien as a dynamic commercial core for the Highline area pursuant to policies DB 1.1 – DB 2.11 and other downtown related policies.

Pol. ED 3.2 Develop the Northeast Redevelopment Area as an industrial, office, and retail area. ~~Place a high priority on the relocation of car dealerships, airport-related industries and other uses into the area.~~

Pol. ED. 3.3 A high priority should be placed on business retention and new business recruitment.

Pol. ED 3.4 ~~Promote Mercado/plaza development zones.~~ Encourage a pedestrian-oriented, mixed use downtown of restaurants, retail shops, artisan crafts, and cultural amenities that celebrate Burien's combined multi-cultural heritage.

Pol. ED 3.5 Encourage and support locally-owned, ~~right-sized businesses~~ that complement the integrity and character of Burien and serve the community's needs.

Pol. ED 3.6 Support tourism including hotels, conference space, a performing arts center, bed and breakfast businesses, and cultural events to attract visitors to all parts of Burien.

Goal ED. 4 Use Economic Clusters as a strategy for focused economic growth.

Pol. ED 4.1 ~~Continue to~~ Promote Burien as a medical service and wellness center through the Burien Wellness Committee, events, and other marketing in order to help grow this important Burien employment sector.

Pol. ED 4.2 Work with the private sector and educational system to identify the educational skills needed to fill locally created well-paying jobs in health care.

Pol. ED 4.3 Identify and work with other economic clusters to attract living and thriving wage well-paying jobs to Burien. These could include airport-related industries or businesses that rely on airport travel for the operation of their business.

Pol. ED 4.4 Partner with the Highline School District (especially Puget Sound Skills Center) and local private schools on funding measures (including potential development impact fees), capital facilities, and programs to encourage the best possible education for Burien residents.

Pol. ED 4.5 Increase resident and employee participation in programs offered by Highline College and other area higher education and training opportunities.

Goal ED 5 Maximize Burien's advantages from its proximity to the airport.

ED Pol. 5.1 Attract travelers through partnerships to Burien businesses.

ED Pol. 5.2 Work with the Port of Seattle to ensure port-owned assets within Burien provide direct economic and community benefits to the City and that property is developed to the highest and best use for that property. (For ex: Land in the Northeast Redevelopment Area)

ED Pol. 5.3 Take advantage of Port funding opportunities to support community programs and capitalize on Port networks and related industries for business and development attraction.

Goal ED. ~~65~~ Promote clean, sustainable, environmentally-friendly businesses and jobs.

Pol. ED ~~65.1~~ Adopt an environmental sustainability standard to guide development policy with an identifiable set of metrics.

Pol. ED ~~65.2~~ Capitalize on the City's support of sustainability and a healthy environment for branding, marketing and communication value. In the City's branding, marketing, and communication efforts, leverage and build on the City's support of sustainability and a healthy environment.

Pol. ED 6.3 Incentivize green building, transit-oriented development, and low impact development techniques.

Goal ED. ~~76~~ Promote ~~View~~ art, aesthetic design and cultural events as central to businesses and job retention, job and creation, and quality of life.

Pol. ED ~~6.1~~ Recognize the economic benefit of embracing arts and culture as a signature Burien identity.

Pol. ED ~~76.1~~ Establish a "culture/art district" near the City's downtown core while maintaining and highlighting arts and culture throughout the City's broad range of neighborhoods. A culture/art district should incorporate permitting, property tax, and temporary concessions to encourage the activation of vacant or underused spaces and pursue the establishment of a small performing arts venue.. (For example: flexibility for permitting pop up art, or working with property owners to encourage temporary art exhibit space.)

Pol. ED 7.2 Pursue establishment of a performing arts venue that meets the needs of the arts organizations and community.

Pol. ED 7.3 Locate and develop relationships with local and regional partners to enhance Burien's arts and culture.

Pol. ED 7.4 Expand opportunities to increase funding for the arts.

Pol. ED 7.5 Establish a funding mechanism that ensures arts funding grows as the city grows. Organize and support artistic and cultural events. Broaden and continue to work with partners to examine ways to increase resident and business participation and support in/for events.

Pol ED 7.6 Encourage community events and celebrations by establishing flexible guidelines for event producers that are easy to implement. Changes to the special event process should remove barriers and make it easier for community groups to produce events in

the City. Regularly review and update special event permitting and related ordinances for community and City events. Ensure flexibility to encourage creative events.

Pol. ED 7.7 Promote Burien’s strong cultural identity through inclusive and diverse arts activities and events. Support different types of parks and activities in parks to meet the needs of our diverse and multi-generational community.

Pol. ED 7.8 Establish incentives for developers to encourage the integration and development of art within new construction projects.

Pol. ED 7.9 Integrate art and cultural activities as a way to enhance public safety, by the activation of spaces.

Goal ED. 87 Balance ~~regulatory~~ regulation and service programs to ensure economic growth and a high quality of life.

Pol. ED ~~87.1~~ Provide high quality customer service and an equitable and efficient development review/land use permitting process.

Pol. ED 8.2 Support programs for reducing and cleaning up litter and illegal disposal of materials for clean and safe streets.

Pol. ED 8.3 Prioritize providing staff to code enforcement in order to maintain and safeguard public safety.

Pol. ED 8.4 Support small businesses by maintaining a low cost of doing business, including considerations of tax burden. Before enacting new regulations or increasing taxes and fees, communicate financial impacts to businesses and residents.

Pol. ED 8.5 Encourage redevelopment to ensure Burien land is developed in the highest and best use for the community. Ensure regulations and processes that support redevelopment that fits in with surrounding areas and use design standards to implement a quality aesthetic.

Goal ED. ~~98~~ ~~Maintain a strong~~ Enhance the partnership with the business community.

Pol. ED ~~98.1~~ ~~Maintain an open dialogue with the business community.~~ Solicit information from the business community to retain and grow businesses.

Pol. ED ~~98.2~~ ~~Maintain the Burien Business and Economic Development Partnership.~~ Continue to look for ways to interact /establish relationships in the business community, including the Business and Economic Development Partnership (BEDP).

Goal ED. 10~~9~~ Communicate openly and often with the public on economic issues.

Pol. ED ~~9~~10.1 Provide periodic reports to Council on economic development progress.

Pol. ED 10~~9~~.2 ~~Make timely press releases, newsletters, and posting on City television channel.~~ Use the City website and various forms of media (magazine, social media, press, etc.) to communicate regularly with businesses and residents and to gather their feedback.

Pol. ED ~~9~~.3 ~~Keep economic development information current on City website.~~

~~Goal ED. 10 Monitor and report business and economic performance.~~

Pol. ED ~~10.3~~10.3 Annually report to the Council on the following key economic development indicators.

- Unemployment
- retail sales
- new business licenses
- graduation rates
- infrastructure investments

~~Goal ED.11~~

~~Create an environment that will strengthen the health of employees and economic vitality of businesses within the City of Burien.~~

Goal ED 11 Provide essential infrastructure for business growth and attraction

Pol. ED 11.1 Acquire grant funding and public/private partnerships to fund technical and physical infrastructure.

Pol ED 11.2 Work with utility partners such as Seattle City Light, PSE, and the water and sewer districts to provide a high quality of service and adequate infrastructure to support Burien's plans for growth. Establish metrics to determine high quality of service.



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MEMORANDUM

To: Burien Planning Commission

From: Colleen Brandt-Schluter, Human Services Manager/
Thara Johnson, Senior Planner

Date: July 25, 2018

Subject: Housing and Human Services Presentation

PURPOSE

The purpose of this agenda item is for the Planning Commission to receive a presentation from staff on the City of Burien's current policy and implementation goals relating to Human Services and housing policy needs which need to be further evaluated.

BACKGROUND

The City of Burien's Human Services Manager will provide the Planning Commission with an overview of the City's current Human Services programs, including the policy implications which are currently being evaluated, such as addressing the needs of growing a population, issues relating to affordable housing, violence and homelessness, as well as the desire expressed by elected officials to form regional partnerships with other neighboring jurisdictions that are also facing similar challenges.

PLANNING COMMISSION ACTION

No action is needed at this meeting. Staff is providing the Commission with an overview of the City's current Human Services program. The Commission will be addressing housing as part of the Comprehensive Plan docket this Fall, and staff is proposing a joint

study session, in October, with both the Human Services and Planning Commission to further discuss current housing policy within Burien.

If you have any questions before the meeting, please contact Thara Johnson at (206) 436-5574 or by e-mail at tharaj@burienwa.gov.



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MEMORANDUM

To: Burien Planning Commission

From: Thara Johnson
Senior Planner

Date: August 22, 2018

Subject: 2018 Comprehensive Plan Amendments – Housing Policy

PURPOSE/REQUIRED ACTION

At this meeting the Planning Commission will receive a briefing from staff regarding housing policies, which have been identified as a topic on the 2018 Comprehensive Plan Docket and Community Development Work Program.

BACKGROUND

On December 31, 2017, the City of Burien initiated the annual Comprehensive Plan amendment process for 2018. The final Comprehensive Plan Docket was adopted by City Council on April 16, 2018 following a recommendation by the Planning Commission which occurred on March 28, 2018, following a public meeting that was held on March 8, 2018.

Also, as part of the periodic Comprehensive Plan update which occurred in 2016, the Puget Sound Regional Council (PSRC) provided the City with recommendations on a number of policy amendments that should be considered as part of future Comprehensive Plan amendments. One of the topic areas related to housing, and PSRC recommended that the City update the existing housing needs assessment, which was last updated in 2003. The housing needs assessment would include an inventory of existing housing stock in Burien, which would assist in developing and evaluating the City's current housing policies.

In reviewing the City's current housing policies and addressing the growing concern of affordable housing, the lack of housing inventory in the Puget Sound area, as well as planning for future housing demand; it has become evident to staff that there are multiple approaches to evaluating existing housing policies. Due to the complexity of issues, and the

multidisciplinary nature of the issues that housing policies interact with, such as homelessness and housing affordability among others, a multiyear approach is anticipated.

Staff has compiled a list of the relevant issues relating to the City's housing policy amendments that would need to be considered. The issues have been divided into long term and short term strategies. Short term strategies those that could be considered and evaluated as part of the 2018 Comprehensive Plan Amendment cycle. However, it is anticipated that the long term strategies will occur over a longer time frame (2019-2020), since some of the results and outcomes from the short term strategies will inform and form the basis for the longer term policy development, such as the Housing Assessment Study.

Attachment 1 includes the City's current policies which relate to housing from different elements of the Comprehensive Plan.

Short Term Strategies

1. *Housing Assessment Study Scope through South King County Regional ILA:* The City of Burien is participating with a number of other cities and jurisdictions in South King County to create a collaborative and regional task force that would address affordable housing and homelessness needs. By creating a formal ongoing collaborative structure, new resources could be leveraged, work could be done on solutions that would benefit multiple cities, and it would create a needed focus on these issues. One of the initial projects that the organization would undertake would be a housing needs assessment, which would assist with evaluating the City's current housing policies, and the need for additional policies and measures to address the need for affordable housing and opportunities to provide resources for homeless.
2. Assess ADU policies in the Comprehensive Plan:

Pol. HS 1.11 The development of accessory dwelling units in single-family residences should be allowed to continue. In addition:

- 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.*

The current policies relating to accessory dwelling units include specific requirements that are typically codified in zoning regulations, and are not typically found in a policy document which sets the vision for the City. In addition, there are a number of jurisdictions that have not required an ownership clause to their Accessory dwelling

unit regulations. Such an approach would provide additional rental opportunities and would be an additional avenue to achieving affordable housing for the community.

3. Review approach to the ‘missing middle’ :
 - *Setting minimum density targets/thresholds for residential and multi-family zones:* The City’s current Comprehensive Plan does not include policies which require achieving minimum density standards, which would allow multi-family zones to be developed at a lower density than it could accommodate.
 - *Evaluate the policy which allows single-family developments in multi-family zones:* The City’s current policies do not restrict developing single-family homes in multi-family zones, including the high-density multi-family zones, and since there are no minimum density thresholds this results in land that is zoned for multi-family being underutilized to its maximum development potential. Additionally this underutilization of development potential in multi-family zones reduces the City’s ability to accommodate additional housing and population, as the City starts to plan towards meeting growth targets designated by PSRC’s Vision 2040/2050. Attachment 2 includes an article which assesses how to address the “Missing middle” housing issue.
 - *Evaluate the need for policies addressing Air BNB and vacation rentals/ short term housing:* The Comprehensive Plan does not currently include policies which address minimizing or providing thresholds for short term vacation rentals or Air BNB uses. Several jurisdictions including Burien are experiencing rental housing shortages as property owners and investors choose to rent properties in the short term through online brokers like Airbnb or VRBO. As a consequence, many residents who would normally have stable, affordable long-term rental options are being priced out of the increasingly expensive rental market and thereby decreasing the long-term rental housing inventory. Attachment 3 includes an article which reviews approaches by different jurisdictions across the country to manage and minimize the effects of the rise of short term housing.
4. Joint Planning Commission and Human Services Commission meeting to assess and set priorities for future housing policy evaluations.
5. City Council Briefing on Comprehensive Plan Amendment relating to housing policy.

Long Term Approach:

1. Evaluate existing housing policies in the City’s Comprehensive Plan.
2. Update the Housing Element in the Comprehensive Plan, using data from the Housing Assessment study results.
3. Redefine housing strategies and goals, as it relates to existing housing stock in Burien and achieving growth targets set by PSRC to meet Vision 2040/2050.
4. Evaluate and define specific policies that relate to affordable housing.

PLANNING COMMISSION ACTION

Staff is requesting that the Planning Commission receive the briefing, supporting policies and materials for follow-up questions and discussion at this meeting.

If you have any questions before the meeting, please contact Thara Johnson at (206) 436-5574 or by e-mail at tharaj@burienwa.gov.

Attachments:

1. Comprehensive Plan Housing Policies
2. Article on the “missing middle”
3. Article on Short-term vacation rentals

2.2 LAND USE ELEMENT

Goal LU.1

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.

Pol. LU 1.4 Encourage a mix of residential, office and commercial uses within Burien's Urban Center to create a vibrant city center that reduces reliance on the automobile and provides a range of housing opportunities

Residential Neighborhoods

Goal RE.1

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.

Discussion: 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.

The functions of critical areas can be protected through a lower level of residential density and by critical area regulations.

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.

Pol. RE 1.8 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.

Designation Criteria: Properties designated *Moderate Density Multifamily Neighborhood* shall reflect all of the following criteria:

1. The area is already primarily characterized by multifamily residential development at 12 to 24 units per acre.
2. The area is within 1/8 mile of any commercial service node (as shown on Figure 2 LU-3, Commercial Nodes) or the urban center boundary as measured along an arterial.

Note: Policy numbers may not be consecutive. Through the Comprehensive Plan amendment process, some policies have been deleted from this chapter while existing policy numbers have retained their original sequence. Information on past Comprehensive Plan amendments is available at the City of Burien Community Development Department.

3. The area is located within ¼ mile of a transit route with a peak transit frequency of at least every 10-20 minutes.
4. The area does not have critical areas, except critical aquifer recharge areas.
5. The area is located adjacent to or has adequate access to an arterial.
6. The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.

Pol. RE 1.9 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.

Designation Criteria: Properties designated *High Density Multifamily Neighborhood* shall reflect all of the following criteria:

1. The area is already primarily characterized by multifamily residential uses at 18 or more units per acre.
2. The area is within 1/8 mile of moderate and high commercial service nodes (shown on Figure 2 LU-3, Commercial 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.
3. The area is located within ¼ mile of a transit route with peak transit frequency of at least every 10-20 minutes.
4. The area does not have critical areas, except critical aquifer recharge areas.
5. The area is located adjacent to or has adequate access to a primary or minor arterial.
6. The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.

Neighborhood Quality

Goal NQ.1

Reinforce and enhance the City's neighborhoods.

Pol. NQ 1.8 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:

- 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.

Downtown Burien

Land Uses

Pol. DB 1.25 Development of transit-oriented uses are encouraged on the current Burien Transit Center property. The City should continue to work with King County METRO and Sound Transit to facilitate development of a mixed use project on the property that accommodates the short-term needs of both the Transit Center and Park & Ride functions, as well as uses supportive of transit such as quality, high density housing, shops and offices. The City, King County METRO and Sound Transit should evaluate the feasibility of the long-term future transition of the Park and Ride functions (but not the Transit Center functions), to an alternative location or an enhanced configuration at the Transit Center property, as part of the mixed-use project.

2.4 HOUSING ELEMENT

Goal HS.1

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.

Pol. HS 1.2 Burien should promote an economically diversified housing supply, including low, middle, and upper income levels, to serve a broad range of community needs.

Discussion: Burien currently maintains a housing supply that has a significant majority that is affordable to very low and moderate income households. Burien will continue to provide its fair share of affordable housing and supports a regional approach ensuring that housing is affordable to all income levels. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.3 The City should encourage multi-family residential uses near and within designated commercial nodes and within its urban center, subject to development standards and design guidelines.

Discussion: Mixed-use development provides a residential lifestyle that many people find desirable. Residents can minimize transportation costs and travel time by residing in commercial 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 nodes will also help to protect the character of existing single family neighborhoods. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.6 Neighborhood design considerations should be included in City land use policies and regulations, such as site standards, landscaping requirements and building design guidelines.

Affordable Housing

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 financial assistance or incentives. Under the guidelines used by the federal

Note: Policy numbers may not be consecutive. Through the Comprehensive Plan amendment process, some policies have been deleted from this chapter while existing policy numbers have retained their original sequence. Information on past Comprehensive Plan amendments is available at the City of Burien Community Development Department.

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 to be applied to the Countywide Growth Targets as set forth in Table 2LU 2.1, and are as follows:

Moderate - 16% of target (50-80% of Average Median Income)

Low income - 12% of target (30-50% of Average Median Income)

Very low income - 12% of target (0-30% of Average Median Income)

(Amended, Ordinance No. 614, December 2014)

Pol. HS 1.8 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.

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. .

Pol. HS 1.10 The City's strategy for affordable housing will also include:

- a. allowing quality designed prefabricated housing within single family neighborhoods,
- b. facilitating the construction of multi-family developments in downtown and in commercial nodes which are in close proximity to services and facilities; and
- c. allowing accessory dwelling units in single family neighborhoods.
- d. encouraging and allowing mixed use developments within identified commercial nodes. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.11 The development of accessory dwelling units in single-family residences should be allowed to continue. In addition:

- 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.

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.

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.

Pol. HS 1.12 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.

Discussion: Within Burien, mobile home parks could be closed or redeveloped. 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.

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. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.13 The City should encourage the development of affordable housing through incentives including density bonuses. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.14 The City will coordinate its affordable housing analysis with the affordable housing policies of the King County Countywide Planning Policies.

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 both non and for profit developers in locating affordable housing. (Amended, Ordinance No. 614, December 2014)

- Pol. HS 1.16 The City should periodically evaluate its development standards and regulations for effects on housing costs, and, where appropriate, modify development regulations that unnecessarily add to housing costs. (Amended, Ordinance No. 614, December 2014)
- Pol. HS 1.17 The City should advocate for additional funding at County, Federal, State, and other levels to expand programs that facilitate home ownership by low and moderate income families, and provide assistance for repair, rehabilitation, energy efficiency, and weatherization. (Amended, Ordinance No. 614, December 2014)
- 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 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.

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 2035 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:

- 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 housing goals of a neighborhood, and that fits in with or improves the character of the neighborhood.
- 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.

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. (Amended, Ordinance No. 614, December 2014)

Goal HS.2

Ensure adequate housing for all current and future residents of Burien by achieving and maintaining a high quality residential housing stock.

- 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 The City's existing housing stock should be conserved through:
- 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.
- 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.
- Pol. HS 2.5 The city should consider established housing targets when evaluating land use designation changes.

(Ordinance No. 614, December 2014)
- Pol. HS 2.6 As necessary evaluate the performance of multifamily zoning designations and adjust development standards to increase efficient use of land.

(Ordinance No. 614, December 2014)

Goal HS.3

Develop and preserve a variety of housing options for Burien citizens with special needs due to age, disability, or personal circumstance.

- 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.

Pol. HS 3.3 The City should encourage the dispersal of special needs and senior housing throughout the City. However, special needs and senior housing must still meet the development requirements of the underlying zone. Some clustering of special needs and senior housing may be appropriate if proximity to public transportation, medical facilities or other essential services is necessary.

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.

(Amended, Ordinance No. 614, December 2014)

Pol. HS 3.4 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.

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.

2.9 CAPITAL FACILITIES ELEMENT

Goal CF.7

Utilize all available capital improvement revenues to finance facilities to meet the community's need as established in this comprehensive plan.

Pol. CF 7.9 The community development block grant program should be used to supplement other on-going sources of revenue if the CBDG criteria can be met. Particular opportunities may include:

- Continuing the housing rehabilitation program as an implementing tool of the housing element;
- Improving local streets, especially installing sidewalks in higher density low-income neighborhoods, or near facilities serving qualifying population groups;
- Coordinating installation of handicapped facilities with CBDG funds and small-scale downtown improvements; and
- Supporting social service providers with supporting facilities, in accord with a Human Services Plan.

Goal CF.8

Develop and implement an effective strategy that includes public health and safety to balance land use with capital facility development.

Policy CF 8.1 Site and design public facilities to protect and promote public health, particularly in areas housing vulnerable populations.

The Washington Post

Transportation

Cities turn to 'missing middle' housing to keep older millennials from leaving

By **Katherine Shaver** December 9, 2017

Cities and close-in suburbs looking to the future see a troubling trend: The millennials who rejuvenated their downtowns over the past decade are growing older and beginning to leave.

The oldest are hitting their mid-30s, with many starting to couple up and have children. Meanwhile, the sleek high-rise apartment buildings built for them as single young professionals are no longer practical or affordable as they seek to buy homes with more space and privacy.

"There's been this huge wave of people in cities all over the country. Then they grow up. Then what?," said Yolanda Cole, who owns a D.C. architectural firm and chairs ULI Washington, part of the Urban Land Institute, a research organization dedicated to responsible land use.

In an effort to retain these residents, some urban planners, developers and architects are reviving the kinds of homes that might be more familiar to millennials' great-grandparents: duplexes, triplexes, bungalows, rowhouses with multiple units, and small buildings with four to six apartments or condos.

It's the kind of housing that fell out of fashion after World War II, when young families and others fled cities for the houses, driveways and ample yards of the burgeoning suburbs. Planners and architects refer to it as the "missing middle." It hits the middle in scale — larger than a typical detached single-family home but smaller than a mid- or high-rise — and typically serves people with middle-class incomes.

Daniel Parolek, an architect based in Berkeley, Calif., who coined the term in 2010, said the need for more missing middle housing is hardly limited to millennials. But as they grow older, he said, questions have been raised about how cities will continue to evolve if many of the generation are priced out once they want to put down roots.

"In particular with this generation, that played an important role in revitalizing cities," Parolek said, "I think keeping them in cities is a major conversation."

Washington residents Matthew Horn, 32, and his wife, Ana Bilbao Horn, 32, are struggling to stay in the city now that they want to buy. They love their neighborhood near Union Market in Northeast Washington, Matthew Horn said, but their one-bedroom apartment feels tight now that their 6-month-old daughter sleeps in a crib just off the living room.

Rowhouses with at least two bedrooms are either "extreme fixer-uppers" or out of their price range. Horn, an architect, said being able to buy a home in a safe neighborhood and with a small yard for his daughter feels impossible.

"Right now I'm having to come to terms with having to move out of the city," he said. "I'm realizing the things I want to provide for her, we won't be able to afford in D.C."

In the District, about 35 percent of the housing stock — mostly rowhouses and apartment buildings with two to four units — qualifies as missing middle, planners say. But many of the rowhouses have been carved up into smaller units, shrinking the supply of larger homes and sending prices soaring just as older millennials began seeking them out. Several years ago, in part to preserve larger homes for millennials trying to remain in D.C., the city began limiting when rowhouses could be divided into more than three units.

"We're starting to research where and how we can encourage more of the missing middle," said Art Rodgers, senior housing planner for the D.C. Office of Planning. "I think urban areas in general have to make tough choices between maximizing land capacity and maintaining this housing supply."

Fred Selden, planning director for Fairfax County in the Northern Virginia suburbs, said he hasn't seen an exodus of millennials from the county's more urban areas. But he senses the uncertainty in his profession.

"You read the literature, and it's all over the place," Selden said. "We're trying to figure out what will drive this younger generation. Will they follow the same patterns of their predecessors, or will they do something different?"

Cities from Des Moines to Atlanta to Nashville are turning to the missing middle as a way to try to hold on to millennials as they age. Rather than requiring or subsidizing it as they typically do to produce more low-income housing, local governments are trying to encourage developers to build more missing middle housing by removing barriers in zoning laws and building codes.

Some cities have rezoned their single-family neighborhoods to allow duplexes, triplexes and other multiunit structures that look like single-family homes from the outside, particularly in areas near transit lines. To allow more homes per lot, others are considering relaxing requirements on yard sizes and setbacks, the distance required between properties. Some are beginning to allow bungalows clustered around courtyards by changing long-standing requirements that front entrances be on a street.

"[Millennials] said 'We don't want big yards, but we don't want to be in a big apartment building. We want a duplex or a triplex or townhouse,'" said Lee Jones, a city planner in Nashville, which has made similar changes. "They want something close to work and coffee shops, but they don't want to take care of a yard."

A big question is what sales prices will be considered "affordable" by for-profit builders, particularly in areas where land values have skyrocketed. Another potential hurdle: opposition from residents who say their neighborhoods and schools can't absorb the additional traffic, parking and children that higher-density housing brings.

Of course, planners say, providing more missing middle housing in walkable neighborhoods near transit serves home buyers of all ages, including the other demographic giant of empty-nest baby boomers looking to downsize.

M. Leanne Lachman, a real estate consultant who conducted a 2015 study of "Millennials Inside the Beltway" for ULI Washington, said some of the angst is overblown. Only about one-third of millennials live in cities, she said, compared to the two-thirds in suburbs and rural areas.

For those who leave, she said, there are plenty of younger ones coming after them to keep urban areas feeling vital and vibrant.

"You always need more affordable housing in metropolitan areas," Lachman said. "But I don't think it's required specifically for millennials."

Even so, some planners say millennials' sheer numbers — they recently surpassed baby boomers as the largest living American generation — will force developers to provide more of the missing middle.

"It's a huge wave," said Gil Kelley, planning director for Vancouver, B.C. "They're demanding a place in the cities and housing that's affordable to them."

Vancouver, which ranks among the most expensive cities in North America, has begun to allow more duplexes and "stacked" townhouses with two units.

"I think it's very significant that we're understanding people want to live in the core of urban areas again," Kelley said. "We're reversing a 60- to 70-year trend of people moving out to suburbs . . . This is not just a fad for a decade. This is a multi-decade shift."

Experts say it's too early to know how many urban millennials will try to stay versus follow the well-worn path to the suburbs once they have school-age children. The ULI Washington study found nearly two-thirds of those 30 and older said they planned to continue living inside the Beltway in the next three years. But nearly half of that age group also didn't have children and didn't expect to in that time. The survey also found 58 percent of millennial renters believed they would need to move outside the Beltway to buy a home.

Developers say they are aware that, unlike their parents and grandparents, many millennials don't want to move to the suburbs and "drive 'til you qualify." They say the fact that many have shared group houses or lived in micro-units and other small apartments as young singles shows they're willing to trade space to live near transit and in walking distance to restaurants, shopping, parks and other amenities.

Some developers are planning townhouse projects that will squeeze as many as twice the number of homes onto the same tracts of land as traditional developments, often by shrinking bedrooms, tucking parking underneath and providing shared patios rather than private yards. Doubling the number of homes, they say, can cut prices in half.

Planners in some urbanized suburbs say they, too, are exploring ways to provide more missing middle housing in walkable areas near transit — not only to hold on to millennials but to ensure more of those heading their way don't add to traffic congestion.

Gwen Wright, planning director for Montgomery County, said more homes in the missing middle would serve as a transition needed between the high-rises of growing downtowns like Bethesda and surrounding neighborhoods of single-family houses. Home buyers of all ages need more options in a county where a starter home can command up to \$900,000, she said.

"I think we can provide what millennials are looking for — being close to transit-oriented areas but having the same benefits of a single-family house, even if not in a traditional sense with the yard and picket fence," Wright said. "My sense is millennials are looking for more than that half-acre. They're looking for community and walkability. They've gotten used to those" in cities.

 **238 Comments**

Katherine Shaver is a transportation and development reporter focusing on urban/suburban planning issues and construction of Maryland's light-rail Purple Line. Since joining The Washington Post in 1997, she also has covered crime, courts, education and local government.  Follow @shaverk

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mallen 3 months ago

There is a practical limit to how distant a suburb can be. As you reach that limit, a city can no longer effectively expand geographically and must get more dense. This happens in slow motion.

Like 👍 Link 🔗 Report 🚩



tiredlikeh 3 months ago

A little secret. They don't leave because there is nowhere to live. They leave because the cities tax them to death and uses the money to house (and feed, and clothe) criminals nearby, who's children cause all public schools in the cities to be complete sht and street unsafe for children of normal people.

Projects and rent control have OTHER COSTS.

Like 👍 1 Link 🔗 Report 🚩



maktoo 3 months ago *(Edited)*

Hooray! I am slightly older than the millennials, but would LOVE the opportunity to choose from a variety of courtyard or bungalow apartments! I loathe high rises, and cannot afford a single family house. I'm hoping this becomes the next trend, and that the horrendous "luxury building" trend is dying: only wealthy, downsizing retirees or highly subsidized college graduates can swing those (by tripling up).

Like 👍 2 Link 🔗 Report 🚩



conkly 3 months ago

Nothing will change until these housing options become affordable. The fact that the cheapest options require at least 2 roommates is ridiculous. Anyone, not just millennials, should not have to work multiple jobs and have roommates just to afford a basic and small apartment. These housing options do not address the wage and rent rate issue. More likely they'll be built in a chic and

Short-Term Vacation Rentals Impact Neighborhoods

By Julianne Couch | Posted: Wednesday, July 18, 2018 1:25 pm

Placing a rarely used bedroom or house in the short-term rental market through a service like AirBnB can be a good way for a homeowner to bring in extra cash. It can also help communities that are short on hotel space make room for more visitors, which benefits the local economy.

But too much of a good thing can be, well, too much, resulting in some painful unintended consequences. Sometimes the tipping point is the entrance of commercial investors into the scenario.

That's why community leaders in cities large and small, from Boston to Miami Beach, from the Rocky Mountains to the Pacific Northwest, are figuring out how to keep commercial investors from dominating the short-term rental market. So far, they are passing regulations, and considering ways to enforce them. But they must use finesse as they protect the rights of local property owners while managing commercial investors and the growing online rental market platforms, such as AirBnB.

Colleen Fitzpatrick of the Fenway Community Development Corporation in Boston has seen her city negotiate the unintended results of a burgeoning short-term rental market. She says that around 2013, her community noticed investors buying up properties that had been rental housing and using them for very brief overnight stays, basically turning them into hotels.

People were coming and going from housing units that had previously been occupied long term. In other words, people used to know who their neighbors were, but increasingly, the "neighbors" were only there for a few nights. It also meant that folks who would normally have stable, affordable long-term rental options were being priced out of the increasingly expensive rental market.

Residents approached the city with concerns about this turnover, and what it meant for neighborhood stability. Fitzpatrick says the city's Inspectional Services department sent out a letter to rental property owners that they were looking into



Harder to Find

Some cities are experiencing rental housing shortages as commercial investors begin buying up properties to rent short term through online brokers like AirBnB. As a result, many folks who would normally have stable, affordable long-term rental options are being priced out of the increasingly expensive rental market.

what seemed to be a trend, but that they weren't planning to enforce any regulations. Although it may have been an unintended consequence, "that gave people permissions to keep going," Fitzpatrick believes.

Then about a year ago, Fitzpatrick says, a working group formed among the Alliances of Downtown Civic Organizations, Local 26 of the Boston Hotel and Food Service union, the Chinese Progressive Association and others. The labor organization was primarily concerned about housing for their workers, but also that by cutting into hotel business, workers' jobs were at risk. Together, these groups held a forum with community and elected officials and presented their findings about commercial investors taking over the rental market. Fitzpatrick said when this issue was first raised, she was surprised to learn about the extent and depth of the problem and believes city officials might have experienced that same surprise.

"Once the research was presented, elected officials were moved at that meeting to do something about it," she said.

The advocacy groups presented to the city research from a study by UMass specific to Boston about how AirBnB and other online rental platforms were affecting rent costs. Others in the community did their own research, sleuthing out prices of rental properties by following up with advertisements they found online. In some cases, they discovered, the per-room rate was \$200-\$300 a night. That nightly rate would add up for a person with a long-term lease. Money was being made and that made it difficult for small community organizers to win the battle.

"People came to this cause with different concerns: quality of life, or displacement, or upward pressure on rent. We made it a housing issue working with tenant groups and union members." Fitzpatrick said they knew that investors and rental hosts were going to push back against regulation because they had something to lose. "The coalition was outgunned because they are volunteer community groups, and don't employ full time policy directors devoted to the cause," Fitzpatrick said.

She said the group was never against the "one host, one home" model of short-term renting in which a typical homeowner could rent out a room for a short period of time. But Boston had reached the point where even corporate short-stays were no longer rented for a month or two as intended, but rather for just a few nights and for higher rates.

In June 2018, the Boston City Council passed an ordinance eliminating investor unit listings and regulating other short-term residential rentals. It established a registration and data collection system that will allow the city to more effectively monitor the impacts of this industry on its residential housing supply. "At the same time, it continues to allow owner-occupants to rent out extra rooms on AirBnB for as many as 365 days, or their entire home while on vacation," the ordinance explains.

Fitzpatrick says that having data about who owns properties and how they are managed as rentals is a very important piece of the puzzle for city leaders to possess. It would be helpful, but not practical, to access the databases of companies such as AirBnB, which has a very sophisticated registration platform. Without access to information, it can be difficult for communities to move from registration to enforcement.

One group pleased with the outcome in Boston is the American Hotel & Lodging Association (AHLA). Its president and CEO Katherine Lugar said in a press release that the hotel industry applauds the mayor and city council in Boston for their "decisive leadership to safeguard Boston residents and communities from the negative impact of short-term rentals." She called the new rules common sense to "protect true home-sharers while reining in commercial operators who are tearing apart the fabric of Boston communities, reducing affordable housing options and diminishing the quality of life in residential neighborhoods."

Common sense rules can go a long way, but some cities, including Miami Beach, Fla., find they struggle to enforce those regulations. According to a story on CNBC, Miami Beach is one of the most popular resort cities for short-term rentals. The city took the step of considering neighborhood character, looking at which areas were mostly residential and which were most appealing to tourists. They now allow short-term rentals in only certain areas. In order to advertise on rental platforms, homeowners have to submit an affidavit to the city that their property lies in an area approved for short-term rentals and that they have obtained a business tax receipt and resort tax account. If they are part of a condo association, they need to prove that short-term rentals are allowed there.

The Miami Beach Code Compliance office defines short-term rentals as, "rental periods of less than six months and one day." But, these are prohibited in all single-family homes and in many multi-family housing buildings in Miami Beach. "If a building or unit is found to be operating a short-term rental illegally, tenants/visitors will be evicted and fines, starting at \$20,000, will apply to the owner."

In Denver, Colo., taxation is the focus. In recent years the city imposed regulations and taxes on short-term rentals, of which 1,672 were previously unregulated. The Denver city auditor found that regulations generated nearly \$1.1 million in revenue in the first eight months of 2017. Investigation by the Denver Post found that as of December 2017, that city had a short-term rental registration rate better than 70 percent, which exceeds the rates in other cities that have started regulating it. The audit estimated the licenses issued accounted for only about 63 percent of the short-term rentals being offered through online services.

And in nearby Estes Park, residents found they were increasingly sharing their community with tourists, rather than long-term neighbors. That's partly because fewer people live in small remote mountain towns with long harsh winters, and partly because so many of the four million annual visitors to nearby Rocky Mountain National Park need a place to stay. The Larimer County Commissioners and Estes Park Board of Trustees cooperated on short-term vacation rental regulations in order to have a consistent policy in place across the city and county.

The ordinance requires all vacation rental owners to register. The application fee for vacation rentals within Estes Park is \$200 plus \$50 per bedroom. The ordinance caps the number of rentals within residential zones, with a limit of eight people per home. A review process is required for any owner who wishes to house nine or more people. In order to ensure complaints are resolved quickly, a local representative or property manager must be designated. Employee housing,

attainable housing and accessory dwelling units cannot be registered as vacation rentals.

Walla Walla, Wash., is in the southeast part of the state, near the Cascade Mountains. A city of about 30,000, it is in an increasingly popular district for winery tourism. Partially for that reason, the community has experienced a rapid increase in the number of short-term housing rentals. In November 2017, the city banned absentee-owner properties for use as short-term rentals. This ordinance was contested, according to the Union-Bulletin newspaper.

Some in town took a pro-business position, wanting to encourage tourists to enhance economic development. They also wanted to allow for short-term rentals for newcomers or those considering a move to the area. Others disliked disruption in residential neighborhoods. They also noted the harm to the city's hotels and motels, which are zoned, taxed and must meet codes for safety and other requirements.

The new ordinance does not allow new short-term rentals whose owners inhabit them for fewer than 275 days per calendar year and rent them out for up to 29 days at a time. Property owners faced a short compliance window of just a few weeks to register their rentals as businesses and show that they paid applicable taxes while operating their rentals. Many people were unable to meet that quick turnaround, resulting in confusion.

Colleen Fitzpatrick of the Boston CDC has some words of advice for communities grappling with sharp, sudden increases in short-term rental housing. She notes that for many people, a rental unit is an investment unit, part of the basket of ways individuals make a living. Communities that decide to regulate these businesses need to consider what is fair, but at the same time, watch for "loopholes," Fitzpatrick says.

"What helps renters the most is having housing stock to rent, not tied up with short term stays," she says. She suggests communities get renter advocacy groups involved, as well as social and civic organizations, in order to take action.

"Stop the displacement of renters and the upward effects on rent," said Fitzpatrick. "Get to know what your rental vacancy rate is. When it is down to 3 percent it is hard to find an apartment. Try to get that number up."



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MEMORANDUM

To: Burien Planning Commission

From: Thara Johnson
Senior Planner

Date: October 5, 2018

Subject: 2018 Comprehensive Plan Amendments – Housing Policy

PURPOSE/REQUIRED ACTION

At this meeting the Planning Commission will continue a discussion of the Comprehensive Plan Amendment policy changes relating to housing. The 2018 Comprehensive Plan Docket and Community Development Work Program identified housing policies as an item to be evaluated as part of the 2018 annual Comprehensive Plan amendment.

BACKGROUND

On December 31, 2017, the City of Burien initiated the annual Comprehensive Plan amendment process for 2018. The final Comprehensive Plan Docket was adopted by City Council on April 16, 2018 following a recommendation by the Planning Commission which occurred on March 28, 2018, following a public meeting that was held on March 8, 2018.

Also, as part of the periodic Comprehensive Plan update which occurred in 2016, the Puget Sound Regional Council (PSRC) provided the City with recommendations on a number of policy amendments that should be considered as part of future Comprehensive Plan amendments. One of the topic areas related to housing, and PSRC recommended that the City update the existing housing needs assessment, which was last updated in 2003. The housing needs assessment would include an inventory of existing housing stock in Burien, which would assist in developing and evaluating the City's current housing policies.

The Planning Commission received a briefing from city staff at the August 22nd, meeting relating to the relevant issues on the City's housing policy amendments that would need to be considered. Staff divided the issues into long term and short term strategies. Short term

strategies those that could be considered and evaluated as part of the 2018 Comprehensive Plan Amendment cycle. However, it is anticipated that the long term strategies will occur over a longer time frame (2019-2020), since some of the results and outcomes from the short term strategies will inform and form the basis for the longer term policy development, such as the Housing Assessment Study.

DISCUSSION

Accessory Dwelling Units:

The current policies relating to accessory dwelling units include specific requirements that are typically codified in zoning regulations, and are not typically found in a policy document which sets the vision for the City. In addition, there are a number of jurisdictions that have not required an ownership clause to their Accessory dwelling unit regulations. Such an approach would provide additional rental opportunities and would be an additional avenue to achieving affordable housing for the community.

In response to discussing ADU's, the Commission requested that staff provide additional information specifically the following:

1. The number of Accessory Dwelling Units within the City of Burien and whether should be a limit to the number of ADU's?

The City currently has a record of 24 accessory dwelling units, however, this number may not be fairly accurate, since the count of ADU's is based on legal permitting of ADU's or code compliance complaints that have been filed. Therefore, there may be a number of additional ADU's that have not been legally permitted and still exist within the City.

The Commission also discussed placing limits on the number of ADU's within the City. From reviewing regulations in other jurisdictions, it is not apparent that any local jurisdiction include restrictions on the maximum number that are allowed. In fact, most jurisdictions look to encouraging accessory dwelling units as a means to achieving additional opportunities for affordable housing, given the housing shortage that is apparent in the region, particularly access to affordable housing. Since both the City of Seattle and City of Portland have approximately 1% of their housing stock as ADU's, it is staff's opinion, that the City of Burien would most likely have less than 1%, which is not a significant number.

2. Parking requirements for ADU's and comparative regulations from other jurisdictions

The majority of neighboring jurisdictions require one off-street parking space for ADU's. Attachment 1, which is an article that compares regulations in Portland, Seattle, and Vancouver BC assesses the barriers for creating ADU's. Vancouver, BC has a significantly larger number of ADU's than either Seattle or Portland, and Portland and Vancouver do not place a parking requirement for ADU's. However, given these cities access to a fairly significant public transportation access, eliminating a parking requirement may not be as appropriate for the City of Burien.

Also, ADU regulations are typically not incorporated as part of a Comprehensive Plan policy; and are typically reside in zoning regulations. Therefore, it is staff's recommendation that the specific regulatory requirements for ADU's be evaluated as part of a future zoning code text amendment, but have the Planning Commission provide direction on removing the regulatory and ownership requirements tied to ADU's that currently reside in the Comprehensive Plan.

3. Which other jurisdictions have removed the requirement for the property owner to live in either the primary dwelling unit or the ADU?

The majority of cities within the region impose ownership requirements for the property owner to either reside in the primary dwelling unit or ADU. However, both Portland, Oregon and Vancouver, BC; do not place an ownership requirement on ADU's. An article which compares ADU regulations in Seattle, Portland and Vancouver, BC is included as Attachment 2. The number of ADU's within Vancouver is considerably larger, than either Seattle or Portland, most likely due to the lack of regulatory barriers in place, thereby providing alternatives for additional housing. The City of Seattle is currently reevaluating their ADU standards as part of their larger housing assessment, and have currently issued an EIS on three alternatives. The most aggressive alternative would allow for both an attached and detached ADU on single-family lots, similar to the City of Vancouver, BC.

Staff is requesting that the Commission provide feedback relating to whether the current policies in the Comprehensive Plan associated with ADU's be revised to remove the regulatory the Comprehensive Plan and provide direction to evaluate zoning regulations associated with ADU's as a part of a future work program.

Missing Middle

Review approach to the 'missing middle':

- *Setting minimum density targets/thresholds for residential and multi-family zones:* The City's current Comprehensive Plan does not include policies which require achieving minimum density standards, which would allow multi-family zones to be developed at a lower density than it could accommodate.
- *Evaluate the policy which allows single-family developments in multi-family zones:* The City's current policies do not restrict developing single-family homes in multi-family zones, including the high-density multi-family zones, and since there are no minimum density thresholds this results in land that is zoned for multi-family being underutilized to its maximum development potential. Additionally this underutilization of development potential in multi-family zones reduces the City's ability to accommodate additional housing and population, as the City starts to plan towards meeting growth targets designated by PSRC's Vision 2040/2050. Attachment 2 includes an article which assesses how to address the "Missing middle" housing issue.

- *Evaluate the need for policies addressing Air BNB and vacation rentals/ short term housing:* The Comprehensive Plan does not currently include policies which address minimizing or providing thresholds for short term vacation rentals or Air BNB uses. Several jurisdictions including Burien are experiencing rental housing shortages as property owners and investors choose to rent properties in the short term through online brokers like Airbnb or VRBO. As a consequence, many residents who would normally have stable, affordable long-term rental options are being priced out of the increasingly expensive rental market and thereby decreasing the long-term rental housing inventory.

Staff is requesting feedback from the Commission relating to incorporating policies which would address setting minimum density targets and limiting single-family development in multi-family zones.

PLANNING COMMISSION ACTION

Staff is requesting that the Planning Commission provide direction to staff relating to Accessory Dwelling Unit policies and policies which address setting minimum densities as well as limiting the development of single-family development in multi-family zones.

If you have any questions before the meeting, please contact Thara Johnson at (206) 436-5574 or by e-mail at tharaj@burienwa.gov.

Attachments:

1. Sightline ADU article
2. Oregon Senate Bill 1051 ADU Guidance



WHY VANCOUVER TROUNCES THE REST OF CASCADIA IN BUILDING ADUS

And how Portland and Seattle could play some serious catch-up.



Author: **Dan Bertolet**
 (@danbertolet) on February 17, 2016 at 6:30 am

This article is part of the series [Legalizing Inexpensive Housing](#)

Editor's note: This article is Sightline's very first from our new senior researcher, Dan Bertolet. We're thrilled to have him on board to help both continue and expand our work pursuing smart solutions to our region's big questions on housing and urban growth. Read his full bio [here](#), and follow him on Twitter at [@danbertolet](#).

Cascadia's three largest cities have all sworn themselves devotees of the accessory dwelling unit (ADU)—also known as the in-law apartment or backyard cottage. But only one of the three has actually built any more than a smattering of them. In Vancouver, BC, fully *one-third* of single-family houses have legal ADUs; in Portland and Seattle, scarcely one percent of houses sport a permitted secondary dwelling. This yawning gap reveals a big opportunity for addressing future housing needs in growing cities.

Share of Single-family Houses with ADUs



The current state of Cascadia's ADUs

ADUs are relatively modest apartments or cottages integrated into single-family properties, and they come in two flavors: physically *attached* to the main house (AADU), or *detached* in a structure separate from the single-family house on the same lot (DADU). Most fall in the **moderate affordability** range—**\$1,200 to \$1,800 per month** for a one-bedroom unit in Seattle—and offer a housing option in single-family neighborhoods for residents who cannot afford a single-family house.

Known as “granny flats” for a reason, ADUs work well for multigenerational families. And they are particularly well-suited for young children, because they tend to be relatively large (at least for a rental), provide direct access to outdoor yards, and are often located in neighborhoods well served with schools and parks.

The table below shows **the current ADU and single-family home stats** for Vancouver, Seattle, and Portland. Vancouver has a staggering lead in AADUs, with more than 21 times as many in-law apartments (called “secondary suites” in Canada) as Seattle and almost 44 times as many as Portland. The city also holds an ample lead in DADUs (“laneway houses,” in Vancouver’s parlance).

	Vancouver	Seattle	Portland
AADUs	25,300	1,184	580
DADUs	1,350	212	720
Single-family Houses	75,000	134,000	153,000

What’s holding back Cascadia’s ADUs

Myriad regulatory barriers currently litter the law books of Cascadian cities, clogging the ADU pipeline. Vancouver’s success in building more than 26,000 ADUs has been all about **undoing those restrictions**. Starting in the late 1980s, the city legalized thousands of existing, but illegal, ADUs. Over time, it eliminated the most counterproductive barriers. Vancouver, unlike many Cascadian cities:

- does not require an off-street parking spot for each ADU,
- does not require the owner to live on site,
- allows single-family lots to host both an AADU and a DADU,
- awards additional occupancy limits for each dwelling on a property,
- and

provides great latitude to property owners in terms of size, height, and placement of each ADU.

Vancouver demonstrates a substantial housing opportunity for other cities. Matching Vancouver's ADU track record would mean 47,000 ADUs in Seattle and 54,000 ADUs in Portland. Unfortunately, recent rates of construction in these cities would not yield that much for several hundred years. To seize the ADU opportunity and match Vancouver, Portland and Seattle will also have to match Vancouver's welcoming set of ordinances.



Detached accessory dwelling unit, Seattle, WA. by City of Seattle (Used with permission.)

Seattle is poised for progress on ADU code improvements intended to unleash production through the recently introduced **Housing Affordability and Livability Agenda** (HALA). HALA calls for more ADUs and prescribes most of the **regulatory improvements** listed above. HALA also recommends establishing a "clemency program" to legalize undocumented ADUs, which amount to perhaps **two or three times** the permitted inventory. (The City of Seattle makes no attempt to count unpermitted ADUs).

Next to Vancouver, Portland is the most **ADU-friendly** city in Cascadia, mainly because the Rose City **requires** neither parking nor owner occupancy for ADUs. However, Portland only

allows one ADU per property, imposes a low site occupancy limit (no more than 6 unrelated people), and requires 2-story DADUs to match the design of the main house. Compared to [Seattle](#), in recent years Portland's rate of DADU production has been [relatively robust](#), thanks to the elimination of an \$11,000 development fee and the parking requirements in 2010. (Though a [recent procedural change](#) in property tax appraisal methods may re-chill the market.)

LIKE WHAT YOU'RE READING? MORE ON IN-LAW UNITS AND BACKYARD COTTAGES [HERE](#).



Portland ADU by Rainbow Valley Construction (Used with permission.)

Where ADUs could take us

Vancouverites built most of the city's 25,000 AADUs over several decades starting in the 1970s—often in defiance of prohibitive regulations in place during much of that period. DADUs are newer to the city (the program launched in 2009), but production has been steadily rising, with a record 531 units permitted in 2015.

Combined, the production rates observed in Vancouver for the two ADU types translate to something on the order of 1,000 homes per year. By comparison, Seattle has a goal of producing 20,000 affordable units over ten years, or 2,000 per year. The fact that both Seattle and Portland have roughly twice as many single-family houses as Vancouver to work with would suggest that both cities have the potential to surpass Vancouver's ADU pace. And that's enough new housing to take a serious bite out of the mushrooming unmet demand for moderately priced, family-friendly housing in these cities.



Arbutus laneway house, Vancouver, BC by Smallworks (Used with permission.)

The reason Vancouver is currently so far ahead on ADUs stems from the presence of two synergistic ingredients: low regulatory barriers and a strong real estate market. Together, these help owners justify the cost of building ADUs. Seattle has been lagging because while it has the market, it also has the barriers. And Portland has been lagging because while most of the major barriers are gone, it has had a weaker real estate market until recently.

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Given Portland's strengthening market, an ongoing increase in ADU production can be expected, without any major code changes. In Seattle's case, however, ramping up ADUs hinges on fixing the code. Fortunately the City of Seattle already has a plan, and the solution is straightforward: implement [HALA's recommendations](#).

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Notes and methods: Vancouver data were obtained through a private communication (12/15/15) with staff at Planning and Development Services, who derived the AADU count from Census 2011: Statistics Canada. The DADU count is based on data collected by the City and includes only those with finalized permits as of 12/31/2015.

The data source for the Seattle ADU inventory is [here](#) and includes ADUs with permits finalized between 1/1/95 and 10/2/15. The data source for the Seattle single-family house inventory is [here](#).

The total count of ADUs in Portland is based on a private communication (11/02/15) with staff from the Oregon Department of Environmental Quality. The estimated split of that total between AADUs and DADUs was derived by applying the percentages observed in [this 2013 survey](#). The data source for the Portland single-family house inventory is [here](#).

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[A Good Way to Make Housing Scarcer and More Expensive](#) »

**GUIDANCE ON IMPLEMENTING
THE ACCESSORY DWELLING UNITS (ADU) REQUIREMENT
UNDER OREGON SENATE BILL 1051**



*M. Klepinger's backyard detached ADU, Richmond neighborhood, Portland, OR.
(Photo courtesy of Ellen Bassett and accessorydwellings.org.)*

OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT

MARCH 2018



Oregon Department of
Land Conservation
and Development

Introduction

As housing prices in Oregon go up, outpacing employment and wage growth, the availability of affordable housing is decreasing in cities throughout the state. While Oregon's population continues to expand, the supply of housing, already impacted by less building during the recession, has not kept up. To address the lack of housing supply, House Speaker Tina Kotek introduced House Bill 2007 during the 2017 legislative session to, as she stated, "remove barriers to development." Through the legislative process, legislators placed much of the content of House Bill 2007 into Senate Bill 1051, which then passed, and was signed into law by Governor Brown on August 15, 2017. In addition, a scrivener's error¹ was corrected through the passage of HB 4031 in 2018.

Among the provisions of SB 1051 and HB 4031 is the requirement that cities and counties of a certain population allow accessory dwelling units (ADUs) as described below:

- a) *A city with a population greater than 2,500 or a county with a population greater than 15,000 shall allow in areas within the urban growth boundary that are zoned for detached single-family dwellings the development of at least one accessory dwelling unit for each detached single-family dwelling, subject to reasonable local regulations relating to siting and design.*
- b) *As used in this subsection, "accessory dwelling unit" means an interior, attached or detached residential structure that is used in connection with or that is accessory to a single-family dwelling.*

This new requirement becomes effective on July 1, 2018 and subject cities and counties must accept applications for ADUs inside urban growth boundaries (UGBs) starting July 1, 2018. Many local governments in Oregon already have ADU regulations that meet the requirements of SB 1051, however, some do not. Still others have regulations that, given the overall legislative direction to encourage the construction of ADUs to meet the housing needs of Oregon's cities, are not "reasonable." The Oregon Department of Land Conservation and Development (DLCD) is issuing this guidance and model code language to help local governments comply with the legislation. The model code language is included on its own page at the end of this document.

¹ *The scrivener's error in SB 1051 removed the words "within the urban growth boundary." HB 4031 added the words into statute and thus limited the siting of ADUs to within UGBs.*

Guidance by Topic

The purpose of the following guidance is to help cities and counties implement the ADU requirement in a manner that meets the letter and spirit of the law: to create more housing in Oregon by removing barriers to development.

Number of Units

The law requires subject cities and counties to allow “at least one accessory dwelling unit for each detached single-family dwelling.” While local governments must allow one ADU where required, DLCD encourages them to consider allowing two units. For example, a city or county could allow one detached ADU and allow another as an attached or interior unit (such as a basement conversion). Because ADUs blend in well with single-family neighborhoods, allowing two units can help increase housing supply while not having a significant visual impact. Vancouver, BC is a successful example of such an approach.

Siting Standards

In order to simplify standards and not create barriers to development of ADUs, DLCD recommends applying the same or less restrictive development standards to ADUs as those for other accessory buildings. Typically that would mean that an ADU could be developed on any legal lot or parcel as long as it met the required setbacks and lot coverage limits; local governments should not mandate a minimum lot size for ADUs. So that lot coverage requirements do not preclude ADUs from being built on smaller lots, local governments should review their lot coverage standards to make sure they don’t create a barrier to development. To address storm water concerns, consider limits to impermeable surfaces rather than simply coverage by structures.

In addition, any legal nonconforming structure (such as a house or outbuilding that doesn’t meet current setback requirements) should be allowed to contain, or be converted to, an ADU as long as the development does not increase the nonconformity.

Design Standards

Any design standards required of ADUs must be clear and objective (ORS 197.307[4]). Clear and objective standards do not contain words like “compatible” or “character.” With the exception of ADUs that are in historic districts and must follow the historic district regulations, DLCD does not recommend any special design standards for ADUs. Requirements that ADUs match the materials, roof pitch, windows, etc. of the primary dwelling can create additional barriers to development and sometimes backfire if the design and materials of the proposed

ADU would have been of superior quality to those of the primary dwelling, had they been allowed.

Parking

Requiring off-street parking is one of the biggest barriers to developing ADUs and it is recommended that jurisdictions not include an off-street parking requirement in their ADU standards. Adding off-street parking on many properties, especially in older centrally-located areas where more housing should be encouraged, is often either very expensive or physically impossible. In addition, when adding an additional off-street parking space requires a new or widened curb cut, it removes existing on-street parking, resulting in no net gain of parking supply. As an alternative to requiring off-street parking for ADUs, local governments can implement a residential parking district if there is an on-street parking supply shortage. For more help on parking issues, visit www.oregon.gov/lcd/tgm/pages/parking.aspx or contact DLCD.

Owner Occupancy

Owner-occupancy requirements, in which the property owner is required to live on the property in either the primary or accessory dwelling unit, are difficult to enforce and not recommended. They may be a barrier to property owners constructing ADUs, but will more likely simply be ignored and constitute an on-going enforcement headache for local governments.

Public Utilities

Development codes that require ADUs to have separate sewer and water connections create barriers to building ADUs. In some cases, a property owner may want to provide separate connections, but in other cases doing so may be prohibitively expensive.

System Development Charges (SDCs)

While SDCs are not part of the development code and SB 1051 does not require them to be updated, local governments should consider revising their SDCs to match the true impact of ADUs in order to remove barriers to their development. ADUs are generally able to house fewer people than average single-family dwellings, so their fiscal impact would be expected to be less than a single-family dwelling. Accordingly, it makes sense that they should be charged lower SDCs than primary detached single-family dwellings.

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Accessory Dwellings (model code)

Note: ORS 197.312 requires that at least one accessory dwelling be allowed per detached single-family dwelling in every zone within an urban growth boundary that allows detached single-family dwellings. Accessory dwellings are an economical way to provide additional housing choices, particularly in communities with high land prices or a lack of investment in affordable housing. They provide an opportunity to increase housing supply in developed neighborhoods and can blend in well with single-family detached dwellings. Accessory dwelling regulations can be difficult to enforce when local codes specify who can own or occupy the homes. Requirements that accessory dwellings have separate connections to and pay system development charges for water and sewer services can pose barriers to development. Concerns about neighborhood compatibility, parking, and other factors should be considered and balanced against the need to address Oregon's housing shortage by removing barriers to development.

The model development code language below provides recommended language for accessory dwellings. The italicized sections in brackets indicate options to be selected or suggested numerical standards that communities can adjust to meet their needs. Local housing providers should be consulted when drafting standards for accessory dwellings, and the following standards should be tailored to fit the needs of your community.

Accessory dwellings, where allowed, are subject to review and approval through a Type I procedure[, pursuant to Section _____.] and shall conform to all of the following standards:

[A. One Unit. *A maximum of one Accessory Dwelling is allowed per legal single-family dwelling. The unit may be a detached building, in a portion of a detached accessory building (e.g., above a garage or workshop), or a unit attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).*

/

A. Two Units. *A maximum of two Accessory Dwellings are allowed per legal single-family dwelling. One unit must be a detached Accessory Dwelling, or in a portion of a detached accessory building (e.g., above a garage or workshop), and one unit must be attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).]*

B. Floor Area.

1. A detached Accessory Dwelling shall not exceed [800-900] square feet of floor area, or [75] percent of the primary dwelling's floor area, whichever is smaller.
2. An attached or interior Accessory Dwelling shall not exceed [800-900] square feet of floor area, or [75] percent of the primary dwelling's floor area, whichever is smaller. However, Accessory Dwellings that result from the conversion of a level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level or floor, even if the floor area of the Accessory Dwelling would be more than [800-900] square feet.

C. Other Development Standards. Accessory Dwellings shall meet all other development standards (e.g., height, setbacks, lot coverage, etc.) for buildings in the zoning district, except that:

1. Conversion of an existing legal non-conforming structure to an Accessory Dwelling is allowed, provided that the conversion does not increase the non-conformity; and

2. No off-street parking is required for an Accessory Dwelling.

Definition (This should be included in the “definitions” section of the zoning ordinance. It matches the definition for Accessory Dwelling found in ORS 197.312)

Accessory Dwelling – An interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a single-family dwelling.



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MEMORANDUM

To: Burien Planning Commission

From: Thara Johnson
Senior Planner

Date: October 19, 2018

Subject: 2018 Comprehensive Plan Amendments – Housing Policy

PURPOSE/REQUIRED ACTION

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The Planning Commission received a briefing from city staff at the August 22nd, meeting relating to the relevant issues on the City's housing policy amendments that would need to be considered. Staff divided the issues into long term and short term strategies. Short term

strategies those that could be considered and evaluated as part of the 2018 Comprehensive Plan Amendment cycle. However, it is anticipated that the long term strategies will occur over a longer time frame (2019-2020), since some of the results and outcomes from the short term strategies will inform and form the basis for the longer term policy development, such as the Housing Assessment Study.

At the October 10th meeting, the Planning Commission discussed existing policies in the Comprehensive Plan relating to Accessory Dwelling units, which currently include specific requirements that are typically codified in zoning regulations, and are not typically found in a policy document which sets the vision for the City. The Commission provided direction to staff to strike these regulatory requirements from the Comprehensive Plan and also provide some policy language which would address provision of ADU's that are more reflective of the City's vision and goals to encourage ADU's as an alternate type of housing in single-family neighborhoods while also addressing a subset of affordable housing. Staff has provided policy language, included as Attachment 1.

The Commission also discussed addressing the "missing middle" and existing policies in the Comprehensive Plan which do not restrict developing single-family homes in multi-family zones, including both moderate density and high-density multi-family zones. Also, since there are no minimum density thresholds in the City's zoning code, the existing policy language results in land that is zoned for multi-family being underutilized to its maximum development potential. Additionally this underutilization of development potential in multi-family zones reduces the City's ability to accommodate additional housing and population, as the City starts to plan towards meeting growth targets designated by PSRC's Vision 2040/2050.

The Commission recommended that staff clarify the policy language to include a density range within the moderate and high density multi-family zones, and also incorporate additional policies which addresses opportunities for a variety of housing types, which could result in access to more affordable options rather than single-family detached housing types, which remains unattainable to a majority of Burien's population. Staff has incorporated a number of additional policies which address achieving housing targets set by Growth management Act and King County Planning Policies, as well as specific policy language which address providing for a variety of housing types and thereby setting guidance for establishing regulations that would address the issue of the missing middle.

The Commission also discussed the impacts of short term rentals on the availability of housing and access to affordable housing; and recommended that staff incorporate policy language which addressed minimizing these impacts.

PLANNING COMMISSION ACTION

Staff is requesting that the Planning Commission review the policy changes included in Attachment 1 and provide direction to staff in advance of the public hearing on the Comprehensive Plan Amendments, tentatively scheduled for November 14, 2018.

If you have any questions before the meeting, please contact Thara Johnson at (206) 436-5574 or by e-mail at tharaj@burienwa.gov.

Attachments:

1. Comprehensive Plan Policies – Land Use and Housing elements.

2.2 LAND USE ELEMENT

Goal LU.1

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.

Pol. LU 1.4 Encourage a mix of residential, office and commercial uses within Burien's Urban Center to create a vibrant city center that reduces reliance on the automobile and provides a range of housing opportunities

Goal LU.2

Plan for a fair share of regional growth consistent with State and regional goals directing growth to urban areas

Pol. LU 2.2 Provide sufficient land area and densities to meet Burien's projected needs for housing, employment and public facilities

Pol LU 2.3 Zone sufficient buildable land, create adequate usable development capacity and allow for an appropriate mix of housing types to accommodate Burien's projected share of King County population growth over the next 20 years.

Pol LU 2.4 Ensure that any rezone results in an increase in residential capacity and will contribute toward the City being able to achieve its population and housing targets under the Growth management Act and King County Planning Policies.

Residential Neighborhoods

Goal RE.1

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.

Discussion: 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.

The functions of critical areas can be protected through a lower level of residential density and by critical area regulations.

Note: Policy numbers may not be consecutive. Through the Comprehensive Plan amendment process, some policies have been deleted from this chapter while existing policy numbers have retained their original sequence. Information on past Comprehensive Plan amendments is available at the City of Burien Community Development Department.

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.

Pol. RE 1.8 The *Moderate Density Multifamily Neighborhood* designation allows multiple-family residential uses with ~~at a maximum~~ density range 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.

Designation Criteria: Properties designated *Moderate Density Multifamily Neighborhood* shall reflect all of the following criteria:

1. The area is already primarily characterized by multifamily residential development at 12 to 24 units per acre.
2. The area is within 1/8 mile of any commercial service node (as shown on Figure 2 LU-3, Commercial Nodes) or the urban center boundary as measured along an arterial.
3. The area is located within ¼ mile of a transit route with a peak transit frequency of at least every 10-20 minutes.
4. The area does not have critical areas, except critical aquifer recharge areas.
5. The area is located adjacent to or has adequate access to an arterial.
6. The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.

Pol. RE 1.9 The *High Density Multifamily Neighborhood* designation allows multiple-family residential uses with ~~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.

Designation Criteria: Properties designated *High Density Multifamily Neighborhood* shall reflect all of the following criteria:

1. The area is already primarily characterized by multifamily residential uses at 18 or more units per acre.
2. The area is within 1/8 mile of moderate and high commercial service nodes (shown on Figure 2 LU-3, Commercial 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.
3. The area is located within ¼ mile of a transit route with peak transit frequency of at least every 10-20 minutes.
4. The area does not have critical areas, except critical aquifer recharge areas.

5. The area is located adjacent to or has adequate access to a primary or minor arterial.
6. The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.

2.4 HOUSING ELEMENT

Goal HS.1

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.

Pol. HS 1.2 Burien should promote an economically diversified housing supply, including low, middle, and upper income levels, to serve a broad range of community needs.

Discussion: Burien currently maintains a housing supply that has a significant majority that is affordable to very low and moderate income households. Burien will continue to provide its fair share of affordable housing and supports a regional approach ensuring that housing is affordable to all income levels. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.3 Encourage new and innovative housing types that meet the evolving needs of Burien households, and expand housing choices in all neighborhoods. These housing types include but are not limited to single family dwelling units; multi-dwelling units; accessory dwelling units; cottage housing; pre-fabricated homes such as manufactured, modular, and mobile homes; co-housing; and clustered housing/clustered services.

Discussion: Burien has a diverse population which has changed over time and planning for a variety of types of households that will meet the needs of its residents is important. Housing types that will serve a variety of households such as multigenerational families, small and large households with children, older adults and households.

Pol. HS 1.34 The City should encourage multi-family residential uses near and within designated commercial nodes and within its urban center, subject to development standards and design guidelines.

Discussion: Mixed-use development provides a residential lifestyle that many people find desirable. Residents can minimize transportation costs and travel time by residing in commercial 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

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residential growth to locate in commercial nodes will also help to protect the character of existing single family neighborhoods. (Amended, Ordinance No. 614, December 2014)

- Pol. HS 1.6 Neighborhood design considerations should be included in City land use policies and regulations, such as site standards, landscaping requirements and building design guidelines.

Affordable Housing

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 financial assistance or incentives. 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 to be applied to the Countywide Growth Targets as set forth in Table 2LU 2.1, and are as follows:

Moderate - 16% of target (50-80% of Average Median Income)

Low income - 12% of target (30-50% of Average Median Income)

Very low income - 12% of target (0-30% of Average Median Income)

(Amended, Ordinance No. 614, December 2014)

- Pol. HS 1.8 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.

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. .

- Pol. HS 1.10 The City’s strategy for affordable housing will also include:
- a. allowing quality designed prefabricated housing within single family neighborhoods,

- b. facilitating the construction of multi-family developments in downtown and in commercial nodes which are in close proximity to services and facilities; and
- c. allowing accessory dwelling units in single family neighborhoods.
- d. encouraging and allowing mixed use developments within identified commercial nodes. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.11—~~The development of accessory dwelling units in single family residences should be allowed to continue. In addition:~~

- ~~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.~~

Promote the development of accessory dwelling units (ADUs) within new and existing single-family developments to provide additional home ownership choices for lower income, multi-generational and smaller households in residential neighborhoods. Consider incentives for new housing developments that include a percentage of ADUs as part of the new construction, as well as explore opportunities to promote ADU construction in existing homes.

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.

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.

Pol. HS 1.12 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.

Discussion: Within Burien, mobile home parks could be closed or redeveloped. 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.

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. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.13 Enable and encourage development of middle housing. This includes multi-unit or clustered residential buildings that provide relatively smaller, less expensive units; more units; and a scale transition between the core of the mixed use center and surrounding single family areas. Where appropriate, apply zoning that would allow this within proximity to designated centers, corridors with frequent service transit, and transit stations

Pol. HS 1.134 The City should encourage the development of affordable housing through incentives including density bonuses. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.145 The City will coordinate its affordable housing analysis with the affordable housing policies of the King County Countywide Planning Policies.

Pol. HS 1.156 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 both non and for profit developers in locating affordable housing. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.167 The City should periodically evaluate its development standards and regulations for effects on housing costs, and, where appropriate, modify development regulations that unnecessarily add to housing costs. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.178 The City should advocate for additional funding at County, Federal, State, and other levels to expand programs that facilitate home ownership by low and moderate income families, and provide assistance for repair, rehabilitation, energy efficiency, and weatherization. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.189 The City should ensure that affordable housing created or preserved using local public resources or by regulation retains its affordability over time.

Pol. HS 1.1920 The City should establish a process for measuring the effectiveness of policies and regulations in meeting the housing needs of Burien residents.

Pol. HS 1.201 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.

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 2035 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:

- 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 housing goals of a neighborhood, and that fits in with or improves the character of the neighborhood.
- 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.

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. (Amended, Ordinance No. 614, December 2014)

Goal HS.2

Ensure adequate housing for all current and future residents of Burien by achieving and maintaining a high quality residential housing stock.

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 The City's existing housing stock should be conserved through:

- 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.

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.

Pol. HS 2.5 The city should consider established housing targets when evaluating land use designation changes.

(Ordinance No. 614, December 2014)

Pol. HS 2.6 As necessary evaluate the performance of multifamily zoning designations and adjust development standards to increase efficient use of land.

(Ordinance No. 614, December 2014)

Pol. HS 2.7 The City should evaluate opportunities and strategies which would minimize the negative impacts of short term rentals such as increased home and rental costs, shortage of supply of housing units among others.

Goal HS.3

Develop and preserve a variety of housing options for Burien citizens with special needs due to age, disability, or personal circumstance.

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.

Pol. HS 3.3 The City should encourage the dispersal of special needs and senior housing throughout the City. However, special needs and senior housing must still meet the development requirements of the underlying zone. Some clustering of special needs and senior housing may be appropriate if proximity to public transportation, medical facilities or other essential services is necessary.

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.

(Amended, Ordinance No. 614, December 2014)

Pol. HS 3.4 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.

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.

2.9 CAPITAL FACILITIES ELEMENT

Goal CF.7

Utilize all available capital improvement revenues to finance facilities to meet the community's need as established in this comprehensive plan.

Pol. CF 7.9 The community development block grant program should be used to supplement other on-going sources of revenue if the CBDG criteria can be met. Particular opportunities may include:

- Continuing the housing rehabilitation program as an implementing tool of the housing element;
- Improving local streets, especially installing sidewalks in higher density low-income neighborhoods, or near facilities serving qualifying population groups;
- Coordinating installation of handicapped facilities with CBDG funds and small-scale downtown improvements; and
- Supporting social service providers with supporting facilities, in accord with a Human Services Plan.

Goal CF.8

Develop and implement an effective strategy that includes public health and safety to balance land use with capital facility development.

Policy CF 8.1 Site and design public facilities to protect and promote public health, particularly in areas housing vulnerable populations.



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MEMORANDUM

To: Burien Planning Commission

From: Thara Johnson
Senior Planner

Date: November 8, 2018

Subject: 2018 Comprehensive Plan Amendments – Land Use, Housing and Economic Development elements

PURPOSE/REQUIRED ACTION

The purpose of this agenda item is to conduct a public hearing on the proposed 2018 Comprehensive Plan amendments to Land Use Element (Chapter 2.2), Housing Element (Chapter 2.4), and Economic Development Element (Chapter 2.11). The 2018 Comprehensive Plan Docket and Community Development Work Program identified housing and economic development policies as items to be evaluated as part of the 2018 annual Comprehensive Plan amendments.

BACKGROUND

On December 31, 2017, the City of Burien initiated the annual Comprehensive Plan amendment process for 2018. The final Comprehensive Plan Docket was adopted by City Council on April 16, 2018 following a recommendation by the Planning Commission which occurred on March 28, 2018, following a public meeting that was held on March 8, 2018. The Economic Development Element and housing policies were incorporated as topics to be evaluated as part of the 2018 Comprehensive Plan amendment docket.

The Business and Economic Development Committee (BEDP) was tasked with updating the Economic Development Element. In their work with the Comprehensive Plan over the past year, the BEDP has engaged in several processes to prepare the draft Economic Development element. They have engaged other commissions, performed research, and were informed by previous economic development strategic planning work. In February 2018, the Planning Commission, the Arts Commission, and the BEDP met to streamline and revise these policies

further, and to create additional policies as needed. Since that time, the BEDP and the Arts Commission have further refined the draft policies, which was presented to the Planning Commission at their June 13th, 2018 meeting at which time the Commission accepted the draft Economic Development element which has been included as Attachment 2.

The City of Burien went through the required periodic update to the Comprehensive Plan in 2016, the Puget Sound Regional Council (PSRC) provided the City with recommendations on a number of policy amendments that should be considered as part of future Comprehensive Plan amendments. One of the topic areas related to housing, and PSRC recommended that the City update the existing housing needs assessment, which was last updated in 2003. The housing needs assessment would include an inventory of existing housing stock in Burien, which would assist in developing and evaluating the City's current housing policies.

The Planning Commission received a briefing from city staff at the August 22nd, meeting relating to the relevant issues on the City's housing policy amendments that would need to be considered. Staff divided the issues into long term and short term strategies. Short term strategies included those that could be considered and evaluated as part of the 2018 Comprehensive Plan Amendment cycle. However, it is anticipated that the long term strategies would occur over a longer time frame (2019-2020), since some of the results and outcomes from the short term strategies will inform and form the basis for the longer term policy development, such as the Housing Assessment Study.

At the October 10th meeting, the Planning Commission discussed existing policies in the Comprehensive Plan relating to Accessory Dwelling units, middle income housing and short term rentals and provided direction to staff relating to policy language that should be developed for further review and consideration. At the October 24th meeting, the Commission reviewed the proposed policy language changes as well as new policies being proposed, which relate to addressing some of the prevalent regional housing issues. The Commission recommended some minor modifications which have been incorporated into Attachment 1.

REVIEW OF CRITERIA FOR COMPREHENSIVE PLAN AMENDMENT

BMC 19.65.095.4 contains the criteria for review of a proposed Comprehensive Plan amendment. To be approved, the proposed amendment must meet all of the following criteria:

A. The request is the best means for meeting an identified public benefit; and

The request to amend the Comprehensive Plan was made prior to March 1, 2018, as required in BMC 19.65.095.

The proposed amendments set the policy framework on land use, housing and economic development policies which will form the basis for regulatory decisions occurring over the next 20 years. A portion of the amendments will align the goals and policies with Vision 2040 and the Countywide Planning Policies. These all benefit the public.

B. The proposed amendment is consistent with the Growth Management Act, applicable Puget Sound Regional Council (PSRC) plans, King County Countywide Planning Policies and Burien Comprehensive Plan; and

Goals of the GMA state that development should occur in urban areas where adequate public facilities and services exist and there is an efficient multimodal transportation system. The GMA, PSRC plans and King County Countywide Planning Policies all contain various requirements related to land use, housing, economic development and require communities to adequately plan for future growth. The Countywide Planning Policies establish specific growth and affordable housing targets.

PSRC's Vision 2040 encourages local jurisdictions to adopt best housing practices and innovative techniques to advance the provision of affordable, healthy, sustainable, and safe housing for all residents. Vision 2040 also requires that local jurisdictions adopt policies, strategies, actions and regulation that promote housing supply affordability and diversity including those that address a significant share of the countywide need for housing affordable to very-low, low, and moderate income households.

The proposed amendments to the Land Use and Housing Elements will ensure consistency with the Growth Management Act, PSRC plans and Countywide Planning Policies by incorporating policy language illustrating how the Burien meets its needs and the needs of the region including but not limited to having sufficient capacity for anticipated employment, jobs-housing balance, housing growth and access to affordable housing.

King County Countywide Planning Policies require that Comprehensive Plans accommodate employment growth targets through local land use plans, infrastructure development, and implementation of economic development strategies. The Policies also require evaluation of the performance of economic development policies and strategies in business development and job creation. The proposed amendments to the Economic Development Element address and incorporate new policies which are reflective of the Economic Development Strategy that was developed by the City in 2014.

Updating the Comprehensive Plan to bring it into compliance with the Growth Management Act (GMA), regional planning documents (Vision 2040, CPPs) fulfills a public benefit.

A specific public benefit identified in the regional and county plans is to accommodate forecasted population growth and ensure there is sufficient infrastructure such as housing and transportation facilities. The proposed amendments will also improve long-term certainty in the land use decision-making process. The plan amendments will solidify a long-term land use management approach that will coordinate development with infrastructure improvements and adjacent uses while encouraging efficient use of land.

C. The proposed amendment will result in a net benefit to the community; and

The proposed amendments will provide guidance for housing, including providing for a diversity of housing types and access to affordable housing. Coordinated development with infrastructure and ensuring a jobs-housing balance along with encouraging a broad range of housing options benefits the community. Incorporating policies that address goals of economic development, diversity of housing and access to affordable housing benefits not only local residents but the region.

D. The revised Comprehensive Plan will be internally consistent; and

The proposed amendments will be consistent with other portions of the Comprehensive Plan and documents including but not limited to Burien's Zoning Code, Economic Development Strategy and other related City ordinances.

E. The capability of the land can support the projected land use; and

Policy language has been added to further encourage more efficient use of the land to accommodate forecasted housing needs and address availability of affordable housing. In locations where more efficient land use is desired (multi-family zones), the necessary infrastructure is available or can be made available therefore the designated land can support the project land use. Any new development is required to obtain all necessary approvals before construction is allowed and, if appropriate, projects will be reviewed in detail when applications are submitted.

F. Adequate public facility capacity to support the projected land use exists or can be provided by the property owner(s) requesting the amendment, or can be cost-effectively provided by the City or other public agency; and

Not applicable; see item E above. The proposed amendments do not propose specific land uses that could impact public facility capacity.

G. The proposed amendment will be compatible with nearby uses; and

Not applicable. The proposed amendments do not propose specific land uses.

H. The proposed amendment will not prevent the City from achieving its Growth Management Act population and employment targets; and

The proposed amendments do not propose specific land uses nor affect specific parcels of land affecting the city's capability to provide sufficient housing or employment capacity. The amendments include specific policies which address meeting the required growth and employment targets established.

I. For a Comprehensive Plan map change, the applicable designation criteria are met and either of the following is met:

- i. Conditions have so markedly changed since the property was given its present Comprehensive Plan designation that the current designation is no longer appropriate;***
- ii. The map change will correct a Comprehensive Plan designation that was inappropriate when established.***

The proposed policy amendments do not propose any changes to the zoning map.

- J. ***The City Council may approve an area-wide rezone only if all of the following criteria are met:***
- i. The rezone is consistent with the comprehensive plan; and***
 - ii. The rezone will advance the public health, safety, or welfare; and***
 - iii. The rezone will not have significant adverse environmental impacts that are materially detrimental to adjacent properties or other affected areas.***

The proposed amendments do not change the zoning map.

PLANNING COMMISSION ACTION

Staff is requesting that the Planning Commission review the policy changes included in Attachments 1 and 2 and provide final direction to staff in advance of a formal recommendation to the City Council on the proposed policy amendments, which have been scheduled for the November 28th, 2018 Planning Commission meeting.

If you have any questions before the meeting, please contact Thara Johnson at (206) 436-5574 or by e-mail at tharaj@burienwa.gov.

Attachments:

1. Comprehensive Plan Policies – Land Use and Housing Elements.
2. Comprehensive Plan Policies – Economic Development Element.

ATTACHMENT 1

1.4 GLOSSARY OF TERMS

Cohousing: Cohousing is an intentional community of private homes clustered around shared space. Each attached or single family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces. Shared outdoor space may include parking, walkways, open space, and gardens. Households have independent incomes and private lives, but neighbors collaboratively plan and manage community activities and shared spaces. The legal structure is typically an HOA, Condo Association, or Housing Cooperative.

2.2 LAND USE ELEMENT

Goal LU.1

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.

Pol. LU 1.4 Encourage a mix of residential, office and commercial uses within Burien's Urban Center to create a vibrant city center that reduces reliance on the automobile and provides a range of housing opportunities

Goal LU.2

Plan for a fair Burien's share of regional growth consistent with State and regional goals directing growth to urban areas

Pol. LU 2.2 Provide sufficient land area and densities to meet Burien's projected needs for housing, employment and public facilities

Pol LU 2.3 Zone sufficient buildable land, create adequate usable development capacity and allow for an appropriate mix of housing types to accommodate not less than Burien's projected share of King County population growth over the next 20 years.

Pol LU 2.4 Ensure that any rezone results in an increase in residential capacity and/or employment targets and will contribute toward the City being able to achieve its population, housing and employment targets under the Growth management Act and King County Planning Policies.

Residential Neighborhoods

Goal RE.1

Note: Policy numbers may not be consecutive. Through the Comprehensive Plan amendment process, some policies have been deleted from this chapter while existing policy numbers have retained their original sequence. Information on past Comprehensive Plan amendments is available at the City of Burien Community Development Department.

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.

Discussion: 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.

The functions of critical areas can be protected through a lower level of residential density and by critical area regulations.

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.

Pol. RE 1.8 The *Moderate Density Multifamily Neighborhood* designation allows multiple-family residential uses with at a maximum density range 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.

Designation Criteria: Properties designated *Moderate Density Multifamily Neighborhood* shall reflect all of the following criteria:

1. The area is already primarily characterized by multifamily residential development at 12 to 24 units per acre.
2. The area is within 1/8 mile of any commercial service node (as shown on Figure 2 LU-3, Commercial Nodes) or the urban center boundary as measured along an arterial.
3. The area is located within ¼ mile of a transit route with a peak transit frequency of at least every 10-20 minutes.
4. The area does not have critical areas, except critical aquifer recharge areas.
5. The area is located adjacent to or has adequate access to an arterial.
6. The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.

Pol. RE 1.9 The *High Density Multifamily Neighborhood* designation allows multiple-family residential uses with a 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.

Designation Criteria: Properties designated *High Density Multifamily Neighborhood* shall reflect all of the following criteria:

1. The area is already primarily characterized by multifamily residential uses at 18 or more units per acre.
2. The area is within 1/8 mile of moderate and high commercial service nodes (shown on Figure 2 LU-3, Commercial 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.
3. The area is located within ¼ mile of a transit route with peak transit frequency of at least every 10-20 minutes.
4. The area does not have critical areas, except critical aquifer recharge areas.
5. The area is located adjacent to or has adequate access to a primary or minor arterial.
6. The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.

2.4 HOUSING ELEMENT

Goal HS.1

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.

Pol. HS 1.2 Burien should promote an economically diversified housing supply, including low, middle, and upper income levels, to serve a broad range of community needs.

Discussion: Burien currently maintains a housing supply that has a significant majority that is affordable to very low and moderate income households. Burien will continue to provide its fair share of affordable housing and supports a regional approach ensuring that housing is affordable to all income levels. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.3 Encourage new and innovative housing types that meet the evolving needs of Burien households, and expand housing choices in all neighborhoods which meet the goals set under RCW 36.70A.020(4). These housing types include but are not limited to single family dwelling units; multi-dwelling units; accessory dwelling units; cottage housing; pre-fabricated homes such as manufactured, modular, and mobile homes; co-housing; and clustered housing/clustered services.

Discussion: Burien has a diverse population which has changed over time and planning for a variety of types of households that will meet the needs of all economic segments of its residents is important. Burien should provide housing types that will serve a variety of households such as multigenerational families, small and large households with children, older adults and households.

Pol. HS 1.34 The City should encourage multi-family residential uses near and within designated commercial nodes and within its urban center, subject to development standards and design guidelines.

Discussion: Mixed-use development provides a residential lifestyle that many people find desirable. Residents can minimize transportation costs and travel time by residing in commercial 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

Note: Policy numbers may not be consecutive. Through the Comprehensive Plan amendment process, some policies have been deleted from this chapter while existing policy numbers have retained their original sequence. Information on past Comprehensive Plan amendments is available at the City of Burien Community Development Department.

residential growth to locate in commercial nodes will also help to protect the character of existing single family neighborhoods. (Amended, Ordinance No. 614, December 2014)

- Pol. HS 1.6 Neighborhood design considerations should be included in City land use policies and regulations, such as site standards, landscaping requirements and building design guidelines.

Affordable Housing

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 financial assistance or incentives. 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 to be applied to the Countywide Growth Targets as set forth in Table 2LU 2.1, and are as follows:

Moderate - 16% of target (50-80% of Average Median Income)

Low income - 12% of target (30-50% of Average Median Income)

Very low income - 12% of target (0-30% of Average Median Income)

(Amended, Ordinance No. 614, December 2014)

- Pol. HS 1.8 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.

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. .

- Pol. HS 1.10 The City’s strategy for affordable housing will also include:
- a. allowing quality designed prefabricated housing within single family neighborhoods,

- b. facilitating the construction of multi-family developments in downtown and in commercial nodes which are in close proximity to services and facilities; and
- c. allowing accessory dwelling units in single family neighborhoods.
- d. encouraging and allowing mixed use developments within identified commercial nodes. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.11— ~~The development of accessory dwelling units in single-family residences should be allowed to continue. In addition:~~

- ~~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.~~

Promote the development of accessory dwelling units (ADUs) within new and existing single-family developments to provide additional housing choices for all economic income levels, multi-generational and smaller households in residential neighborhoods. Consider incentives for new housing developments that include a percentage of ADUs as part of the new construction, as well as explore opportunities to promote ADU construction in existing homes.

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.

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.

Pol. HS 1.12 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.

Discussion: Within Burien, mobile home parks could be closed or redeveloped. 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.

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. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.13 Enable and encourage development of middle income housing. This includes multi-unit or clustered residential buildings that provide relatively smaller or alternatives to single family housing such as cohousing or shared housing options; more units; and a scaled transition between the core of the mixed use development and surrounding single family areas. Where appropriate, apply zoning that would allow this within proximity to designated centers, corridors with frequent service transit, and transit stations

Pol. HS 1.134 The City should encourage the development of affordable housing through incentives including density bonuses. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.145 The City will coordinate its affordable housing analysis with the affordable housing policies of the King County Countywide Planning Policies.

Pol. HS 1.156 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 both non and for profit developers in locating affordable housing. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.167 The City should periodically evaluate its development standards and regulations for effects on housing costs, and, where appropriate, modify development regulations that unnecessarily add to housing costs. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.178 The City should advocate for additional funding at County, Federal, State, and other levels to expand programs that facilitate home ownership by low and moderate income families, and provide assistance for repair, rehabilitation, energy efficiency, and weatherization. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.189 The City should ensure that affordable housing created or preserved using local public resources or by regulation retains its affordability over time.

Pol. HS ~~1.1920~~ The City should establish a process for measuring the effectiveness of policies and regulations in meeting the housing needs of Burien residents.

Pol. HS 1.201 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.

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 2035 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:

- 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 housing goals of a neighborhood, and that fits in with or improves the character of the neighborhood.
- 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.

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. (Amended, Ordinance No. 614, December 2014)

Goal HS.2

Ensure adequate housing for all current and future residents of Burien by achieving and maintaining a high quality residential housing stock.

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 The City's existing housing stock should be conserved through:

- 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.
- 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.
- Pol. HS 2.5 The city should consider established housing targets when evaluating land use designation changes.
(Ordinance No. 614, December 2014)
- Pol. HS 2.6 As necessary evaluate the performance of multifamily zoning designations and adjust development standards to increase efficient use of land.
(Ordinance No. 614, December 2014)
- Pol. HS 2.7 The City should pursue adopting regulations and strategies that minimize the negative impacts of short term rentals such as increased home and rental costs, shortage of supply of housing units, and public health and safety impacts.

Goal HS.3

Develop and preserve a variety of housing options for Burien citizens with special needs due to age, disability, or personal circumstance.

- Pol. HS 3.1 Equal access to housing should be ensured for all people, without regard to special need, race, **creed**, color, national origin, religion, sex, ~~family status, or disability~~ honorably discharged veteran or military status, sexual orientation, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, participation in Section 8 voucher program or other similar government housing subsidy programs.
- 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.
- Pol. HS 3.3 The City should encourage the dispersal of special needs and senior housing throughout the City. However, special needs and senior housing must still meet the development requirements of the underlying zone. Some clustering of special needs and senior housing may be appropriate if proximity to public transportation, medical facilities or other essential services is necessary.

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.

(Amended, Ordinance No. 614, December 2014)

Pol. HS 3.4 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.

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.

2.9 CAPITAL FACILITIES ELEMENT

Goal CF.7

Utilize all available capital improvement revenues to finance facilities to meet the community's need as established in this comprehensive plan.

Pol. CF 7.9 The community development block grant program should be used to supplement other on-going sources of revenue if the CBDG criteria can be met. Particular opportunities may include:

- Continuing the housing rehabilitation program as an implementing tool of the housing element;
- Improving local streets, especially installing sidewalks in higher density low-income neighborhoods, or near facilities serving qualifying population groups;
- Coordinating installation of handicapped facilities with CBDG funds and small-scale downtown improvements; and
- Supporting social service providers with supporting facilities, in accord with a Human Services Plan.

Goal CF.8

Develop and implement an effective strategy that includes public health and safety to balance land use with capital facility development.

Policy CF 8.1 Site and design public facilities to protect and promote public health, particularly in areas housing vulnerable populations.

ATTACHMENT 2

City of Burien Comp Plan: Economic Development Element

Overall Mission Statement: ***Ensure Burien is the best place to work, live, learn, shop and visit.***

Discussion: Burien City government has focused on the need to attract business and economic growth since incorporation in 1993. Working closely with the private sector, other public agencies and Burien residents, the City has participated in developing the Town Square complex, refurbishing SW 152nd Street, 4th Avenue SW, 1st Avenue South, and expanding the Transit Center. This leadership role must continue and expand to other parts of the city. Important economic development considerations are to capitalize on Burien's proximity to Sea-Tac airport, ensure the Northeast Redevelopment Area redevelops, support redevelopment along the Ambaum Boulevard corridor and SW 153rd Street, and promote wellness cluster investments centered on Highline Medical Center and other institutions. Most importantly, the City must continue to manage growth in a special way by celebrating diversity, protecting the natural environment, encouraging sustainable practices, recognizing partnerships and furthering Burien's "unique livability."

Goal ED. 1 Adopt and maintain a forward looking economic development strategy.

Pol. ED 1.1 Sponsor an ongoing community dialogue that focuses on the future of Burien's economic and business vitality and a shared responsibility for attaining the community's vision and the city's place in the broader region.

Pol. ED 1.2 Adopt an ambitious and courageous vision and pursue it to completion.

Pol. ED 1.3 ~~Establish a capital fund to~~ Stimulate and match private secure investment in key economic development projects. The City should explore use of a real estate excise tax as a financing mechanism for the fund.

~~Pol. ED 1.4 — Set a goal to become a 'transformational city'. Discussion: A transformational city maintains on-going dialogue with its citizens to ensure a shared responsibility for attaining the city's vision and the city's place in the broader region.~~

Pol. ED 1.4 Employ proactive measures to attract development such as land assembly, incentives, and outreach to developers and land owners.

Pol. ED 1.5 Implement and build upon the Burien brand. Use a variety of media to market Burien's strengths and competitive advantages as a business location to attract private investment.

Goal ED. 2 ~~Embrace~~ Maintain and cultivate Burien's unique "livability", where everyone wants to live, work, and play.

Pol. ED 2.1 Favor development projects that support diverse housing, quality transportation, increased office space and general business growth ~~build and sustain a livable community with plenty of amenities.~~

Pol. ED 2.2 Support a high quality transportation system by making it convenient to travel from, to and through the City of Burien pursuant to objectives TR 1.1 – TR 9.2, MM 3.1 – MM 3.13 and TL 3.1 – TL 3.3.

Pol. ED 2.3 Engage, and plan for, a diverse ethnic, generational and lifestyle mix of people and activities.

Pol. ED 2.4 Explore creative solutions to increasing housing supply that offers a mix of housing products at a range of costs that encourages mixed income neighborhoods.

Pol ED 2.5 Prioritize public safety and police services. Examine ways to increase public safety and perceptions of public safety in Burien.

Pol. ED 2.6 Plan for related amenities and services to meet the needs of the new residences.

Pol. ED 2.7 Increase mobility by supporting public transport, bicycle and pedestrian infrastructure, parking, and wayfinding.

Pol. ED 2.8 Support programs that increase community health such as public safety, wellness, infrastructure, sanitation, parks and other infrastructure.

Goal ED. 3 Diversify the economy and promote economic vitality and employment throughout the city.

Pol. ED 3.1 Continue to promote the development of downtown Burien as a dynamic commercial core for the Highline area pursuant to policies DB 1.1 – DB 2.11 and other downtown related policies.

Pol. ED 3.2 Develop the Northeast Redevelopment Area as an industrial, office, and retail area. ~~Place a high priority on the relocation of car dealerships, airport-related industries and other uses into the area.~~

Pol. ED. 3.3 A high priority should be placed on business retention and new business recruitment.

Pol. ED 3.4 ~~Promote Mercado/plaza development zones.~~ Encourage a pedestrian-oriented, mixed use downtown of restaurants, retail shops, artisan crafts, and cultural amenities that celebrate Burien's combined multi-cultural heritage.

Pol. ED 3.5 Encourage and support locally-owned, ~~right-sized businesses~~ that complement the integrity and character of Burien and serve the community's needs.

Pol. ED 3.6 Support tourism including hotels, conference space, a performing arts center, bed and breakfast businesses, and cultural events to attract visitors to all parts of Burien.

Goal ED. 4 Use Economic Clusters as a strategy for focused economic growth.

Pol. ED 4.1 ~~Continue to~~ Promote Burien as a medical service and wellness center through the Burien Wellness Committee, events, and other marketing in order to help grow this important Burien employment sector.

Pol. ED 4.2 Work with the private sector and educational system to identify the educational skills needed to fill locally created well-paying jobs in health care.

Pol. ED 4.3 Identify and work with other economic clusters to attract living and thriving wage well paying jobs to Burien. These could include airport-related industries or businesses that rely on airport travel for the operation of their business.

Pol. ED 4.4 Partner with the Highline School District (especially Puget Sound Skills Center) and local private schools on funding measures (including potential development impact fees), capital facilities, and programs to encourage the best possible education for Burien residents.

Pol. ED 4.5 Increase resident and employee participation in programs offered by Highline College and other area higher education and training opportunities.

Goal ED 5 Maximize Burien's advantages from its proximity to the airport.

ED Pol. 5.1 Attract travelers through partnerships to Burien businesses.

ED Pol. 5.2 Work with the Port of Seattle to ensure port-owned assets within Burien provide direct economic and community benefits to the City and that property is developed to the highest and best use for that property. (For ex: Land in the Northeast Redevelopment Area)

ED Pol. 5.3 Take advantage of Port funding opportunities to support community programs and capitalize on Port networks and related industries for business and development attraction.

Goal ED. ~~65~~ Promote clean, sustainable, environmentally-friendly businesses and jobs.

Pol. ED ~~65.1~~ Adopt an environmental sustainability standard to guide development policy with an identifiable set of metrics.

Pol. ED ~~65.2~~ ~~Capitalize on the City's support of sustainability and a healthy environment for branding, marketing and communication value.~~ In the City's branding, marketing, and communication efforts, leverage and build on the City's support of sustainability and a healthy environment.

Pol. ED 6.3 Incentivize green building, transit-oriented development, and low impact development techniques.

Goal ED. ~~76~~ **Promote** ~~View~~ art, aesthetic design and cultural events as central to businesses and job retention, job and creation, and quality of life.

Pol. ED ~~6.1~~ ~~Recognize the economic benefit of embracing arts and culture as a signature Burien identity.~~

Pol. ED ~~76.1~~ Establish a "culture/art district" near the City's downtown core while maintaining and highlighting arts and culture throughout the City's broad range of neighborhoods. A culture/art district should incorporate permitting, property tax, and temporary concessions to encourage the activation of vacant or underused spaces and pursue the establishment of a small performing arts venue.. (For example: flexibility for permitting pop up art, or working with property owners to encourage temporary art exhibit space.)

Pol. ED 7.2 Pursue establishment of a performing arts venue that meets the needs of the arts organizations and community.

Pol. ED 7.3 Locate and develop relationships with local and regional partners to enhance Burien's arts and culture.

Pol. ED 7.4 Expand opportunities to increase funding for the arts.

Pol. ED 7.5 Establish a funding mechanism that ensures arts funding grows as the city grows. Organize and support artistic and cultural events. Broaden and continue to work with partners to examine ways to increase resident and business participation and support in/for events.

Pol ED 7.6 Encourage community events and celebrations by establishing flexible guidelines for event producers that are easy to implement. Changes to the special event process should remove barriers and make it easier for community groups to produce events in

the City. Regularly review and update special event permitting and related ordinances for community and City events. Ensure flexibility to encourage creative events.

Pol. ED 7.7 Promote Burien's strong cultural identity through inclusive and diverse arts activities and events. Support different types of parks and activities in parks to meet the needs of our diverse and multi-generational community.

Pol. ED 7.8 Establish incentives for developers to encourage the integration and development of art within new construction projects.

Pol. ED 7.9 Integrate art and cultural activities as a way to enhance public safety, by the activation of spaces.

Goal ED. 87 Balance ~~regulatory~~ regulation and service programs to ensure economic growth and a high quality of life.

Pol. ED 87.1 Provide high quality customer service and an equitable and efficient development review/land use permitting process.

Pol. ED 8.2 Support programs for reducing and cleaning up litter and illegal disposal of materials for clean and safe streets.

Pol. ED 8.3 Prioritize providing staff to code enforcement in order to maintain and safeguard public safety.

Pol. ED 8.4 Support small businesses by maintaining a low cost of doing business, including considerations of tax burden. Before enacting new regulations or increasing taxes and fees, communicate financial impacts to businesses and residents.

Pol. ED 8.5 Encourage redevelopment to ensure Burien land is developed in the highest and best use for the community. Ensure regulations and processes that support redevelopment that fits in with surrounding areas and use design standards to implement a quality aesthetic.

Goal ED. 98 ~~Maintain a strong~~ Enhance the partnership with the business community.

Pol. ED 98.1 ~~Maintain an open dialogue with the business community.~~ Solicit information from the business community to retain and grow businesses.

Pol. ED 98.2 ~~Maintain the Burien Business and Economic Development Partnership.~~ Continue to look for ways to interact /establish relationships in the business community, including the Business and Economic Development Partnership (BEDP).

Goal ED. ~~109~~ Communicate openly and often with the public on economic issues.

Pol. ED ~~9~~10.1 Provide periodic reports to Council on economic development progress.

Pol. ED 109.2 ~~Make timely press releases, newsletters, and posting on City television channel.~~ Use the City website and various forms of media (magazine, social media, press, etc.) to communicate regularly with businesses and residents and to gather their feedback.

Pol. ED ~~9.3~~ ~~Keep economic development information current on City website.~~

~~Goal ED. 10 Monitor and report business and economic performance.~~

Pol. ED 10.31 Annually report to the Council on the following key economic development indicators.

- Unemployment
- retail sales
- new business licenses
- graduation rates
- infrastructure investments

~~Goal ED.11~~

~~Create an environment that will strengthen the health of employees and economic vitality of businesses within the City of Burien.~~

Goal ED 11 Provide essential infrastructure for business growth and attraction

Pol. ED 11.1 Acquire grant funding and public/private partnerships to fund technical and physical infrastructure.

Pol ED 11.2 Work with utility partners such as Seattle City Light, PSE, and the water and sewer districts to provide a high quality of service and adequate infrastructure to support Burien's plans for growth. Establish metrics to determine high quality of service.



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MEMORANDUM

To: Burien Planning Commission

From: Thara Johnson
Senior Planner

Date: November 20, 2018

Subject: 2018 Comprehensive Plan Amendments – Land Use, Housing and Economic Development elements

PURPOSE/REQUIRED ACTION

The purpose of this agenda item is for the Planning Commission to provide a recommendation to City Council on the proposed 2018 Comprehensive Plan amendments to Land Use Element (Chapter 2.2), Housing Element (Chapter 2,4), and Economic Development Element (Chapter 2.11). The 2018 Comprehensive Plan Docket and Community Development Work Program identified housing and economic development policies as items to be evaluated as part of the 2018 annual Comprehensive Plan amendments.

BACKGROUND

On December 31, 2017, the City of Burien initiated the annual Comprehensive Plan amendment process for 2018. The final Comprehensive Plan Docket was adopted by City Council on April 16, 2018 following a recommendation by the Planning Commission which occurred on March 28, 2018, following a public meeting that was held on March 8, 2018. The Economic Development Element and housing policies were incorporated as topics to be evaluated as part of the 2018 Comprehensive Plan amendment docket.

The Business and Economic Development Committee (BEDP) was tasked with updating the Economic Development Element. In their work with the Comprehensive Plan over the past year, the BEDP has engaged in several processes to prepare the draft Economic Development element. They have engaged other commissions, performed research, and were informed by previous economic development strategic planning work. In February 2018, the Planning

Commission, the Arts Commission, and the BEDP met to streamline and revise these policies further, and to create additional policies as needed. Since that time, the BEDP and the Arts Commission have further refined the draft policies, which was presented to the Planning Commission at their June 13th, 2018 meeting at which time the Commission accepted the draft Economic Development element which has been included as Attachment 2.

The City of Burien went through the required periodic update to the Comprehensive Plan in 2016, the Puget Sound Regional Council (PSRC) provided the City with recommendations on a number of policy amendments that should be considered as part of future Comprehensive Plan amendments. One of the topic areas related to housing, and PSRC recommended that the City update the existing housing needs assessment, which was last updated in 2003. The housing needs assessment would include an inventory of existing housing stock in Burien, which would assist in developing and evaluating the City's current housing policies.

The Planning Commission received a briefing from city staff at the August 22nd, meeting relating to the relevant issues on the City's housing policy amendments that would need to be considered. Staff divided the issues into long term and short term strategies. Short term strategies included those that could be considered and evaluated as part of the 2018 Comprehensive Plan Amendment cycle. However, it is anticipated that the long term strategies would occur over a longer time frame (2019-2020), since some of the results and outcomes from the short term strategies will inform and form the basis for the longer term policy development, such as the Housing Assessment Study.

At the October 10th meeting, the Planning Commission discussed existing policies in the Comprehensive Plan relating to Accessory Dwelling units, middle income housing and short term rentals and provided direction to staff relating to policy language that should be developed for further review and consideration. At the October 24th meeting, the Commission reviewed the proposed policy language changes as well as new policies being proposed, which relate to addressing some of the prevalent regional housing issues.

The Planning Commission held a public hearing on November 14, 2018, to receive public testimony on the proposed policy text amendments to the Comprehensive Plan. There were no residents who provided comments during the public hearing. The City did receive written public comments on the proposed policy amendments which have been included as Attachment 3. Any additional written comments received will be provided to you at your meeting.

The Commission discussed the proposed policy text amendments to the Comprehensive Plan at the November 14th meeting, and recommended some minor changes to the policies which have been incorporated into the draft policy language (Attachments 1 and 2).

REVIEW OF CRITERIA FOR COMPREHENSIVE PLAN AMENDMENT

BMC 19.65.095.4 contains the criteria for review of a proposed Comprehensive Plan amendment. To be approved, the proposed amendment must meet all of the following criteria:

A. The request is the best means for meeting an identified public benefit; and

The request to amend the Comprehensive Plan was made prior to March 1, 2018, as required in BMC 19.65.095.

The proposed amendments set the policy framework on land use, housing and economic development policies which will form the basis for regulatory decisions occurring over the next 20 years. A portion of the amendments will align the goals and policies with Vision 2040 and the Countywide Planning Policies. These all benefit the public.

B. The proposed amendment is consistent with the Growth Management Act, applicable Puget Sound Regional Council (PSRC) plans, King County Countywide Planning Policies and Burien Comprehensive Plan; and

Goals of the GMA state that development should occur in urban areas where adequate public facilities and services exist and there is an efficient multimodal transportation system. The GMA, PSRC plans and King County Countywide Planning Policies all contain various requirements related to land use, housing, economic development and require communities to adequately plan for future growth. The Countywide Planning Policies establish specific growth and affordable housing targets.

PSRC's Vision 2040 encourages local jurisdictions to adopt best housing practices and innovative techniques to advance the provision of affordable, healthy, sustainable, and safe housing for all residents. Vision 2040 also requires that local jurisdictions adopt policies, strategies, actions and regulation that promote housing supply affordability and diversity including those that address a significant share of the countywide need for housing affordable to very-low, low, and moderate income households.

The proposed amendments to the Land Use and Housing Elements will ensure consistency with the Growth Management Act, PSRC plans and Countywide Planning Policies by incorporating policy language illustrating how the Burien meets its needs and the needs of the region including but not limited to having sufficient capacity for anticipated employment, jobs-housing balance, housing growth and access to affordable housing.

King County Countywide Planning Policies require that Comprehensive Plans accommodate employment growth targets through local land use plans, infrastructure development, and implementation of economic development strategies. The Policies also require evaluation of the performance of economic development policies and strategies in business development and job creation. The proposed amendments to the Economic Development Element address and incorporate new policies which are reflective of the Economic Development Strategy that was developed by the City in 2014.

Updating the Comprehensive Plan to bring it into compliance with the Growth Management Act (GMA), regional planning documents (Vision 2040, CPPs) fulfills a public benefit.

A specific public benefit identified in the regional and county plans is to accommodate forecasted population growth and ensure there is sufficient infrastructure such as housing and transportation facilities. The proposed amendments will also improve long-term certainty in the land use decision-making process. The plan amendments will solidify a long-term land use management approach that will coordinate development with infrastructure improvements and adjacent uses while encouraging efficient use of land.

C. The proposed amendment will result in a net benefit to the community; and

The proposed amendments will provide guidance for housing, including providing for a diversity of housing types and access to affordable housing. Coordinated development with infrastructure and ensuring a jobs-housing balance along with encouraging a broad range of housing options benefits the community. Incorporating policies that address goals of economic development, diversity of housing and access to affordable housing benefits not only local residents but the region.

D. The revised Comprehensive Plan will be internally consistent; and

The proposed amendments will be consistent with other portions of the Comprehensive Plan and documents including but not limited to Burien's Zoning Code, Economic Development Strategy and other related City ordinances.

E. The capability of the land can support the projected land use; and

Policy language has been added to further encourage more efficient use of the land to accommodate forecasted housing needs and address availability of affordable housing. In locations where more efficient land use is desired (multi-family zones), the necessary infrastructure is available or can be made available therefore the designated land can support the project land use. Any new development is required to obtain all necessary approvals before construction is allowed and, if appropriate, projects will be reviewed in detail when applications are submitted.

F. Adequate public facility capacity to support the projected land use exists or can be provided by the property owner(s) requesting the amendment, or can be cost-effectively provided by the City or other public agency; and

Not applicable; see item E above. The proposed amendments do not propose specific land uses that could impact public facility capacity.

G. The proposed amendment will be compatible with nearby uses; and

Not applicable. The proposed amendments do not propose specific land uses.

H. The proposed amendment will not prevent the City from achieving its Growth Management Act population and employment targets; and

The proposed amendments do not propose specific land uses nor affect specific parcels of land affecting the city's capability to provide sufficient housing or employment capacity. The amendments include specific policies which address meeting the required growth and employment targets established.

- I. ***For a Comprehensive Plan map change, the applicable designation criteria are met and either of the following is met:***
 - i. ***Conditions have so markedly changed since the property was given its present Comprehensive Plan designation that the current designation is no longer appropriate;***
 - ii. ***The map change will correct a Comprehensive Plan designation that was inappropriate when established.***

The proposed policy amendments do not propose any changes to the zoning map.

- J. ***The City Council may approve an area-wide rezone only if all of the following criteria are met:***
 - i. ***The rezone is consistent with the comprehensive plan; and***
 - ii. ***The rezone will advance the public health, safety, or welfare; and***
 - iii. ***The rezone will not have significant adverse environmental impacts that are materially detrimental to adjacent properties or other affected areas.***

The proposed amendments do not change the zoning map.

PLANNING COMMISSION ACTION

Staff is requesting that the Planning Commission review the policy changes included in Attachments 1 and 2 and make recommendations to the City Council.

Action is requested at the meeting, staff recommends the Commission make a motion for each of the proposed policy text amendments, discuss each amendment and then make a recommendation to the City Council.

Suggested motions are as follows:

Suggested Motion for a Recommendation of Approval:

I move the Planning Commission recommend to the City Council approval of (Chapters 2.2, 2.4 & 2.11) in the Comprehensive Plan, amending policies relating to Housing and Economic Development which reside in the Land Use, Housing and Economic Development Elements of the Comprehensive Plan and adopt the findings of fact and conclusions in the staff recommendation report.

Suggested Motion for a Recommendation of Denial:

I move the Planning Commission recommend to the City Council denial of the proposed changes to Chapters 2.2, 2.4 & 2.11 in the Comprehensive Plan, amending policies relating to Housing

and Economic Development which reside in the Land Use, Housing and Economic Development Elements of the Comprehensive Plan and adopt the findings of fact and conclusions in the staff recommendation report.

NEXT STEPS

Staff will present Planning Commission's recommendations on the proposed Comprehensive Plan policy amendments to the Land Use, Housing and Economic Development elements to City Council at their December 3rd Regular Meeting.

If you have any questions before the meeting, please contact Thara Johnson at (206) 436-5574 or by e-mail at tharaj@burienwa.gov.

Attachments:

1. Comprehensive Plan Policies – Land Use and Housing Elements.
2. Comprehensive Plan Policies – Economic Development Element.
3. Public Comments

ATTACHMENT 1

1.4 GLOSSARY OF TERMS

Cohousing: Cohousing is an intentional community of private homes clustered around shared space. Each attached or single family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces. Shared outdoor space may include parking, walkways, open space, and gardens. Households have independent incomes and private lives, but neighbors collaboratively plan and manage community activities and shared spaces. The legal structure is typically an HOA, Condo Association, or Housing Cooperative.

2.2 LAND USE ELEMENT

Goal LU.1

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.

Pol. LU 1.4 Encourage a mix of residential, office and commercial uses within Burien's Urban Center to create a vibrant city center that reduces reliance on the automobile and provides a range of housing opportunities

Goal LU.2

Plan for a fair Burien's share of regional growth consistent with State and regional goals directing growth to urban areas

Pol. LU 2.2 Provide sufficient land area and densities to meet Burien's projected needs for housing, employment and public facilities

Pol LU 2.3 Zone sufficient buildable land, create adequate usable development capacity and allow for an appropriate mix of housing types to accommodate not less than Burien's projected share of King County population growth over the next 20 years.

Pol LU 2.4 Ensure that any rezone results in an increase in residential capacity and/or employment targets and will contribute toward the City being able to achieve its population, housing and employment targets under the Growth management Act and King County Planning Policies.

Residential Neighborhoods

Goal RE.1

Note: Policy numbers may not be consecutive. Through the Comprehensive Plan amendment process, some policies have been deleted from this chapter while existing policy numbers have retained their original sequence. Information on past Comprehensive Plan amendments is available at the City of Burien Community Development Department.

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.

Discussion: 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.

The functions of critical areas can be protected through a lower level of residential density and by critical area regulations.

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.

Pol. RE 1.8 The *Moderate Density Multifamily Neighborhood* designation allows multiple-family residential uses with at a ~~maximum~~ density range 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.

Designation Criteria: Properties designated *Moderate Density Multifamily Neighborhood* shall reflect all of the following criteria:

1. The area is already primarily characterized by multifamily residential development at 12 to 24 units per acre.
2. The area is within 1/8 mile of any commercial service node (as shown on Figure 2 LU-3, Commercial Nodes) or the urban center boundary as measured along an arterial.
3. The area is located within ¼ mile of a transit route with a peak transit frequency of at least every 10-20 minutes.
4. The area does not have critical areas, except critical aquifer recharge areas.
5. The area is located adjacent to or has adequate access to an arterial.
6. The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.

Pol. RE 1.9 The *High Density Multifamily Neighborhood* designation allows multiple-family residential uses with a 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.

Designation Criteria: Properties designated *High Density Multifamily Neighborhood* shall reflect all of the following criteria:

1. The area is already primarily characterized by multifamily residential uses at 18 or more units per acre.
2. The area is within 1/8 mile of moderate and high commercial service nodes (shown on Figure 2 LU-3, Commercial 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.
3. The area is located within ¼ mile of a transit route with peak transit frequency of at least every 10-20 minutes.
4. The area does not have critical areas, except critical aquifer recharge areas.
5. The area is located adjacent to or has adequate access to a primary or minor arterial.
6. The area is served by adequate and/or planned recreational facilities such as athletic fields or playgrounds.

2.4 HOUSING ELEMENT

Goal HS.1

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.

Pol. HS 1.2 Burien should promote an economically diversified housing supply, including low, middle, and upper income levels, to serve a broad range of community needs.

Discussion: Burien currently maintains a housing supply that has a significant majority that is affordable to very low and moderate income households. Burien will continue to provide its fair share of affordable housing and supports a regional approach ensuring that housing is affordable to all income levels. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.3 [Encourage new and innovative housing types that meet the evolving needs of Burien households, and expand housing choices in all neighborhoods which meet the goals set under RCW 36.70A.020\(4\). These housing types include but are not limited to single family dwelling units; multi-dwelling units; accessory dwelling units; cottage housing; pre-fabricated homes such as manufactured, modular, and mobile homes; co-housing; and clustered housing/clustered services.](#)

Discussion: [Burien has a diverse population which has changed over time and planning for a variety of types of households that will meet the needs of all economic segments of its residents is important. Burien should provide housing types that will serve a variety of households such as multigenerational families, small and large households with children, older adults and households.](#)

Pol. HS 1.34 The City should encourage multi-family residential uses near and within designated commercial nodes and within its urban center, subject to development standards and design guidelines.

Discussion: Mixed-use development provides a residential lifestyle that many people find desirable. Residents can minimize transportation costs and travel time by residing in commercial 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

Note: Policy numbers may not be consecutive. Through the Comprehensive Plan amendment process, some policies have been deleted from this chapter while existing policy numbers have retained their original sequence. Information on past Comprehensive Plan amendments is available at the City of Burien Community Development Department.

residential growth to locate in commercial nodes will also help to protect the character of existing single family neighborhoods. (Amended, Ordinance No. 614, December 2014)

- Pol. HS 1.6 Neighborhood design considerations should be included in City land use policies and regulations, such as site standards, landscaping requirements and building design guidelines.

Affordable Housing

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 financial assistance or incentives. 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 to be applied to the Countywide Growth Targets as set forth in Table 2LU 2.1, and are as follows:

Moderate - 16% of target (50-80% of Average Median Income)

Low income - 12% of target (30-50% of Average Median Income)

Very low income - 12% of target (0-30% of Average Median Income)

(Amended, Ordinance No. 614, December 2014)

- Pol. HS 1.8 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.

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. .

- Pol. HS 1.10 The City’s strategy for affordable housing will also include:
- a. allowing quality designed prefabricated housing within single family neighborhoods,

- b. facilitating the construction of multi-family developments in downtown and in commercial nodes which are in close proximity to services and facilities; and
- c. allowing accessory dwelling units in single family neighborhoods.
- d. encouraging and allowing mixed use developments within identified commercial nodes. (Amended, Ordinance No. 614, December 2014)

Pol. HS 1.11 ~~The development of accessory dwelling units in single family residences should be allowed to continue. In addition:~~

- ~~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.~~

[Promote the development of accessory dwelling units \(ADUs\) within new and existing single-family developments to provide additional housing choices for all economic income levels, multi-generational and smaller households in residential neighborhoods. Consider incentives for new housing developments that include a percentage of ADUs as part of the new construction, as well as explore opportunities to promote ADU construction in existing homes.](#)

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.

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.

Pol. HS 1.12 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.

Discussion: Within Burien, mobile home parks could be closed or redeveloped. 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.

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. (Amended, Ordinance No. 614, December 2014)

[Pol. HS 1.13](#) [Enable and encourage development of middle income housing. This includes multi-unit or clustered residential buildings that provide relatively smaller or alternatives to single family housing such as cohousing or shared housing options; more units; and a scaled transition between the core of the mixed use development and surrounding single family areas. Where appropriate, apply zoning that would allow this within proximity to designated centers, corridors with frequent service transit, and transit stations](#)

[Pol. HS 1.134](#) The City should encourage the development of affordable housing through incentives including density bonuses. (Amended, Ordinance No. 614, December 2014)

[Pol. HS 1.145](#) The City will coordinate its affordable housing analysis with the affordable housing policies of the King County Countywide Planning Policies.

[Pol. HS 1.156](#) 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 both non and for profit developers in locating affordable housing. (Amended, Ordinance No. 614, December 2014)

[Pol. HS 1.167](#) The City should periodically evaluate its development standards and regulations for effects on housing costs, and, where appropriate, modify development regulations that unnecessarily add to housing costs. (Amended, Ordinance No. 614, December 2014)

[Pol. HS 1.178](#) The City should advocate for additional funding at County, Federal, State, and other levels to expand programs that facilitate home ownership by low and moderate income families, and provide assistance for repair, rehabilitation, energy efficiency, and weatherization. (Amended, Ordinance No. 614, December 2014)

[Pol. HS 1.189](#) 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~~20~~20 The City should establish a process for measuring the effectiveness of policies and regulations in meeting the housing needs of Burien residents.

Pol. HS 1.201 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.

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 2035 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:

- 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 housing goals of a neighborhood, and that fits in with or improves the character of the neighborhood.
- 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.

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. (Amended, Ordinance No. 614, December 2014)

Goal HS.2

Ensure adequate housing for all current and future residents of Burien by achieving and maintaining a high quality residential housing stock.

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 The City's existing housing stock should be conserved through:

- 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.

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.

Pol. HS 2.5 The city should consider established housing targets when evaluating land use designation changes.

(Ordinance No. 614, December 2014)

Pol. HS 2.6 As necessary evaluate the performance of multifamily zoning designations and adjust development standards to increase efficient use of land.

(Ordinance No. 614, December 2014)

[Pol. HS 2.7 The City should pursue adopting strategies and regulations where needed which will address minimizing and mitigating the negative impacts of short term rentals such as increased home and rental costs, displacement of long terms rental housing stock, traffic and parking concerns and public health and safety impacts.](#)

Goal HS.3

Develop and preserve a variety of housing options for Burien citizens with special needs due to age, disability, or personal circumstance.

Pol. HS 3.1 Equal access to housing should be ensured for all people, without regard to special need, race, [creed](#), color, national origin, religion, sex, ~~family status, or disability~~ [honorably discharged veteran or military status, sexual orientation, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, participation in Section 8 voucher program or other similar government housing subsidy programs.](#)

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.

Pol. HS 3.3 The City should encourage the dispersal of special needs and senior housing throughout the City. However, special needs and senior housing must still meet the development requirements of the underlying zone. Some clustering of special needs and senior

housing may be appropriate if proximity to public transportation, medical facilities or other essential services is necessary.

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.

(Amended, Ordinance No. 614, December 2014)

Pol. HS 3.4 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.

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.

2.9 CAPITAL FACILITIES ELEMENT

Goal CF.7

Utilize all available capital improvement revenues to finance facilities to meet the community's need as established in this comprehensive plan.

Pol. CF 7.9 The community development block grant program should be used to supplement other on-going sources of revenue if the CBDG criteria can be met. Particular opportunities may include:

- Continuing the housing rehabilitation program as an implementing tool of the housing element;
- Improving local streets, especially installing sidewalks in higher density low-income neighborhoods, or near facilities serving qualifying population groups;
- Coordinating installation of handicapped facilities with CBDG funds and small-scale downtown improvements; and
- Supporting social service providers with supporting facilities, in accord with a Human Services Plan.

Goal CF.8

Develop and implement an effective strategy that includes public health and safety to balance land use with capital facility development.

Policy CF 8.1 Site and design public facilities to protect and promote public health, particularly in areas housing vulnerable populations.

ATTACHMENT 2

City of Burien Comp Plan: Economic Development Element

Overall Mission Statement: ***Ensure Burien is the best place to work, live, learn, shop and visit.***

Discussion: Burien City government has focused on the need to attract business and economic growth since incorporation in 1993. Working closely with the private sector, other public agencies and Burien residents, the City has participated in developing the Town Square complex, refurbishing SW 152nd Street, 4th Avenue SW, 1st Avenue South, and expanding the Transit Center. This leadership role must continue and expand to other parts of the city. Important economic development considerations are to capitalize on Burien's proximity to Sea-Tac airport, ensure the Northeast Redevelopment Area redevelops, support redevelopment along the Ambaum Boulevard corridor and SW 153rd Street, and promote wellness cluster investments centered on Highline Medical Center and other institutions. Most importantly, the City must continue to manage growth in a special way by celebrating diversity, protecting the natural environment, encouraging sustainable practices, recognizing partnerships and furthering Burien's "unique livability."

Goal ED. 1 Adopt and maintain a forward looking economic development strategy.

Pol. ED 1.1 Sponsor an ongoing community dialogue that focuses on the future of Burien's economic and business vitality [and a shared responsibility for attaining the community's vision and the city's place in the broader region.](#)

Pol. ED 1.2 Adopt an ambitious and courageous vision and pursue it to completion.

Pol. ED 1.3 ~~Establish a capital fund to~~ Stimulate and ~~match private~~ [secure](#) investment in key economic development projects. The City should explore use of a real estate excise tax as a financing mechanism for the fund.

~~Pol. ED 1.4 Set a goal to become a 'transformational city'. Discussion: A transformational city maintains on-going dialogue with its citizens to ensure a shared responsibility for attaining the city's vision and the city's place in the broader region.~~

[Pol. ED 1.4 Employ proactive measures to attract development such as land assembly, incentives, and outreach to developers and land owners.](#)

[Pol. ED 1.5 Implement and build upon the Burien brand. Use a variety of media to market Burien's strengths and competitive advantages as a business location to attract private investment.](#)

Goal ED. 2 ~~Embrace~~ Maintain and cultivate Burien’s unique “livability”, where everyone wants to live, work, and play.

Pol. ED 2.1 Favor development projects that support diverse housing, quality transportation, increased office space and general business growth ~~build and sustain a livable community with plenty of amenities.~~

Pol. ED 2.2 Support a high quality transportation system by making it convenient to travel from, to and through the City of Burien pursuant to objectives TR 1.1 – TR 9.2, MM 3.1 – MM 3.13 and TL 3.1 – TL 3.3.

Pol. ED 2.3 Engage, and plan for, a diverse ethnic, generational and lifestyle mix of people and activities.

Pol. ED 2.4 Explore creative solutions to increasing housing supply that offers a mix of housing products at a range of costs that encourages mixed income neighborhoods.

Pol ED 2.5 Prioritize public safety and police services. Examine ways to increase public safety and perceptions of public safety in Burien.

Pol. ED 2.6 Plan for related amenities and services to meet the needs of the new residences.

Pol. ED 2.7 Increase mobility by supporting public transport, bicycle and pedestrian infrastructure, parking, and wayfinding.

Pol. ED 2.8 Support programs that increase community health such as public safety, wellness, infrastructure, sanitation, parks and other infrastructure.

Goal ED. 3 Diversify the economy and promote economic vitality and employment throughout the city.

Pol. ED 3.1 Continue to promote the development of downtown Burien as a dynamic commercial core for the Highline area pursuant to policies DB 1.1 – DB 2.11 and other downtown related policies.

Pol. ED 3.2 Develop the Northeast Redevelopment Area as an industrial, office, and retail area. ~~Place a high priority on the relocation of car dealerships, airport-related industries and other uses into the area.~~

Pol. ED. 3.3 A high priority should be placed on business retention and new business recruitment.

Pol. ED 3.4 ~~Promote Mercado/plaza development zones.~~ Encourage a pedestrian-oriented, mixed use downtown of restaurants, retail shops, artisan crafts, and cultural amenities that celebrate Burien's combined multi-cultural heritage.

Pol. ED 3.5 Encourage and support locally-owned, ~~right-sized~~ businesses that complement the integrity and character of Burien and serve the community's needs.

Pol. ED 3.6 Support tourism including hotels, conference space, a performing arts center, bed and breakfast businesses, and cultural events to attract visitors to all parts of Burien.

Goal ED. 4 Use Economic Clusters as a strategy for focused economic growth.

Pol. ED 4.1 ~~Continue to~~ Promote Burien as a medical service and wellness center through the Burien Wellness Committee, events, and other marketing in order to help grow this important Burien employment sector.

Pol. ED 4.2 Work with the private sector and educational system to identify the educational skills needed to fill locally created well-paying jobs in health care.

Pol. ED 4.3 Identify and work with other economic clusters to attract living and thriving wage well-paying jobs to Burien. These could include airport-related industries or businesses that rely on airport travel for the operation of their business.

Pol. ED 4.4 Partner with the Highline School District (especially Puget Sound Skills Center) and local private schools on funding measures (including potential development impact fees), capital facilities, and programs to encourage the best possible education for Burien residents.

Pol. ED 4.5 Increase resident and employee participation in programs offered by Highline College and other area higher education and training opportunities.

Goal ED 5 Maximize Burien's advantages from its proximity to the airport.

ED Pol. 5.1 Attract travelers through partnerships to Burien businesses.

ED Pol. 5.2 Work with the Port of Seattle to ensure port-owned assets within Burien provide direct economic and community benefits to the City and that property is developed to the highest and best use for that property. (For ex: Land in the Northeast Redevelopment Area)

ED Pol. 5.3 Take advantage of Port funding opportunities to support community programs and capitalize on Port networks and related industries for business and development attraction.

Goal ED. ~~65~~ Promote clean, sustainable, environmentally-friendly businesses and jobs.

Pol. ED ~~65.1~~ Adopt an environmental sustainability standard to guide development policy with an identifiable set of metrics.

Pol. ED ~~65.2~~ Capitalize on the City's support of sustainability and a healthy environment for branding, marketing and communication value. In the City's branding, marketing, and communication efforts, leverage and build on the City's support of sustainability and a healthy environment.

Pol. ED 6.3 Incentivize green building, transit-oriented development, and low impact development techniques.

Goal ED. ~~76~~ Promote View art, aesthetic design and cultural events as central to businesses and job retention, job and creation, and quality of life.

Pol. ED ~~6.1~~ Recognize the economic benefit of embracing arts and culture as a signature Burien identity.

Pol. ED ~~76.1~~ Establish a "culture/art district" near the City's downtown core while maintaining and highlighting arts and culture throughout the City's broad range of neighborhoods. A culture/art district should incorporate permitting, property tax, and temporary concessions to encourage the activation of vacant or underused spaces and pursue the establishment of a small performing arts venue. (For example: flexibility for permitting pop up art, or working with property owners to encourage temporary art exhibit space.)

Pol. ED 7.2 Pursue establishment of a performing arts venue that meets the needs of the arts organizations and community.

Pol. ED 7.3 Locate and develop relationships with local and regional partners to enhance Burien's arts and culture.

Pol. ED 7.4 Expand opportunities to increase funding for the arts.

Pol. ED 7.5 Establish a funding mechanism that ensures arts funding grows as the city grows. Organize and support artistic and cultural events. Broaden and continue to work with partners to examine ways to increase resident and business participation and support in/for events.

Pol ED 7.6 Encourage community events and celebrations by establishing flexible guidelines for event producers that are easy to implement. Changes to the special event process should remove barriers and make it easier for community groups to produce events in

the City. Regularly review and update special event permitting and related ordinances for community and City events. Ensure flexibility to encourage creative events.

Pol. ED 7.7 Promote Burien’s strong cultural identity through inclusive and diverse arts activities and events. Support different types of parks and activities in parks to meet the needs of our diverse and multi-generational community.

Pol. ED 7.8 Establish incentives for developers to encourage the integration and development of art within new construction projects.

Pol. ED 7.9 Integrate art and cultural activities as a way to enhance public safety, by the activation of spaces.

Goal ED. 87 Balance ~~regulatory~~ regulation and service programs to ensure economic growth and a high quality of life.

Pol. ED ~~87.1~~ Provide high quality customer service and an equitable and efficient development review/land use permitting process.

Pol. ED 8.2 Support programs for reducing and cleaning up litter and illegal disposal of materials for clean and safe streets.

Pol. ED 8.3 Prioritize providing staff to code enforcement in order to maintain and safeguard public safety.

Pol. ED 8.4 Support small businesses by maintaining a low cost of doing business, including considerations of tax burden. Before enacting new regulations or increasing taxes and fees, communicate financial impacts to businesses and residents.

Pol. ED 8.5 Encourage redevelopment to ensure Burien land is developed in the highest and best use for the community. Ensure regulations and processes that support redevelopment that fits in with surrounding areas and use design standards to implement a quality aesthetic.

Goal ED. ~~98~~ ~~Maintain a strong~~ Enhance the partnership with the business community.

Pol. ED ~~98.1~~ ~~Maintain an open dialogue with the business community.~~ Solicit information from the business community to retain and grow businesses.

Pol. ED ~~98.2~~ ~~Maintain the Burien Business and Economic Development Partnership.~~ Continue to look for ways to interact /establish relationships in the business community, including the Business and Economic Development Partnership (BEDP).

Goal ED. ~~10~~9 Communicate openly and often with the public on economic issues.

Pol. ED ~~9~~10.1 Provide periodic reports to Council on economic development progress.

Pol. ED ~~10~~9.2 ~~Make timely press releases, newsletters, and posting on City television channel.~~ Use the City website and various forms of media (magazine, social media, press, etc.) to communicate regularly with businesses and residents and to gather their feedback.

Pol. ED ~~9.3~~ ~~Keep economic development information current on City website.~~

Goal ED. ~~10~~ Monitor and report business and economic performance.

Pol. ED ~~10.3~~1 Annually report to the Council on the following key economic development indicators.

- Unemployment
- retail sales
- new business licenses
- graduation rates
- infrastructure investments

Goal ED.11

~~Create an environment that will strengthen the health of employees and economic vitality of businesses within the City of Burien.~~

Goal ED 11 Provide essential infrastructure for business growth and attraction

Pol. ED 11.1 Acquire grant funding and public/private partnerships to fund technical and physical infrastructure.

Pol ED 11.2 Work with utility partners such as Seattle City Light, PSE, and the water and sewer districts to provide a high quality of service and adequate infrastructure to support Burien's plans for growth. Establish metrics to determine high quality of service.



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MEMORANDUM

To: Planning Commission

From: David Johanson, AICP, Senior Planner
Thara Johnson, Senior Planner

Date: September 20, 2018

Subject: Introduction to 2018 Comprehensive Plan Map Amendments.

PURPOSE/REQUIRED ACTION

The purpose of this agenda item is to introduce the proposed 2018 Comprehensive Plan map amendments.

Staff will present an overview of the four map requests and summarize the criteria that is used to evaluate each requested change. The recommendation reports will be provided at the October 24, 2018 Planning Commission meeting. Attached you will find a packet for the proposed map amendment containing the applicant's requests (see Attachments 1 - 4) along with list of the applicable review criteria (see Attachment 5).

LEGISLATIVE DECISION

The Comprehensive Plan map and Zoning map amendment requests have been split into two separate processes. The first step is to consider the comprehensive plan map amendment request, which is a legislative action. Planning Commissioners may have "Ex Parte Contact" during this step in the process. Planning Commission members also discuss the pending land use application with opponents or proponents of the proposal. If the result of the comprehensive plan process is a change in the land use designation the second step in the process will commence.

The second step in the process, the Zoning map amendment is a quasi-judicial decision and includes a public hearing by the Hearing Examiner. The Hearing Examiner then considers the staff recommendation and all public comments that have been received and makes a

recommendation to the City Council. The City Council then takes action that may result in amendments to Burien's zoning map. The City Council should not discuss the pending land use application with opponents or proponents of the proposal. This type of contact is called "Ex Parte Contact" and it may violate the Appearance of Fairness doctrine, which was created to ensure that decision makers act without bias when deciding land use requests. If needed, the second step in the process will commence in early 2019.

BACKGROUND

The Planning Commission recommended the 2018 docket to the City Council on March 28, 2018. The City Council adopted the 2018 Comprehensive Plan Docket on April 16, 2018 (Resolution No. 398).

PLAN AMENDMENTS

Staff is in the process of finalizing recommendation reports analyzing the proposed amendments based on the applicable criteria both in the zoning code and comprehensive plan. The reports will include a staff recommendation to the Planning Commission.

PLANNING COMMISSION ACTION

No action is necessary at this meeting.

NEXT STEPS

A public hearing on 2018 Comprehensive Plan map amendments is tentatively scheduled for November 14, 2018. The Hearing Notices for each of the amendment requests will be published in the Seattle Times no later than 14 days prior to the public hearing. Each of the locations will also be posted 14 days prior to the hearing, and notices will be mailed to property owners within 500-feet of the parcels.

If you have any questions before the meeting, please contact Thara Johnson at (206) 436-5574/ tharaj@burienwa.gov or David Johanson at (206) 248-5522/ david@burienwa.gov.

Attachments:

- 1. PLA 18-0433, Robert Moore, Comprehensive Plan Map Amendment Request**
- 2. PLA 18-0510, George Wu, Comprehensive Plan Map Amendment Request**
- 3. PLA 18-0528, Miles and Aseta, Comprehensive Plan Map Amendment Request**
- 4. PLA 18-0533, Burien Hill LLC, Comprehensive Plan Map Amendment Request**
- 5. Comprehensive Plan Map Amendment and Rezone Request Review Criteria.**



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MEMORANDUM

To: Planning Commission

From: David Johanson, AICP, Senior Planner
Thara Johnson, Senior Planner

Date: November 8, 2018

Subject: Public Hearings on 2018 Comprehensive Plan Map Amendments.

PURPOSE/REQUIRED ACTION

The purpose of this agenda item is to conduct public hearings regarding the proposed 2018 Comprehensive Plan map amendment requests.

Staff will summarize the recommendations for each the comprehensive plan map requests based on the criteria as presented at your October 24, 2018 meeting. Attached you will find the staff recommendation report for the requested land use designation changes (see Attachments 1-4). The Staff recommendation reports contain an analysis of the comprehensive plan amendment request criteria along with the corresponding land use designation criteria.

LEGISLATIVE DECISION

The map amendment requests are being split into two separate processes. The first step will be to consider the comprehensive plan map amendment request, which is a legislative action. Planning Commissioners may have “Ex Parte Contact” during this step in the process. If the result of the comprehensive plan process is a change in the land use designation the second step in the process will commence.

The second step constitutes a quasi-judicial decision and therefore Planning Commission members should not discuss this pending land use application with opponents or proponents of the proposal. This type of contact is called “Ex Parte Contact” and it may violate the Appearance of Fairness doctrine, which was created to ensure that decision makers act without bias when

deciding land use requests. If needed, the second step in the process will commence in early 2018 following the City receiving a complete rezone application.

BACKGROUND

The Planning Commission recommended the 2018 docket to the City Council on March 28, 2018. The City Council adopted the 2018 Comprehensive Plan Docket on April 16, 2018 (Resolution No. 398).

Hearing Notices for each of the amendment requests was published in the Seattle Times on Sunday October 28, 2018. Each of the locations were posted no later than October 26, 2018 and notices were mailed to property owners within 500-feet of the parcels on October 26, 2018.

The requested land use designation changes were presented at your September 26th, October 10th, and October 24th, 2018 meetings.

PUBLIC COMMENT

The City has received public comments on many of the requested comprehensive plan map changes. The comments received prior the preparation of the staff recommendation reports have been included as attachments to those reports. Additional written comments received will be provided to you at your meeting.

PLANNING COMMISSION ACTION

Staff is requesting that the Planning Commission conduct public hearings for the purpose receiving comments of each of the comprehensive plan map amendment requests.

No action is necessary at the meeting, however if the Commission wants to discuss the proposed amendments and ask any follow up questions of staff prior to making a recommendation to the City Council, which is scheduled for the November 28th, Planning Commission meeting.

NEXT STEPS

A recommendation to the City Council on each of the four items is scheduled for your next meeting on November 28, 2018.

If you have any questions before the meeting, please contact David Johanson at (206) 248-5522/ david@burienwa.gov or Thara Johnson at (206) 436-5574/ tharaj@burienwa.gov.

Attachments:

Attachments:

- 1. PLA 18-0433, Robert Moore, Comprehensive Plan Map Amendment Request Staff Recommendation Report**
- 2. PLA 18-0510, George Wu, Comprehensive Plan Map Amendment Request Staff Recommendation Report**
- 3. PLA 18-0528, Miles and Aseta, Comprehensive Plan Map Amendment Request Staff Recommendation Report**
- 4. PLA 18-0533, Burien Hill LLC, Comprehensive Plan Map Amendment Request Staff Recommendation Report.**

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MEMORANDUM

To: Planning Commission

From: David Johanson, AICP, Senior Planner
Thara Johnson, Senior Planner

Date: November 20, 2018

Subject: Recommendation on 2018 Comprehensive Plan Map Amendments.

PURPOSE/REQUIRED ACTION

The purpose of this agenda item is for the Planning Commission to provide a recommendation to the City Council on the proposed 2018 Comprehensive Plan map amendment requests.

Staff will summarize the recommendations for each the comprehensive plan map requests based on the criteria as presented at your October 24, 2018 meeting. Attached you will find the staff recommendation report for the requested land use designation changes (see Attachments 1-4). The Staff recommendation reports contain an analysis of the comprehensive plan amendment request criteria along with the corresponding land use designation criteria.

LEGISLATIVE DECISION

The map amendment requests are being split into two separate processes. The first step will be to consider the comprehensive plan map amendment request, which is a legislative action. Planning Commissioners may have “Ex Parte Contact” during this step in the process. If the result of the comprehensive plan process is a change in the land use designation the second step in the process will commence.

The second step constitutes a quasi-judicial decision and therefore Planning Commission members should not discuss this pending land use application with opponents or proponents of the proposal. This type of contact is called “Ex Parte Contact” and it may violate the Appearance of Fairness doctrine, which was created to ensure that decision makers act without bias when

deciding land use requests. If needed, the second step in the process will commence in early 2018 following the City receiving a complete rezone application.

BACKGROUND

The Planning Commission recommended the 2018 docket to the City Council on March 28, 2018. The City Council adopted the 2018 Comprehensive Plan Docket on April 16, 2018 (Resolution No. 398).

Hearing Notices for each of the amendment requests were published in the Seattle Times on Sunday October 28, 2018. Each of the locations were posted no later than October 26, 2018 and notices were mailed to property owners within 500-feet of the parcels on October 26, 2018.

The requested land use designation changes were presented at your September 26th, October 10th, and October 24th, 2018 meetings and a public hearing was held on November 14, 2018.

PUBLIC COMMENT

The City has received public comments on many of the requested comprehensive plan map changes. The comments received prior to the preparation of the staff recommendation reports have been included as attachments to those reports. Additional written comments received will be provided to you at your meeting.

A total of forty-three residents and/or citizens testified at the public hearing relating to the proposed Comprehensive Plan map amendments.

PLANNING COMMISSION ACTION

Staff is requesting that the Planning Commission discuss the map amendment requests and make recommendations to the City Council.

Action is requested at the meeting, staff recommends the Commission make a motion for each of the proposed amendment requests, discuss each amendment and then make a recommendation to the City Council.

Suggested motions are as follows:

Suggested Motion for a Recommendation of Approval:

I move the Planning Commission recommend to the City Council approval of the (Applicant's Name) Comprehensive Plan map amendment request changing the land use designation from (Current Land Use Designation) to (Recommended Land Use Designation) and adopt the findings of fact and conclusions in the staff recommendation report.

Suggested Motion for a Recommendation of Denial:

I move the Planning Commission recommend to the City Council denial of the (Applicant's Name) Comprehensive Plan amendment request changing the land use designation from (Current Land Use Designation) to (Recommended Land Use Designation) adopt the findings of fact and conclusions in the staff recommendation report.

NOTE: The Planning Commission must outline your findings and conclusions based on the evaluation criteria to support the recommendation if it differs from the staff findings, conclusions and recommendation.

NEXT STEPS

The Planning Commission's recommendations on the four proposed Comprehensive Plan map amendments will be forwarded to the City Council on December 3, 2018.

If you have any questions before the meeting, please contact David Johanson at (206) 248-5522/ david@burienwa.gov or Thara Johnson at (206) 436-5574/ tharaj@burienwa.gov.

Attachments:

Attachments:

- 1. PLA 18-0533, Burien Hill LLC, Comprehensive Plan Map Amendment Request Staff Recommendation Report (*Revised*).**
- 2. PLA 18-0510, George Wu, Comprehensive Plan Map Amendment Request Staff Recommendation Report**
- 3. PLA 18-0433, Robert Moore, Comprehensive Plan Map Amendment Request Staff Recommendation Report**
- 4. PLA 18-0528, Miles and Assefa, Comprehensive Plan Map Amendment Request Staff Recommendation Report (*Revised*).**