



Agenda Bill

City Council Special Meeting & Regular Study Session - 22 Apr 2019

Department

Community Development

Staff Contact

Thara Johnson, Senior Planner (206) 436-5574

Agenda Bill Title

Joint Meeting with Burien Planning Commission and Briefing and Discussion on the Urban Center Planning Workshop/Survey Results

Summary

The purpose of this agenda item is for the City Council and Planning Commission to receive a briefing from city staff and the consultant team, MIG Design on the Urban Center Plan process and provide an overview of the community engagement and visioning efforts.

The City of Burien incorporated in 1993. As part of the City's initial visioning and comprehensive planning processes, the community adopted policies designed to make "downtown an attractive and vibrant place to work, shop and live." In 2001, the City took these initial policies to the next level—a coordinated downtown plan, zoning regulations and design standards. Taken together, the tools encourage redevelopment of the downtown area into a mixed-use, pedestrian-friendly, transit-oriented, traditional downtown with an emphasis on urban design.

In 2003, the Puget Sound Regional Council (PSRC) adopted new standards for the regional designation of Urban Centers. The preparation and adoption of Burien's Downtown Plan, as well as the community's commitment to its implementation, are consistent with the criteria for an urban center designation.

After reviewing the Countywide Planning Policies as part of the City's state-mandated Comprehensive Plan update in 2003, Burien realized that these past planning efforts had created an Urban Center in downtown Burien and its surroundings. Unlike some other cities, Burien had created the policies and implementation strategies necessary for an Urban Center before requesting the formal designation. In recognition of this, in 2003 the City adopted an Urban Center designation in its updated Comprehensive Plan. PSRC approved the Urban Center designation for Burien in 2005.

The proposed Burien Urban Center encompasses approximately 353 acres, about 7.4% of the total city area, and is roughly centered at the proposed mixed-use Burien Town Square development (see attached Urban Center map). The existing street grid is in the form of a traditional downtown with small blocks, alleys and a well-established sidewalk system. The Urban Center contains a mix of uses—multifamily residential, retail, restaurants, and offices. The City has planned for future growth within the Urban Center through recent investments in utility, street and sidewalk upgrades, and in land acquisition. These efforts have already resulted in a mixed-use Town Square development and plans for a transit oriented development (TOD) project. Finally, the City of Burien completed a Mobility Study in 2016, with the intent of improving transportation options to and from the downtown area with a specific focus on bicycle and pedestrian mobility, transit connectivity and

parking.

PSRC adopted a new Regional Centers Framework and checklist for Centers Plans in 2018 which all local jurisdictions designated as Regional Growth centers are required to adopt by 2020. Therefore, the Urban Center Plan for Burien would need to incorporate the requirements.

The City issued a RFP for consultant services to assist with development of the Plan and awarded the contract to MIG Design in September 2018. Staff and the consultant team have completed a portion of the first Phase of the Plan which includes significant community engagement activities and efforts such as developing a detailed Public Involvement Plan, stakeholder interviews, focus groups, forming an Advisory Committee, holding a Community Vision Workshop and a survey.

It is intended that community perspectives which come out of the engagement efforts will shape the vision, goals, and specific issues to be addressed in the Urban Center Plan through strategies and implementation actions.

The presentation will provide an overview of the project, including a background, purpose, and all the visioning efforts completed to date. Staff and the consultant team are requesting feedback from both the Planning Commission and Council to provide input relating to the overall project to date and make recommendations on any additional efforts that they would like to see incorporated.

Options

None

Advisory Board Recommendation

None

Administrative Recommendation

Receive the briefing and presentation from staff and provide feedback on the first phase of the project

Suggested Motion

No action is being requested

Fiscal Impact

FUND: N/A

COST OF PROPOSAL: N/A

AMOUNT BUDGETED: N/A

ADDITIONAL REQUIRED: N/A

Attachments

[Attachment 1 Community Vision Workshop Summary](#)

[Attachment 2 Presentation on Burien Urban Centers Plan Process](#)



Burien

Urban Center Plan



Urban Center Vision Survey
Preliminary Results

April 5, 2019



Introduction

From March 6, 2019 through March 29, 2019, the City of Burien used an interactive map-based survey to gather information about existing conditions and future opportunities for the future of Burien's Urban Center.

When combined with outcomes from other community engagement activities from the study process, the survey results will help shape the future vision for the Urban Center.

Introduction

A major goal of this survey was to hear from a broad spectrum of the community through a tool that is convenient and engaging, allowing participants to respond at their own pace and provide as much information as desired. Participants accessed the online survey through a link on the project website.

Introduction

Place-based questions (represented by a “pin” or line placed by respondents on the online map) indicated where people go, how they get there, and what challenges and ideas they have along the corridor. This allowed respondents to place as many pins and/or lines as needed. Responses to multiple choice questions provided further clarity on location responses, as well as several open-ended “other” questions that allowed for additional detail.

Results

272 Total respondents

447 Total visitors

2,459 Total map responses



Burien

Burien Urban Center Plan

Welcome to the Urban Center Vision Survey!

What is your future vision for Burien's urban center? Please tell us what you think by taking this survey. Your ideas matter, and the City will use your responses to inform the vision and development concepts that will be presented in late Spring 2019.

This exercise should take as few as five minutes, but you can take as much time as you need to provide more detail. Your responses will be saved as you move through the questions and you can leave and return to this survey if necessary. Your responses will be kept confidential and your contact information will not be used for any other purposes.

This survey is closed as of March 29, 2019. Results are being summarized and will be presented on the project website:

https://burienwa.gov/business/building__construction/community_development_projects/urban_center_vision_survey



**Where do you live, work,
or go to school?**



Where do you live, work or go to school?

The questions below (Home, Work, School) are optional and the responses will be used to help the project team understand how well the survey has reached the community.

- To place pins on the map, click on the grey box or colored pin.

- The map will open and you can move either the pin or the map to find the right location for your answer.

If you live, work or go to school out of the area, feel free to zoom out and find your home, workplace or school.

Home

Click here and place this pin near your home



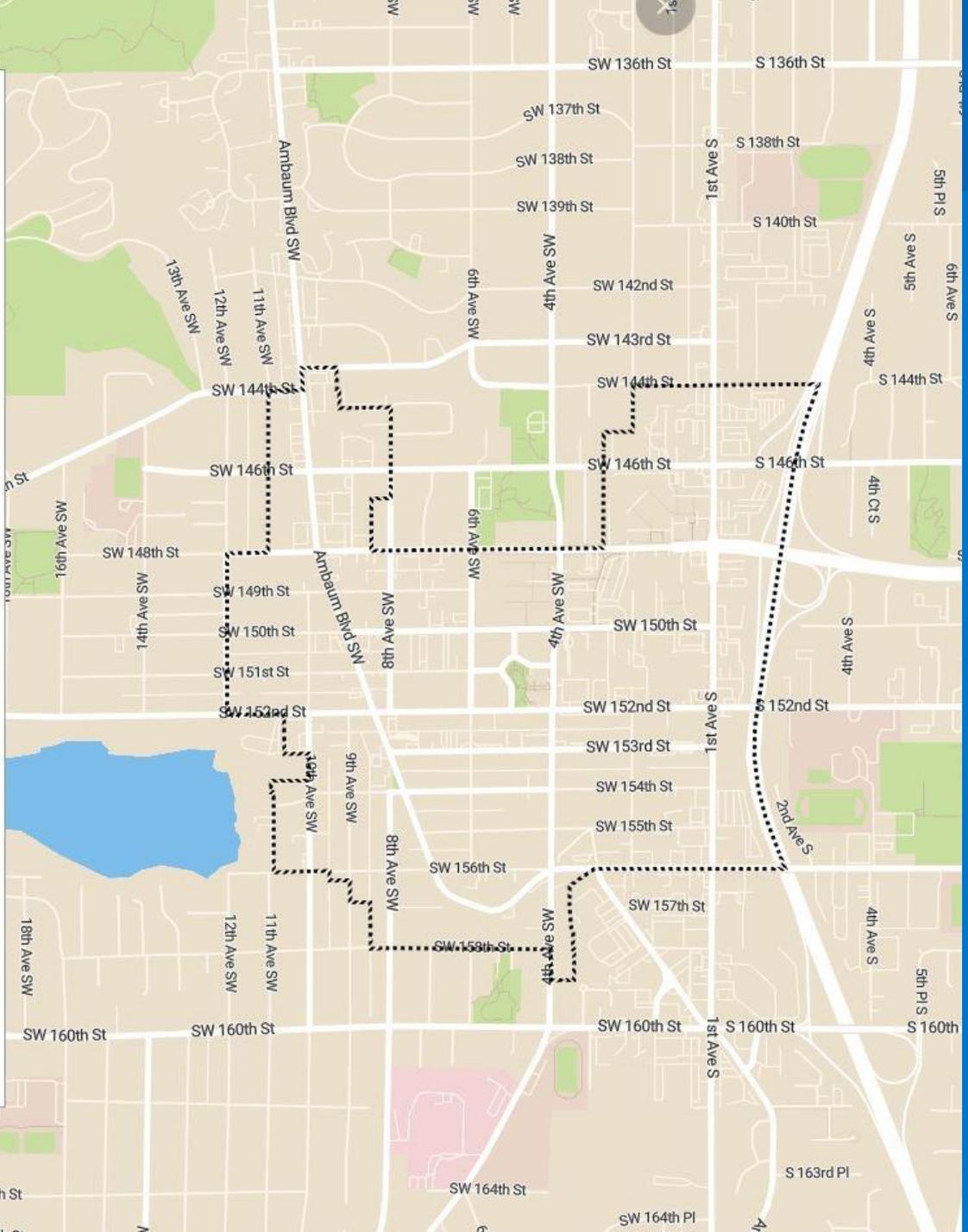
Work

Click here and place this pin near where you work

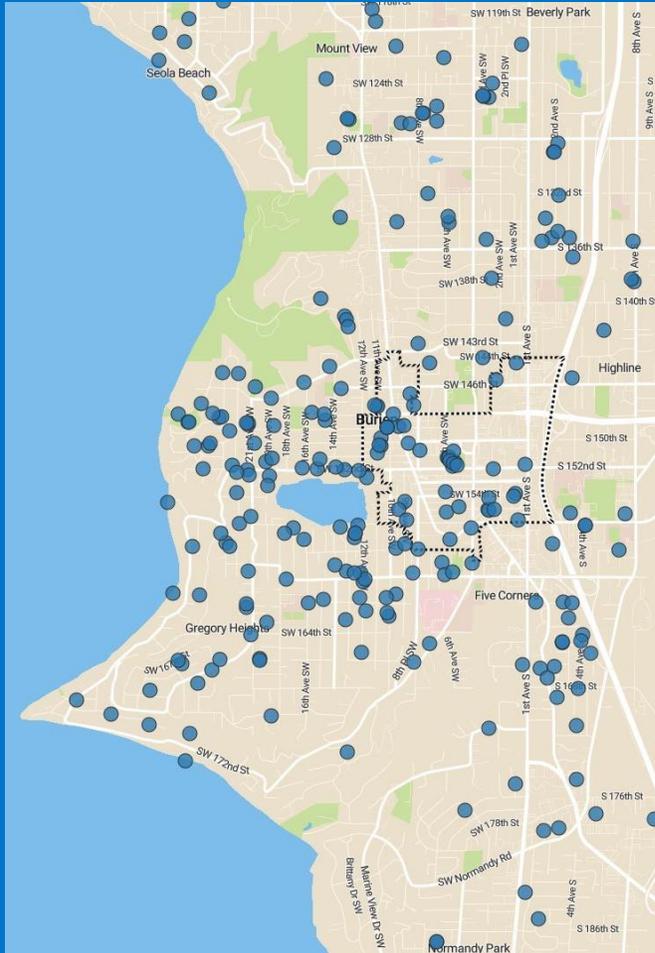


School

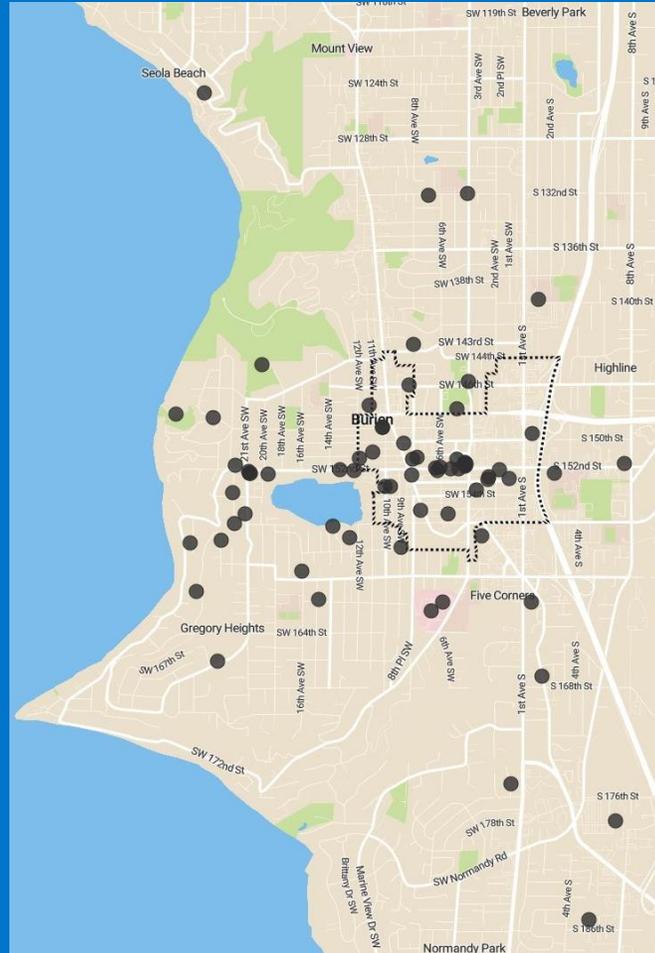
Click here and place this pin where you go to school



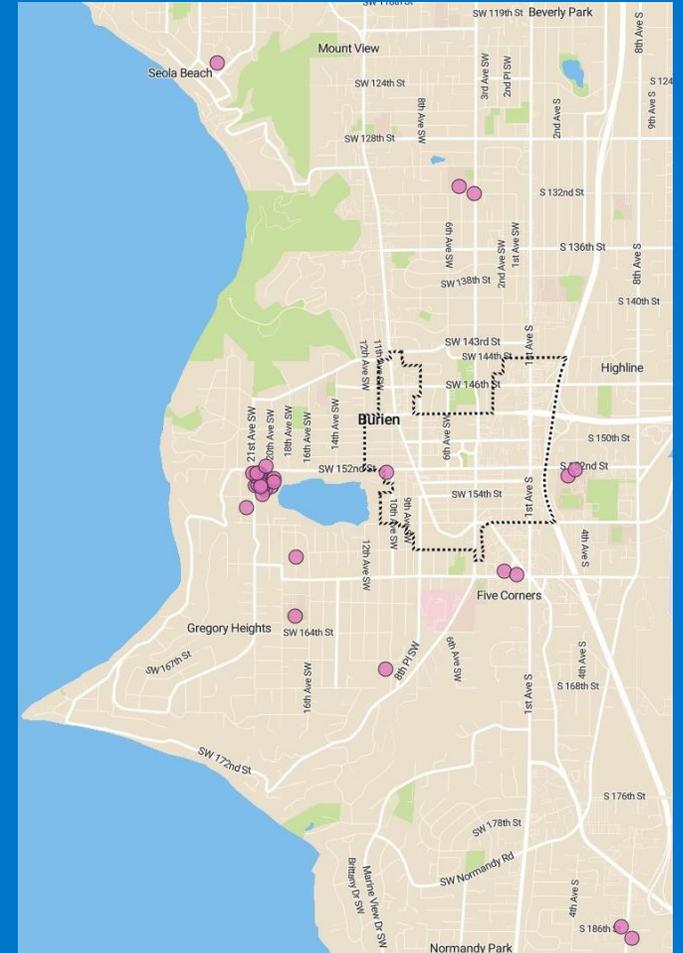
Live



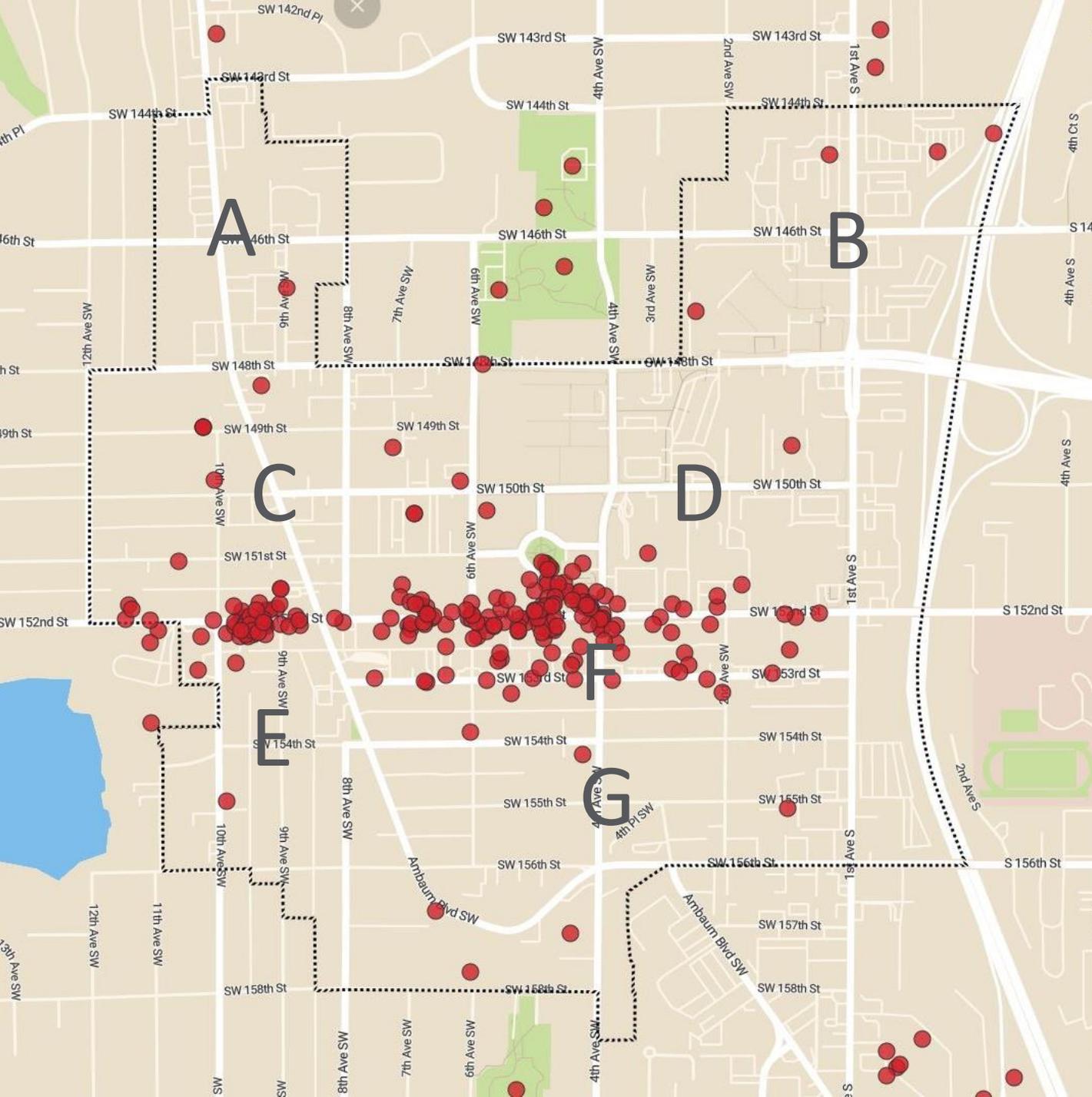
Work



School

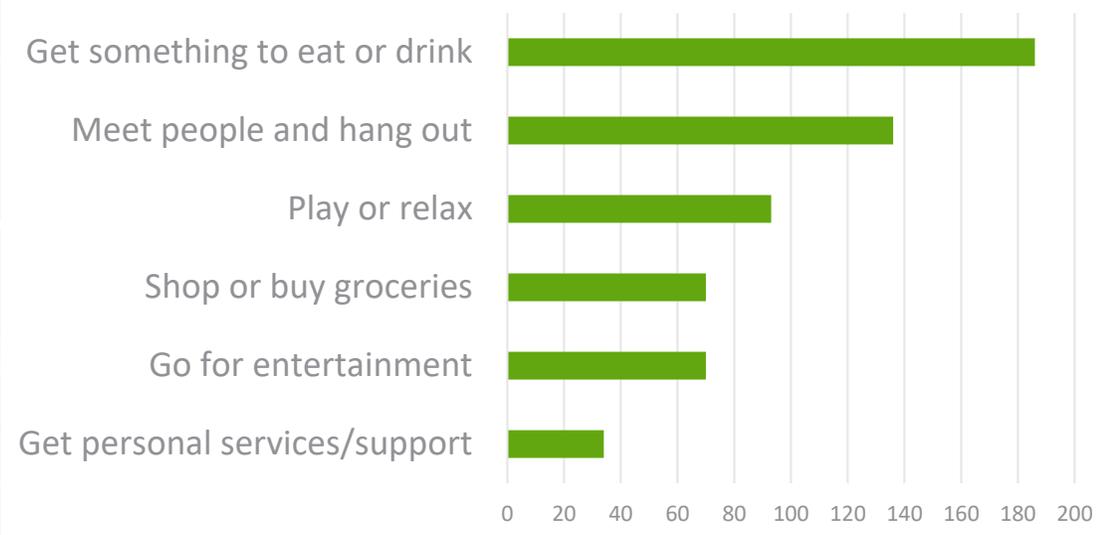


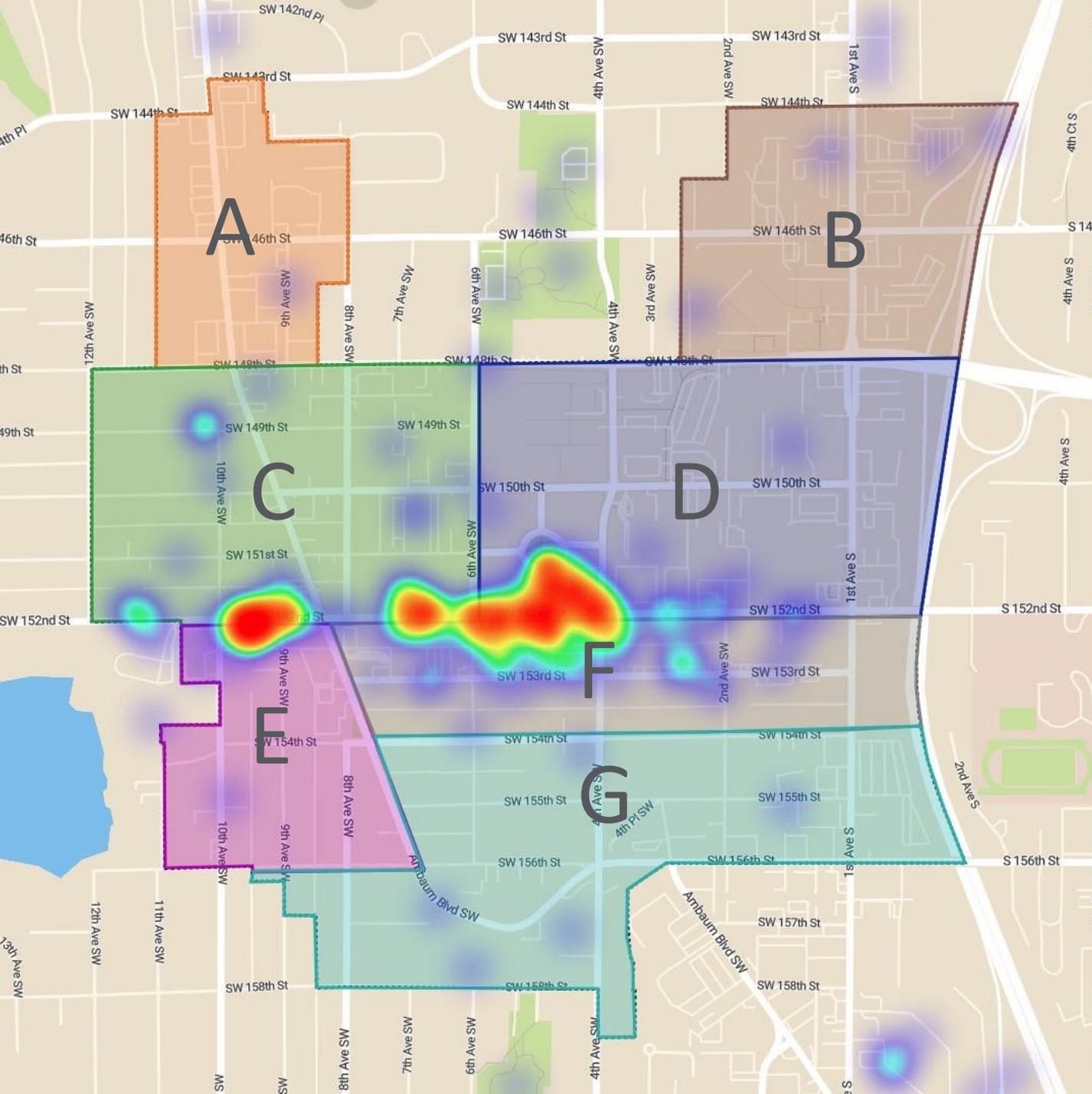
**What are your favorite places?
What are some improvements or
additions that are needed?**



Favorite Place

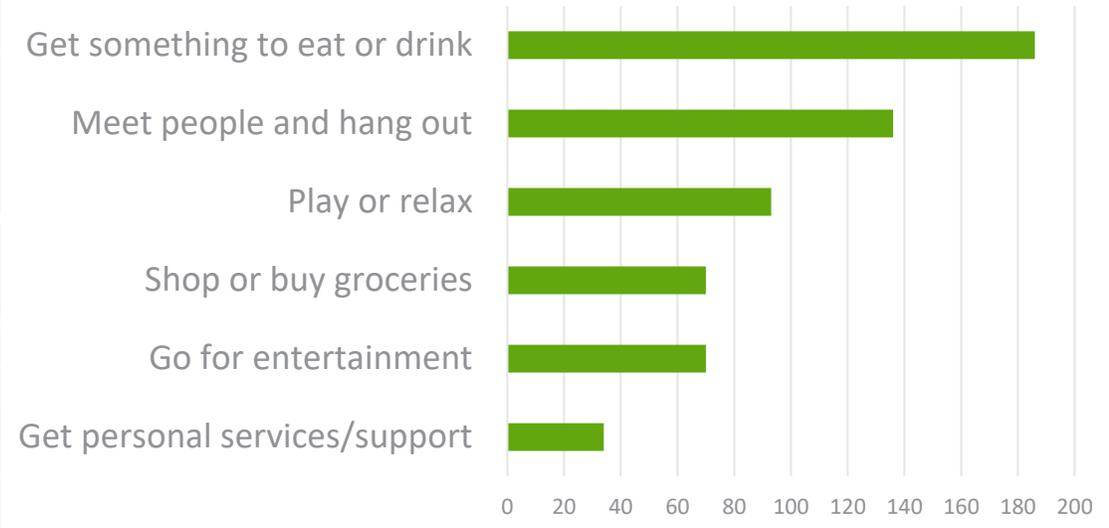
This place is great because it is where I:

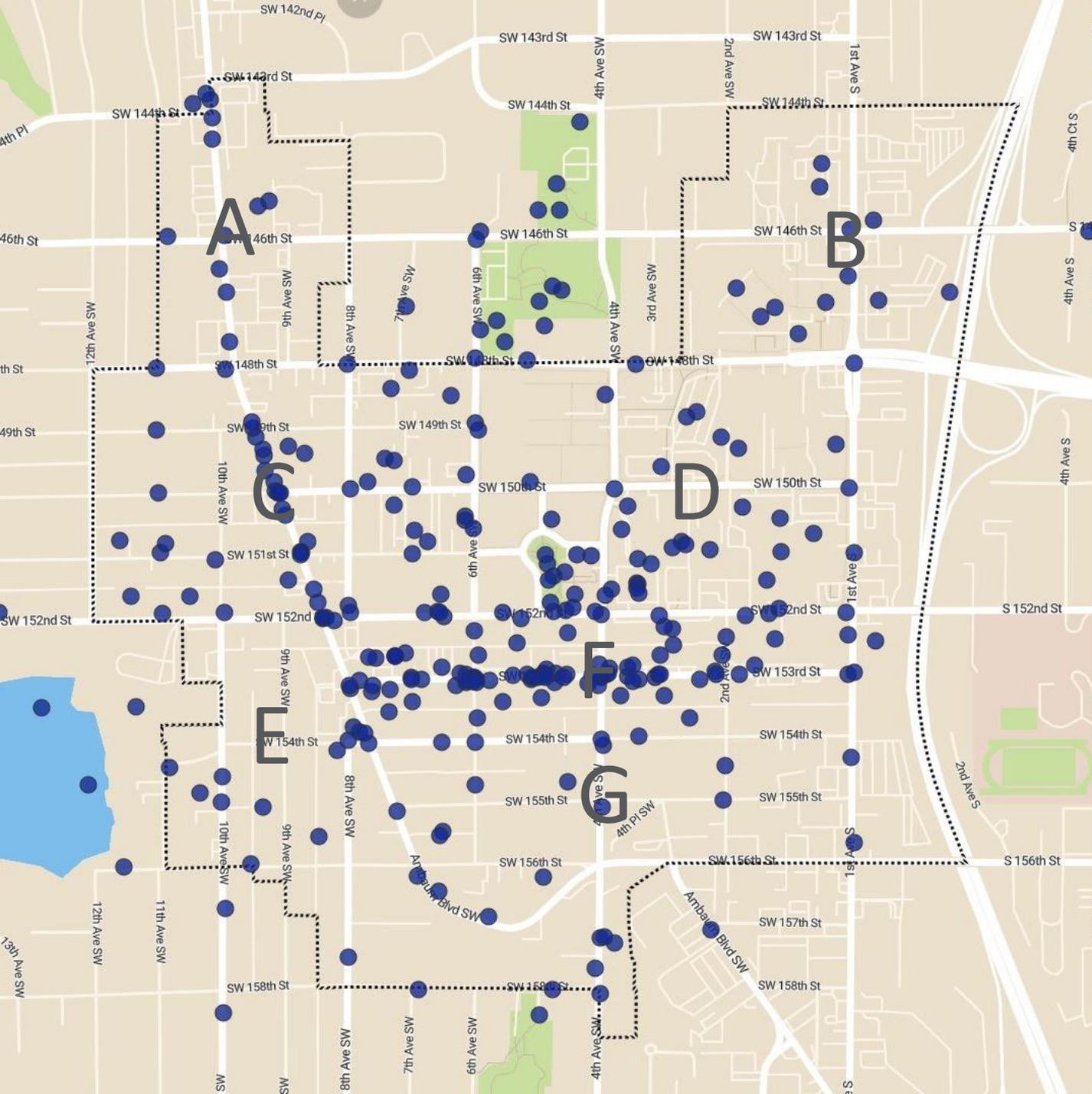




Favorite Place

This place is great because it is where I:





Improvements/ Additions

What would you change?

Improving the streetscape with features like shade, planters, seating, etc.

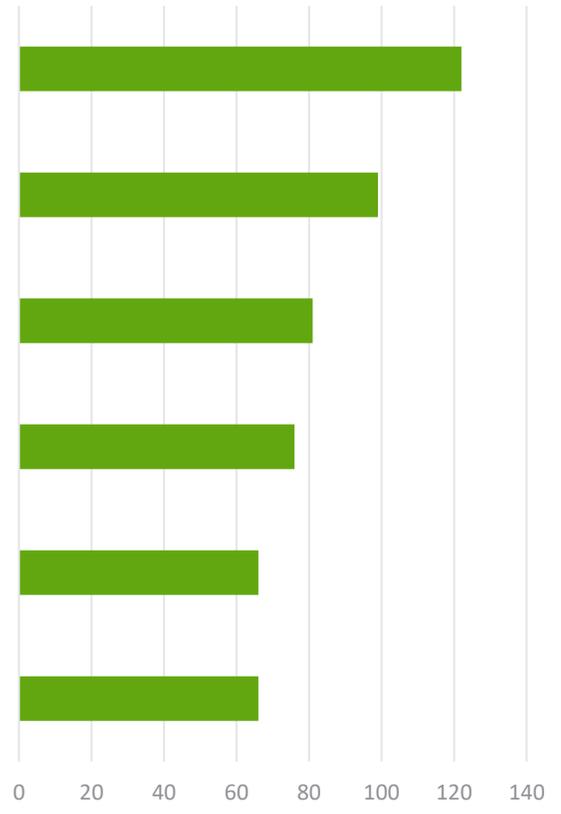
Improving conditions for biking and walking

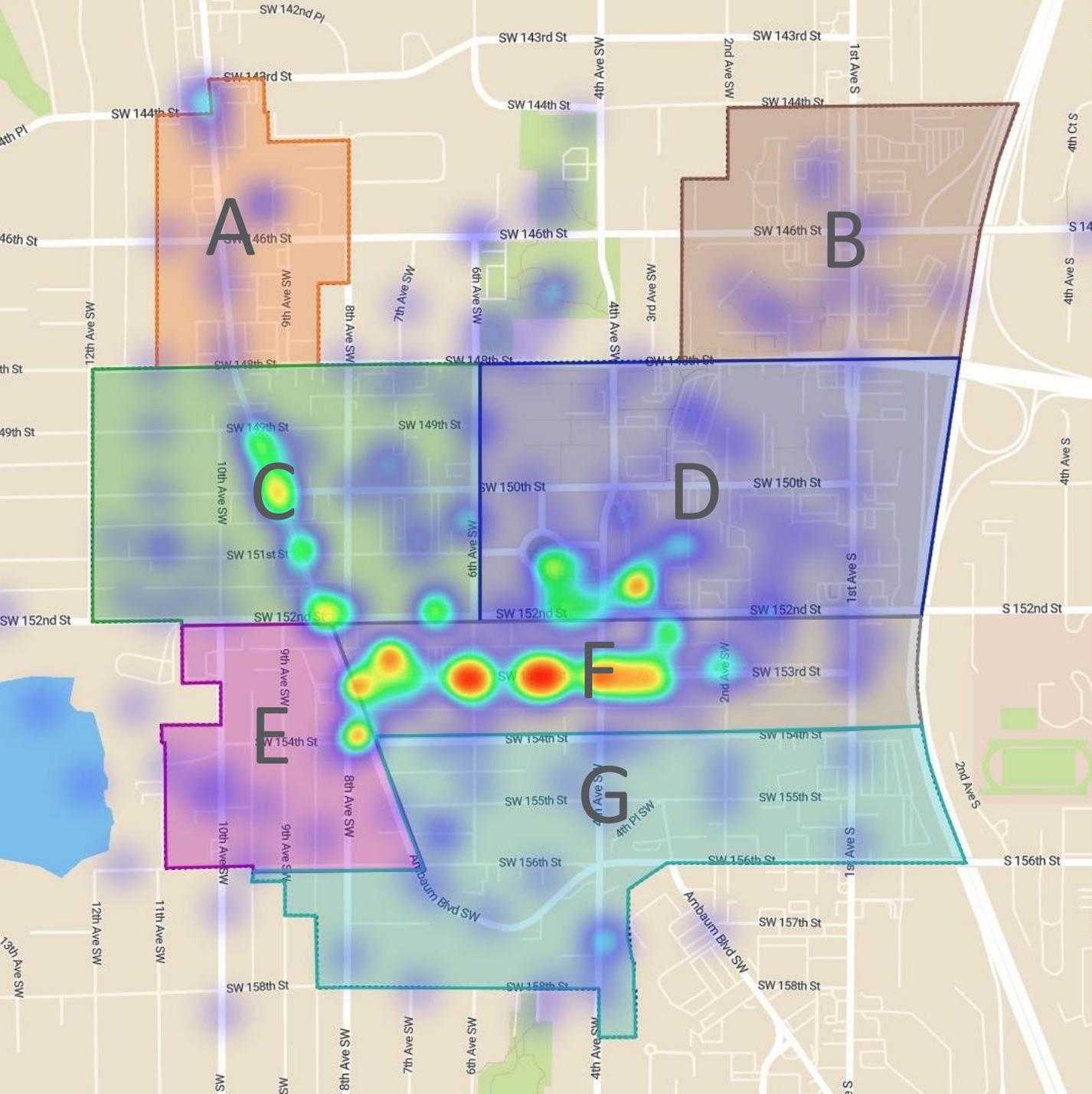
Adding public spaces, greenspaces, plazas, etc.

Adding places to work, shop or for entertainment

Saving and/or rehabilitating existing businesses or buildings

Adding more places to live

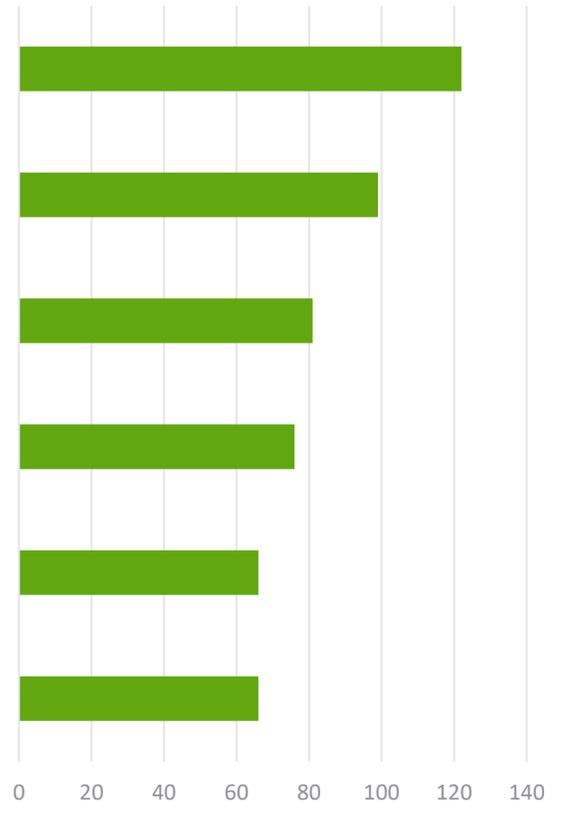




Improvements/ Additions

What would you change?

- Improving the streetscape with features like shade, planters, seating, etc.
- Improving conditions for biking and walking
- Adding public spaces, greenspaces, plazas, etc.
- Adding places to work, shop or for entertainment
- Saving and/or rehabilitating existing businesses or buildings
- Adding more places to live



**What is the right type of future
growth?**

Thinking about each area within the urban center, what is the right type of future growth?

Although each area will likely have a mixture of different land uses, what general land use BEST describes this area over the next 20+ years?

Place one type of pin in each area.

Moderate density residential

Click here and move this pin to a colored area on the map, you can click this pin again if needed for another area.



Higher density residential

Click here and move this pin to a colored area on the map, you can click this pin again if needed for another area.



Commercial and employment uses

Click here and move this pin to a colored area on the map, you can click this pin again if needed for another area.



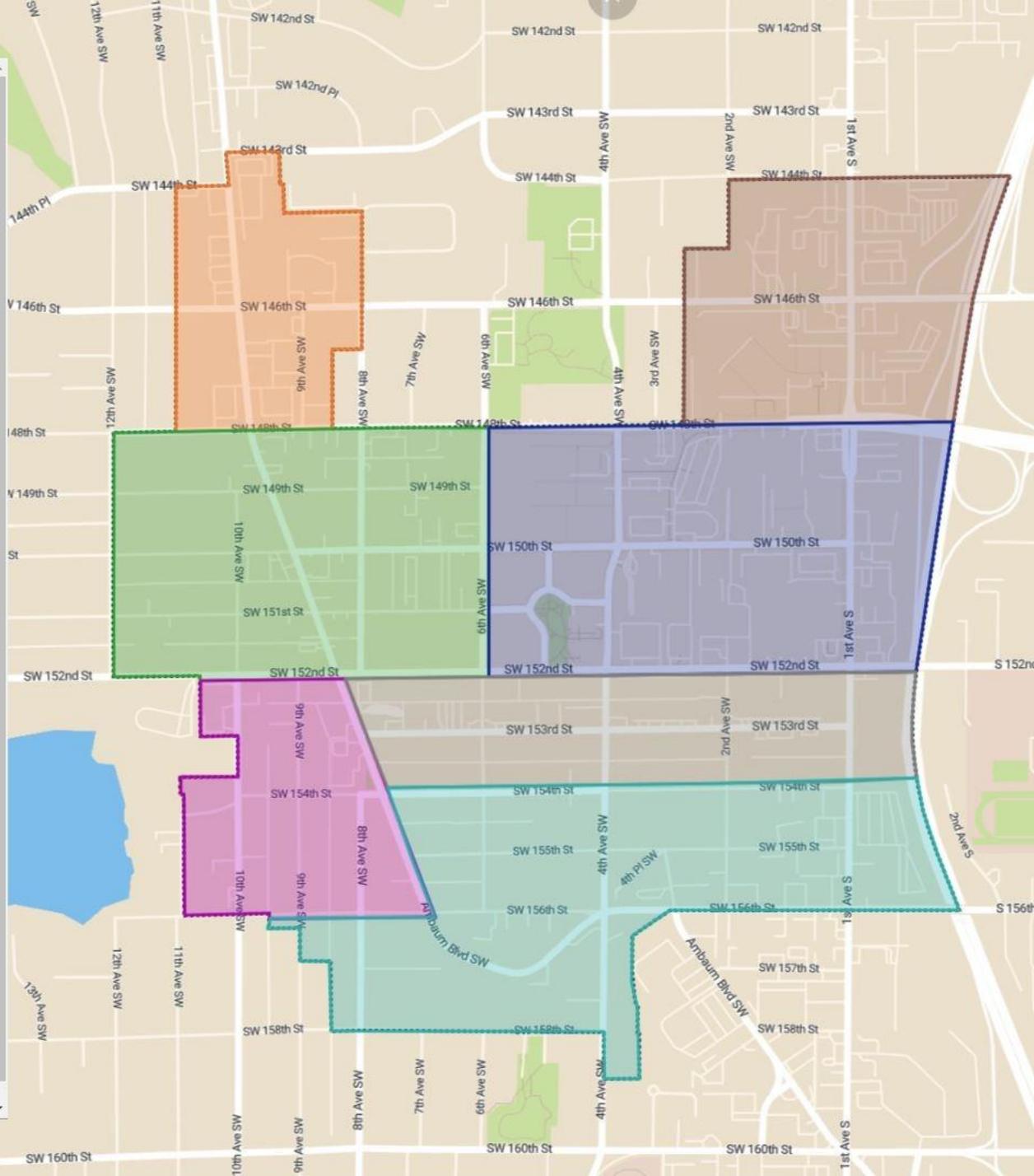
Vertical mixed-use

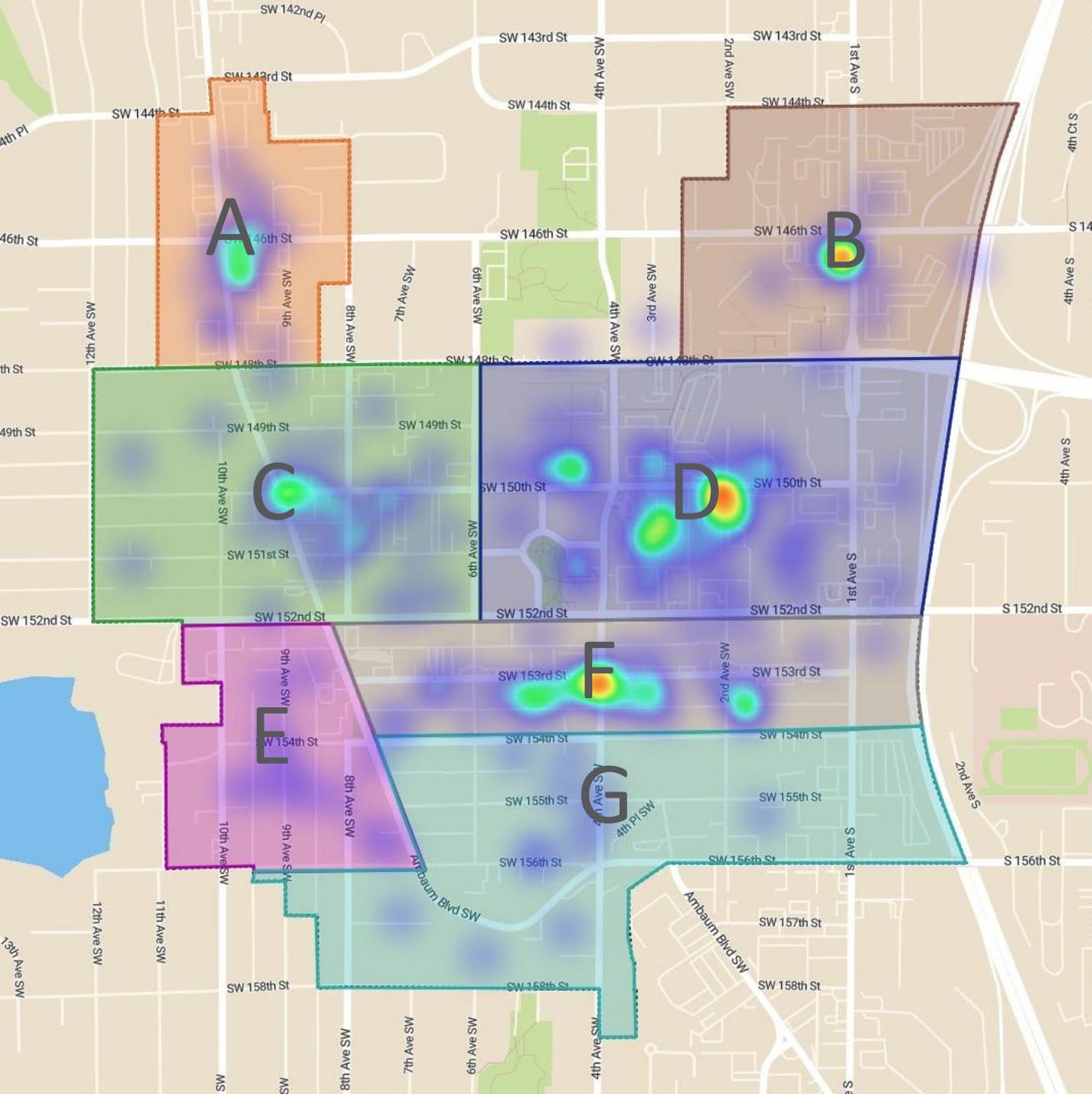
Click here and move this pin to a colored area on the map, you can click this pin again if needed for another area.



Horizontal mixed-use

Click here and move this pin to a colored area on the map, you can click this pin again if needed for another area.





Vertical Mixed Use

What is the right scale of development?

What is the right scale of development that BEST describes future development here?

Each area will likely have a mix of building heights as well, what maximum height do you think will fit BEST in each area over the next 20+ years?

Place up to two types of pins per colored area.

Lower building heights (up to three stories)

Click here and move this pin to a colored area on the map, you can click this pin again if needed for another area.



Moderate building heights (four to five stories)

Click here and move this pin to a colored area on the map, you can click this pin again if needed for another area.



Taller building heights (six stories or greater)

Click here and move this pin to a colored area on the map, you can click this pin again if needed for another area.



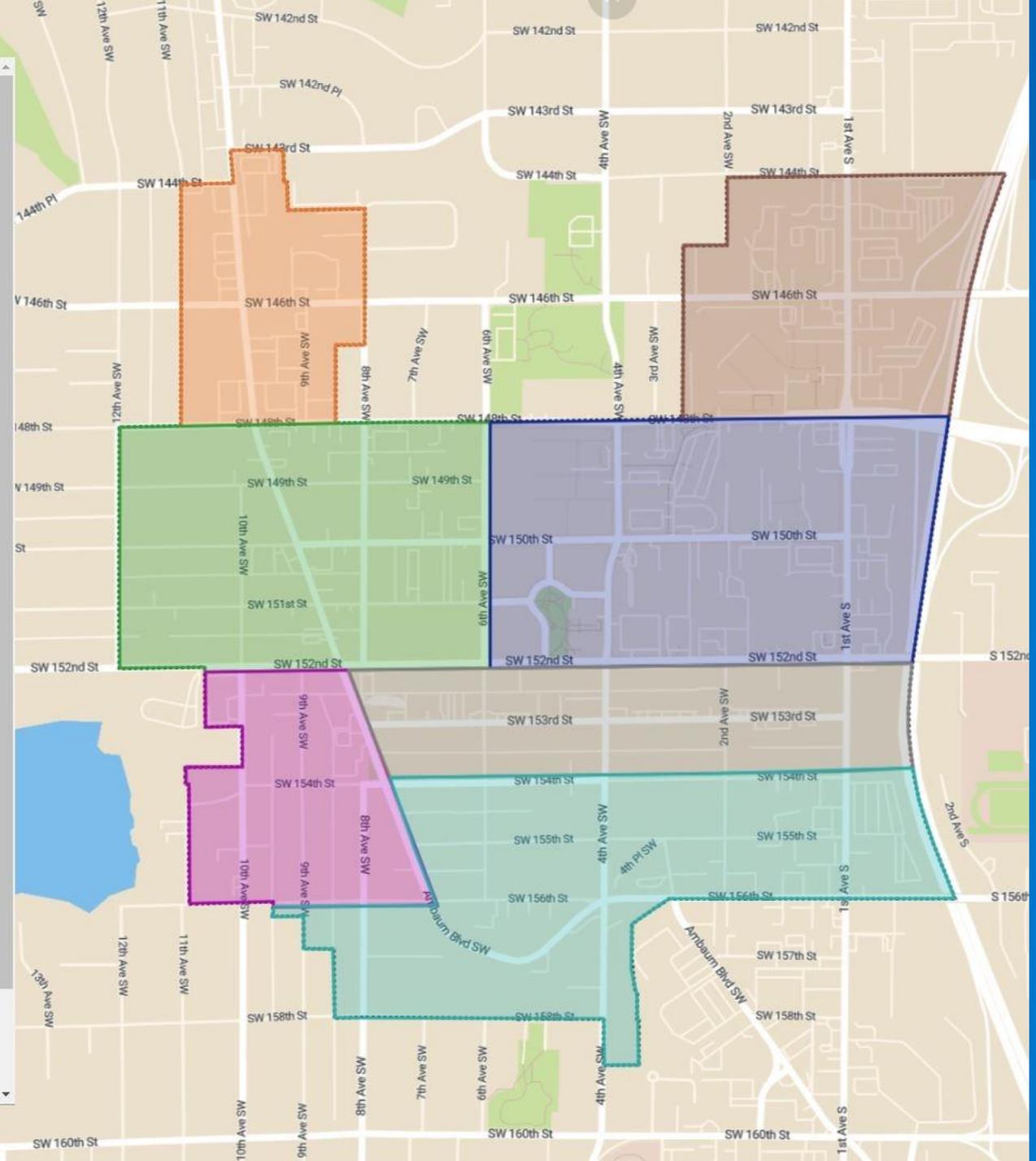
A mix of lower and moderate building heights

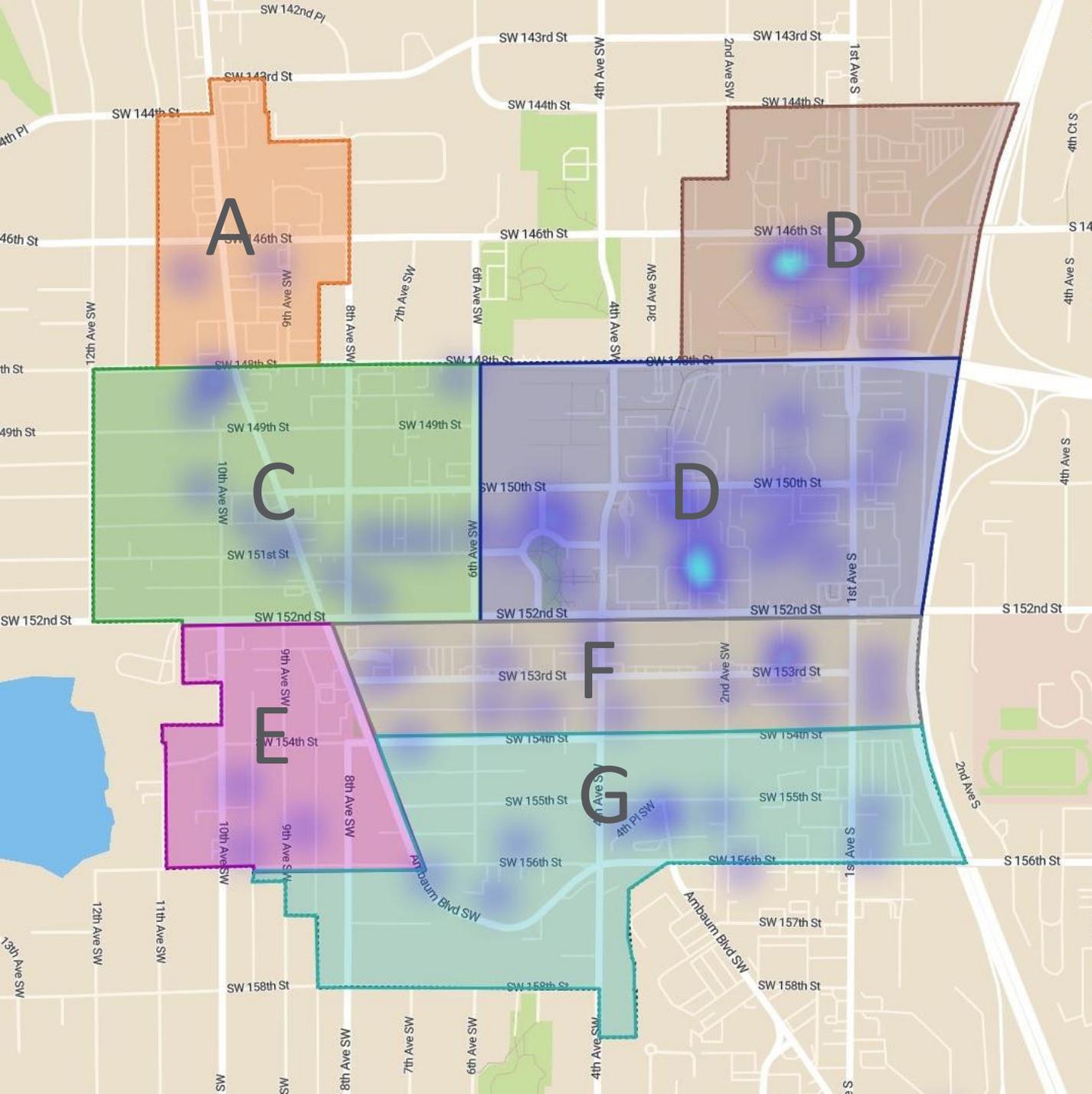
Click here and move this pin to a colored area on the map, you can click this pin again if needed for another area.



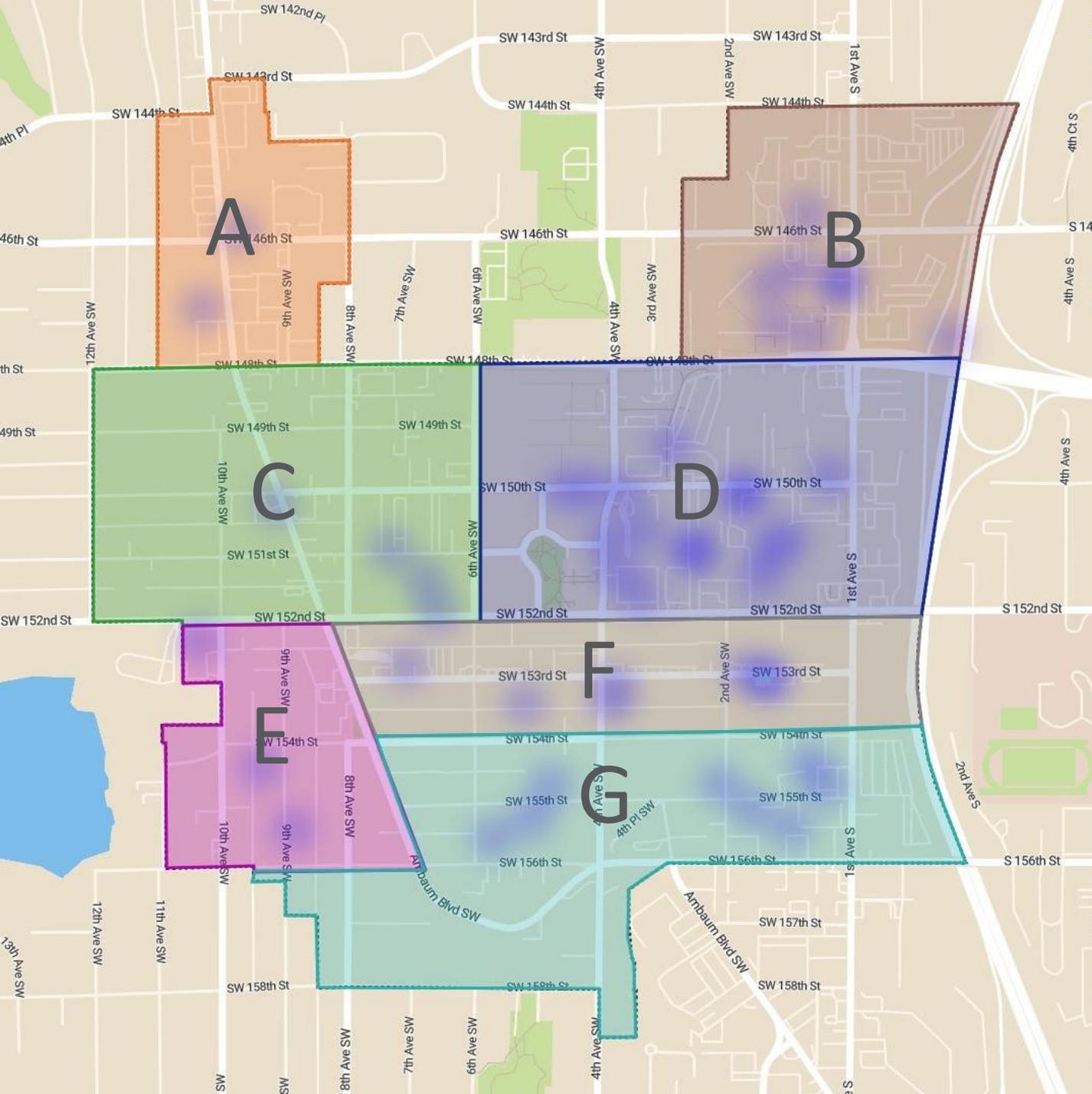
A mix of moderate and taller buildings heights

Click here and move this pin to a colored area on the map, you can click this pin again if needed for another area.





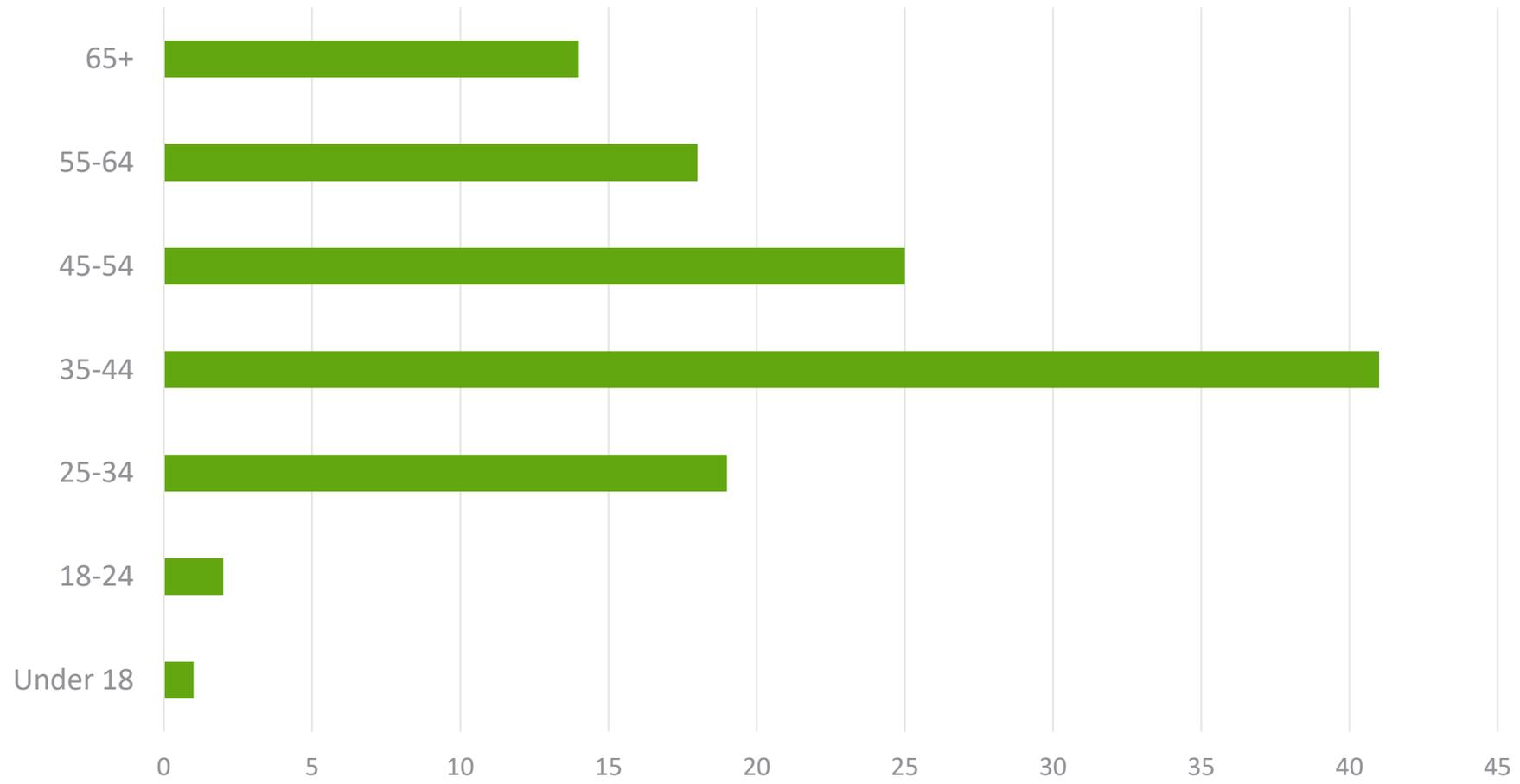
Taller Building Heights



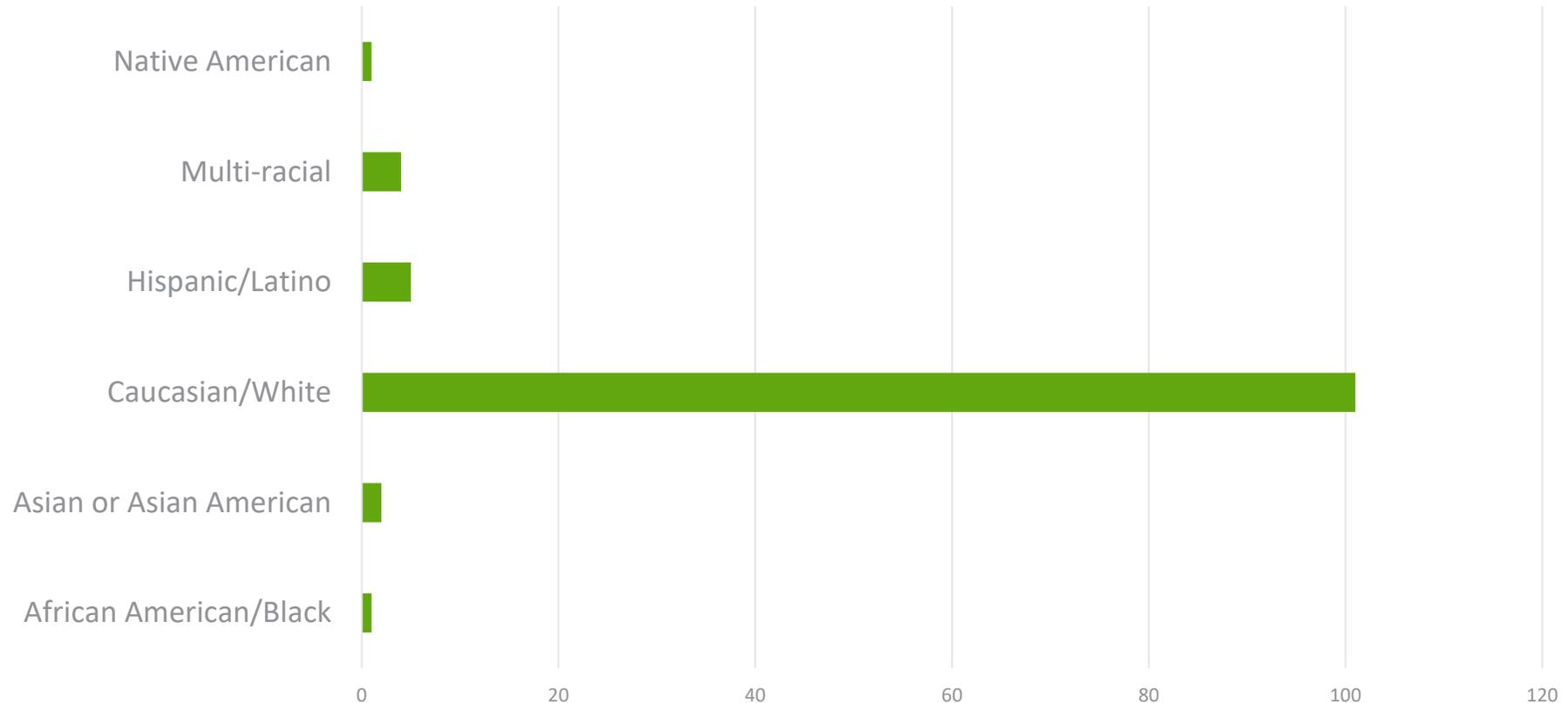
Mixed
Moderate/
Taller

Demographics

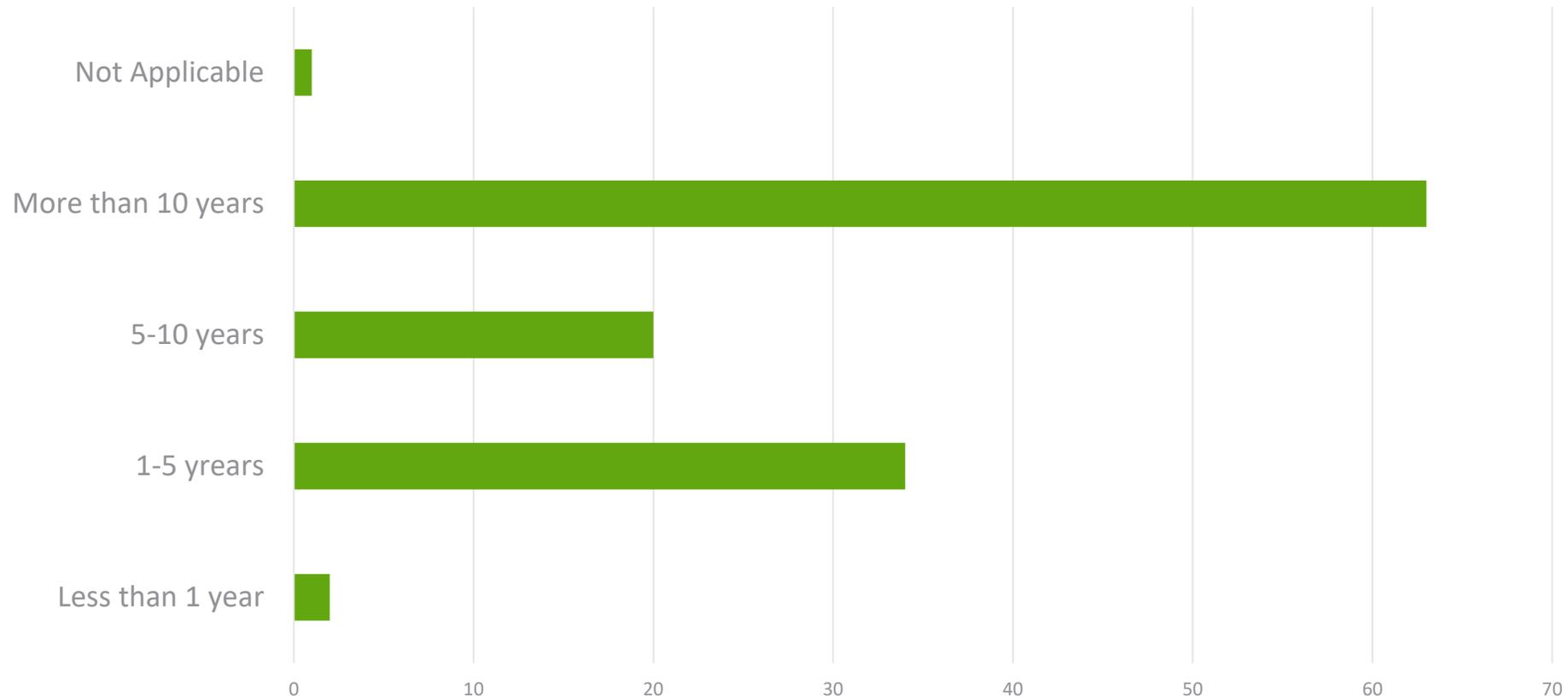
What is your age?



Most people think of themselves as belonging to a particular ethnic or racial group. How do you identify yourself? (choose all that apply)



How long have you lived, worked or gone to school in the area?





Burien

Urban Center Plan



Urban Center Vision Survey
Preliminary Results

April 5, 2019





Burien

Urban Center Plan

**Urban Center Plan
Update 1**

April 22, 2019

M I G

Agenda

1. Project Purpose
2. Planning Process
3. The Urban Center Today
4. Ingredients of Great Urban Places
5. Community Engagement and Vision Elements
6. Next Steps
7. Questions

1. Project Purpose

SEATTLE NEWS

Seattle gained more than 17,000 people in just one year

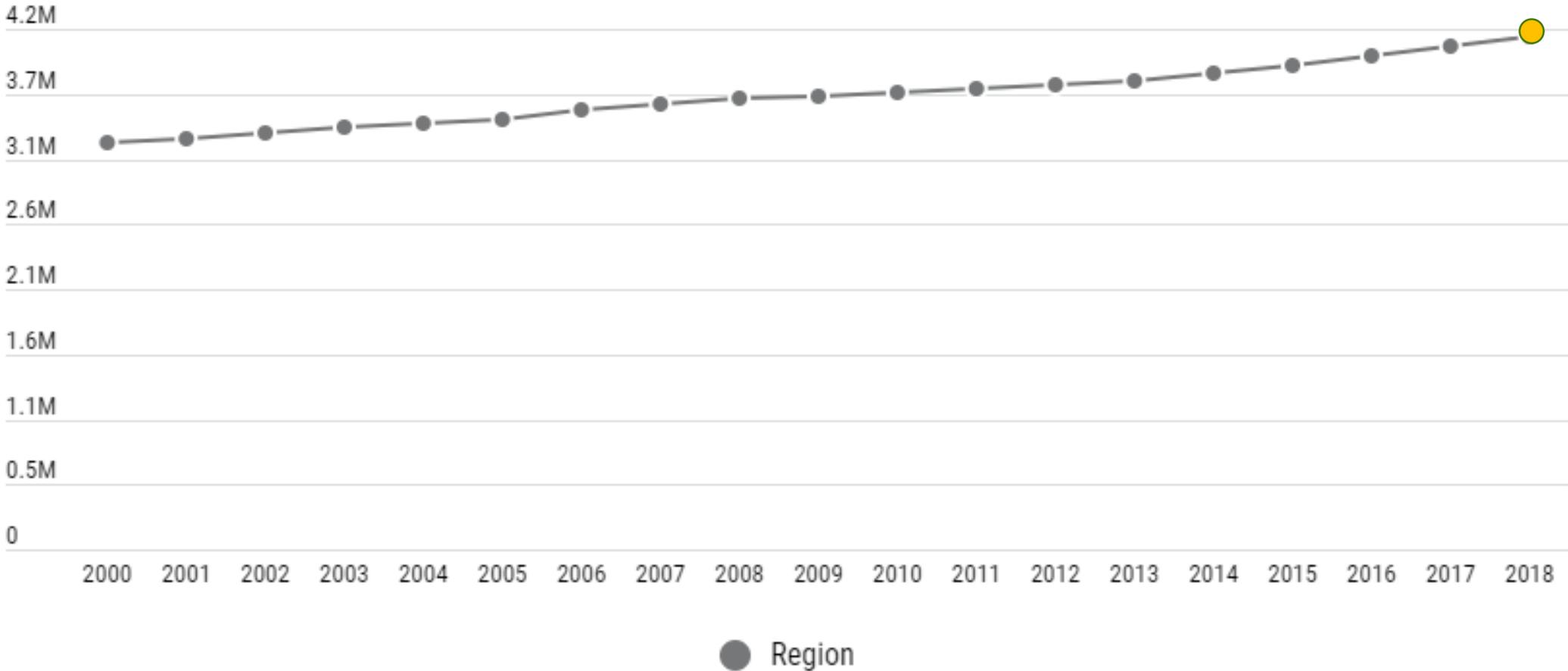
New U.S. Census estimates show a booming population

By **Sarah Anne Lloyd** | @sarahannelloyd | May 24, 2018, 4:11pm PDT

f t  SHARE

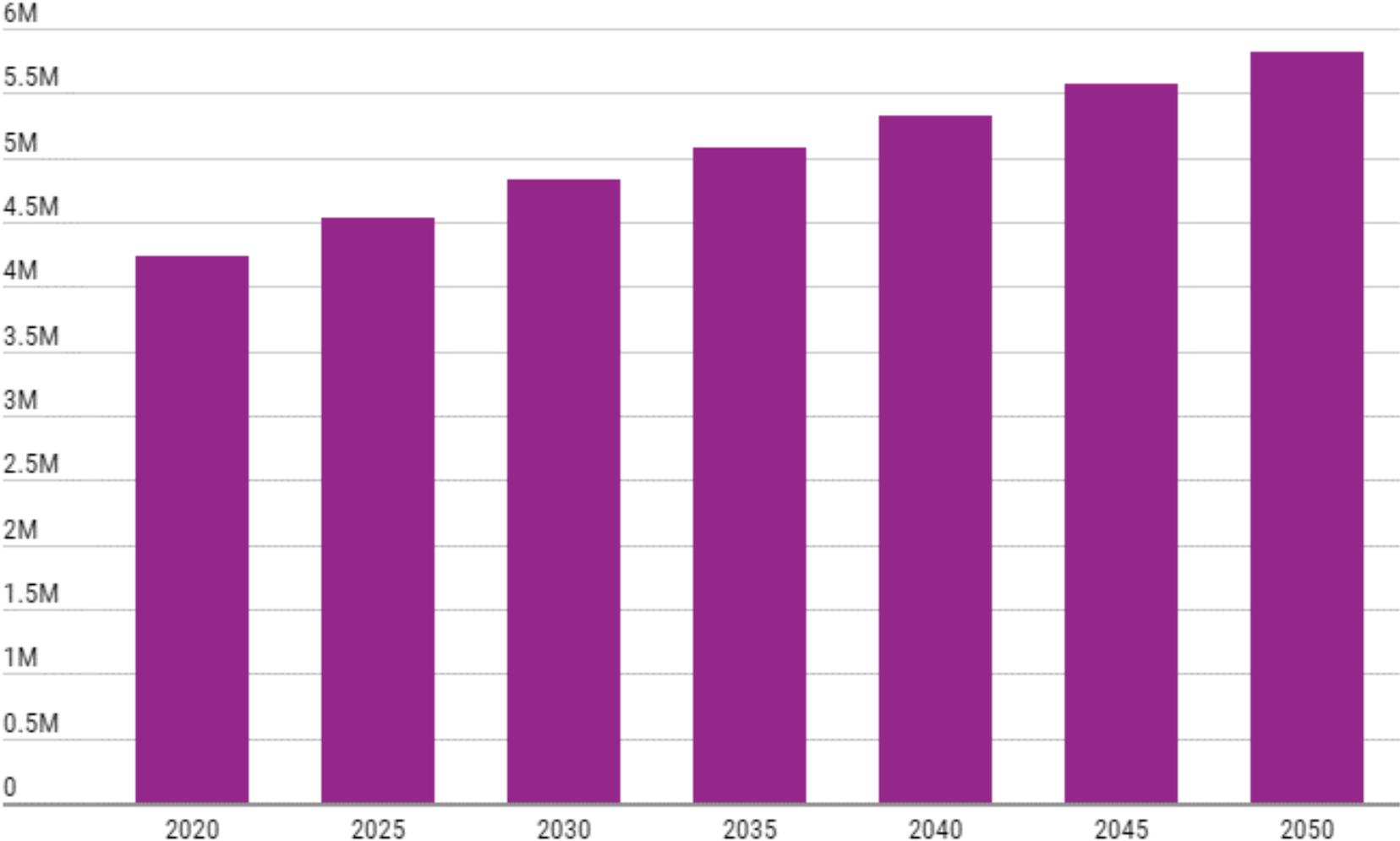


Puget Sound Population Growth 2000-2018 (From PSRC)



Source: U.S. Census Bureau, WA State Office of Financial Management

Puget Sound Regional Population Forecast (From PSRC)



Kirkland, Burien on list of fastest-growing small cities



Originally published July 1, 2016 at 1:41 pm

Buyers and renters seeking to escape Seattle's frenzied market are heading to rapidly expanding towns south and east of the city

BY: [NIKI STOJNIC](#) | FROM THE PRINT EDITION | [MARCH 2018](#)





6th Avenue (looking east)



6th Avenue (looking east)



154th Street and 2nd Avenue (looking south)



154th Street and 2nd Avenue (looking south)

Vision 2040

Regional Growth Centers



What are Urban Centers?

- They provide a mix of housing, employment, commercial, and cultural amenities in a compact form.
- They support transit, walking and cycling.
- They are focal points of vibrant city life and activity, as well as strategic locations for accommodating a significant share of future population and employment growth.

(From PSRC)

What is a Center Plan?

- Looks at smaller areas of the City and provides development goals and policies specific to the conditions, challenges and opportunities in the area.

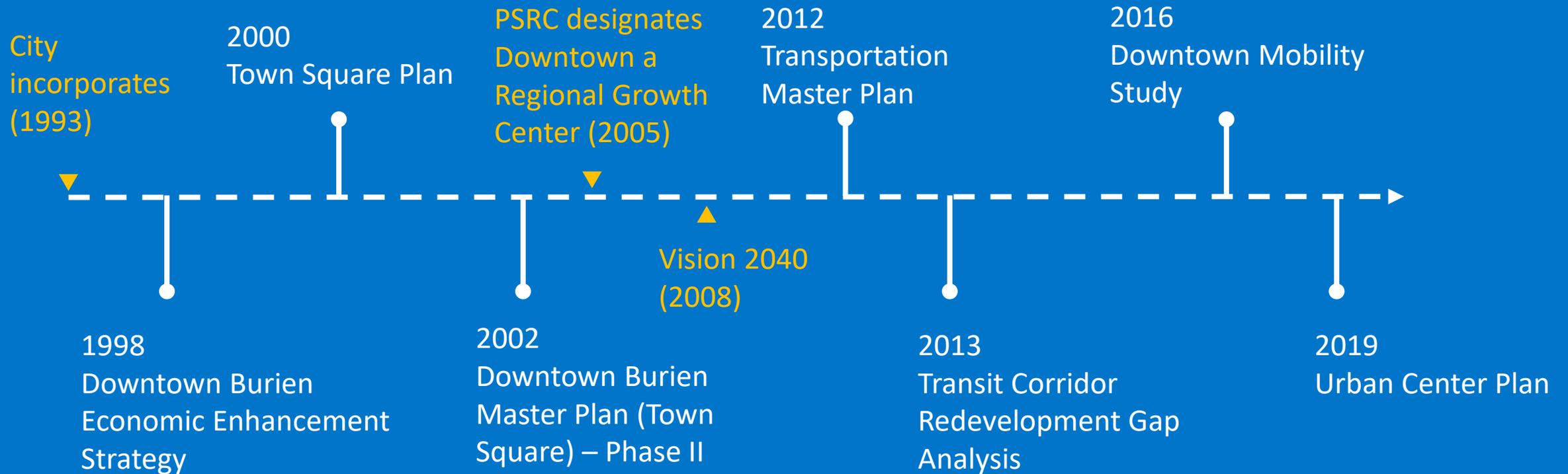
Why does it matter?

- Efficient use of public resources and services
- Housing choice and proximity to destinations
- Greater mobility and reduced congestion
- Land preservation and reduction of environmental impacts
- Livability and affordability
- Compliance with state-wide Growth Management Act

Planning Timeline



Planning Timeline



2. Planning Process

Background /Historical Review

January-February

- Tour
- Public
Involvement Plan
- Baseline
Documentation

Background /Historical Review

January-February

- Tour
- Public Involvement Plan
- Baseline Documentation

Community Vision

February-April

- Community Conversations
- Community Vision Workshop
- PC/CC Briefing

**Committee
Meeting 1**

Background /Historical Review

January-February

- Tour
- Public Involvement Plan
- Baseline Documentation

Community Vision

February-April

- Community Conversations
- Community Vision Workshop
- PC/CC Briefing

**Committee
Meeting 1**

Alternatives Development /Analysis

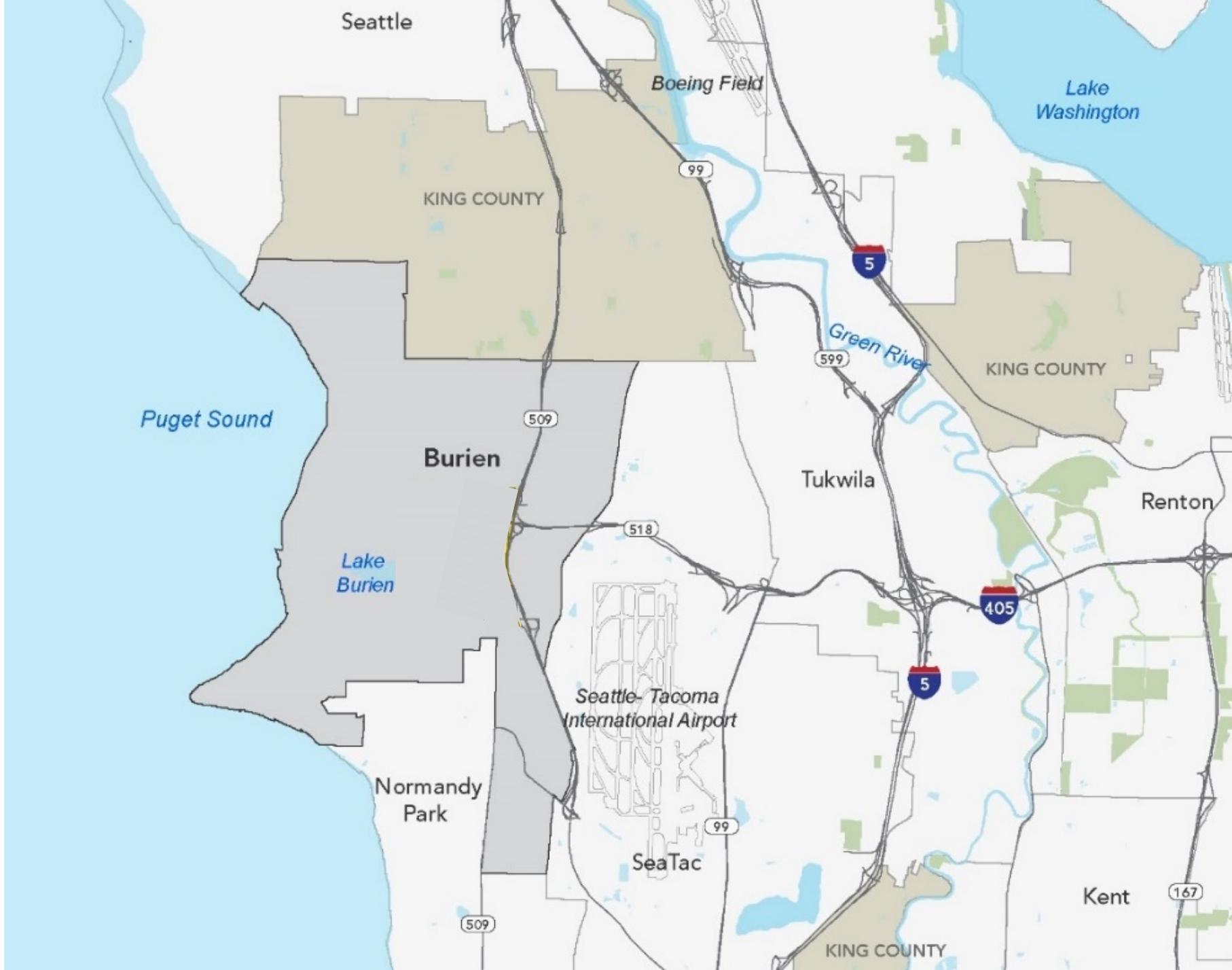
April-June

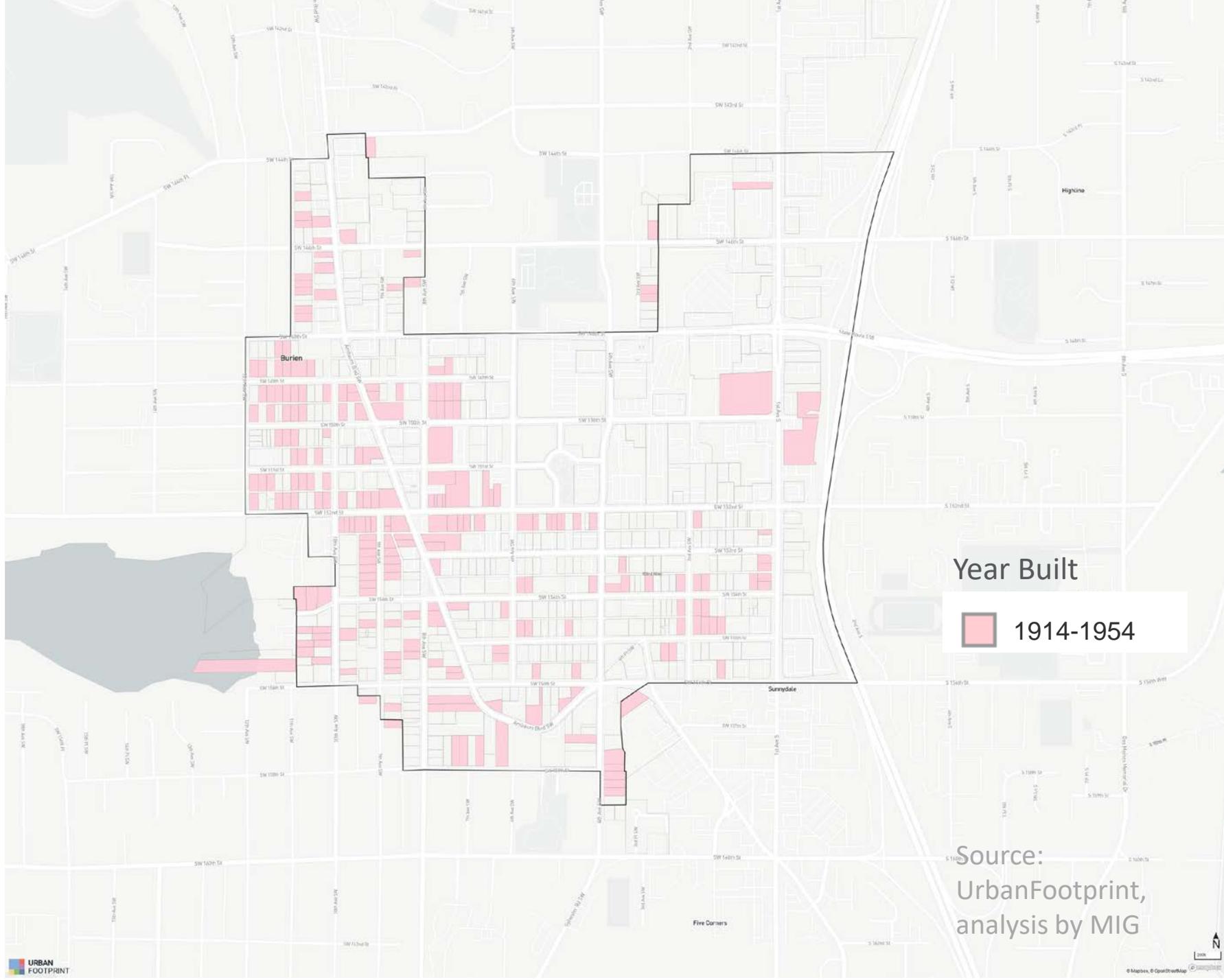
- Community Design Workshop
- Urban Center Concepts and Analysis

**Committee
Meeting 2**



3. The Urban Center Today

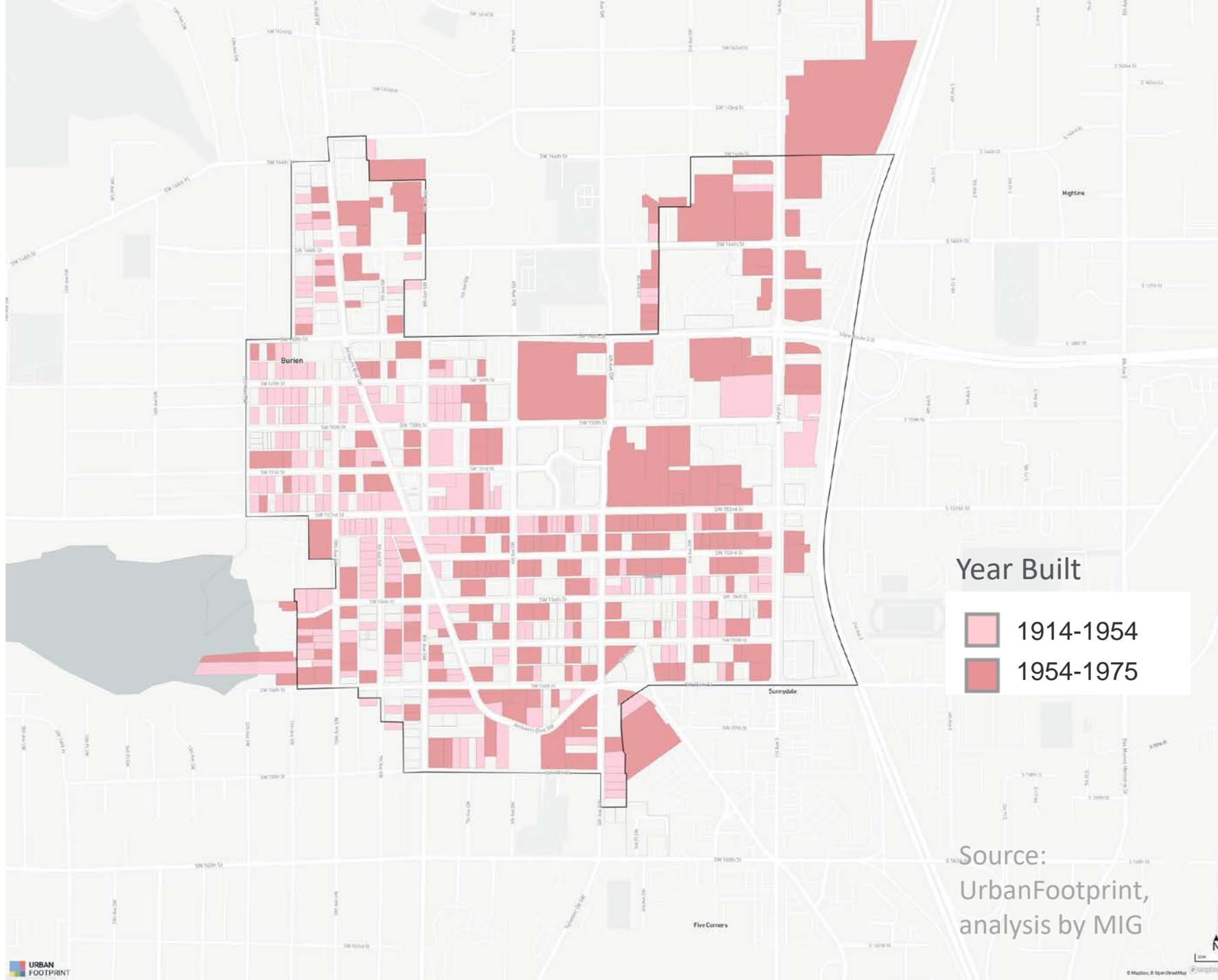




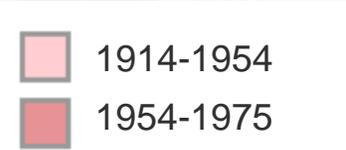
Year Built

1914-1954

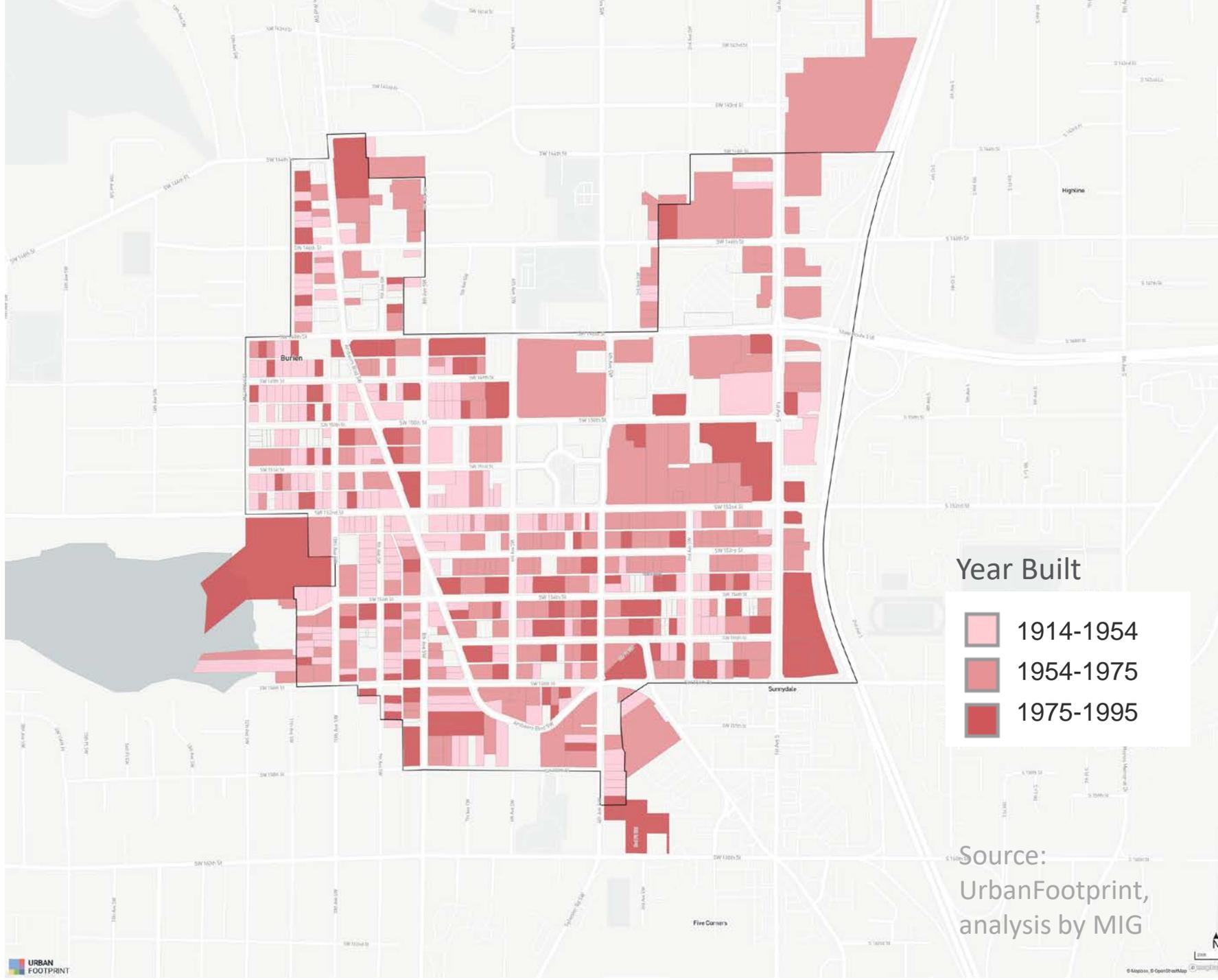
Source:
UrbanFootprint,
analysis by MIG



Year Built



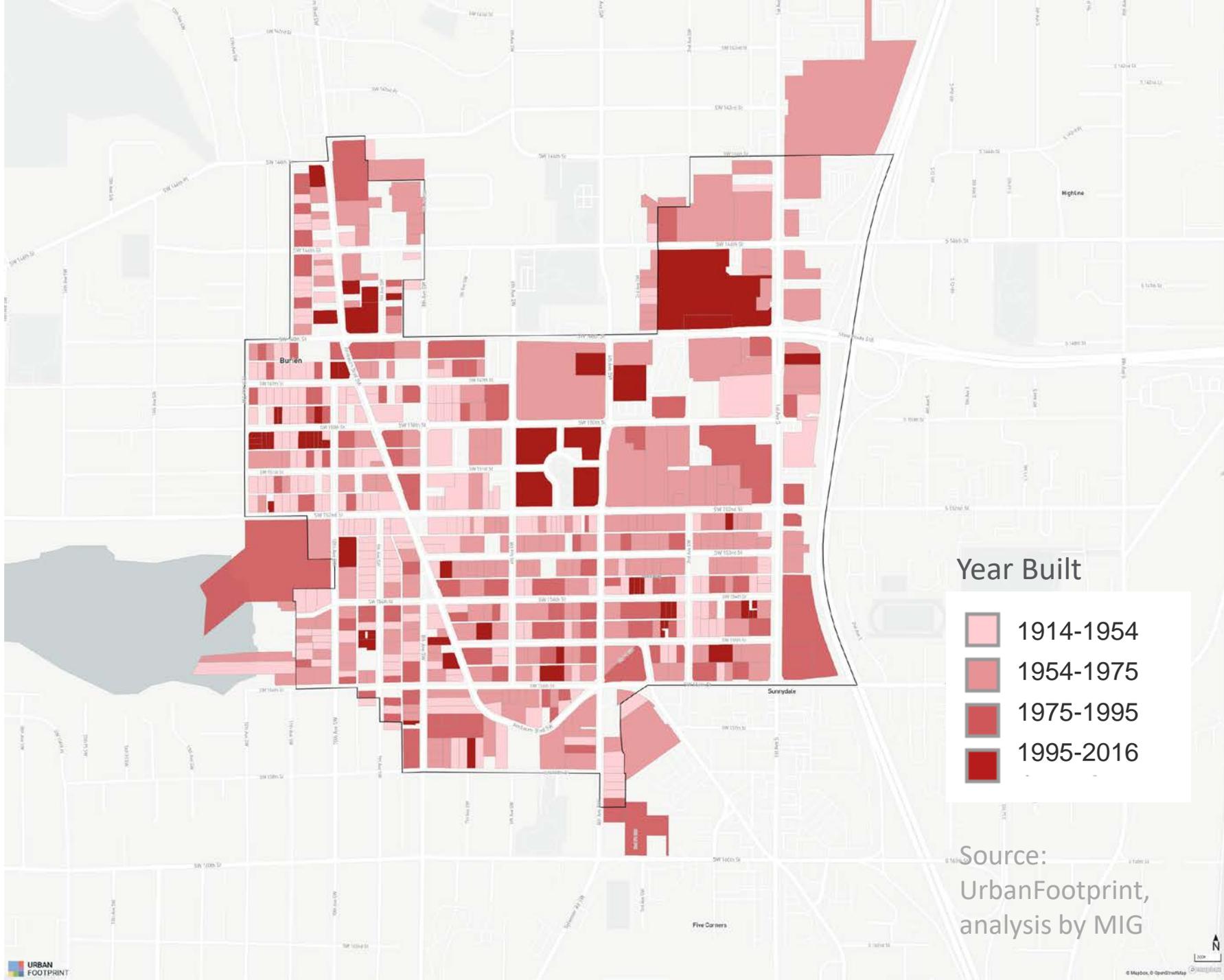
Source:
UrbanFootprint,
analysis by MIG



Year Built

- 1914-1954
- 1954-1975
- 1975-1995

Source:
UrbanFootprint,
analysis by MIG

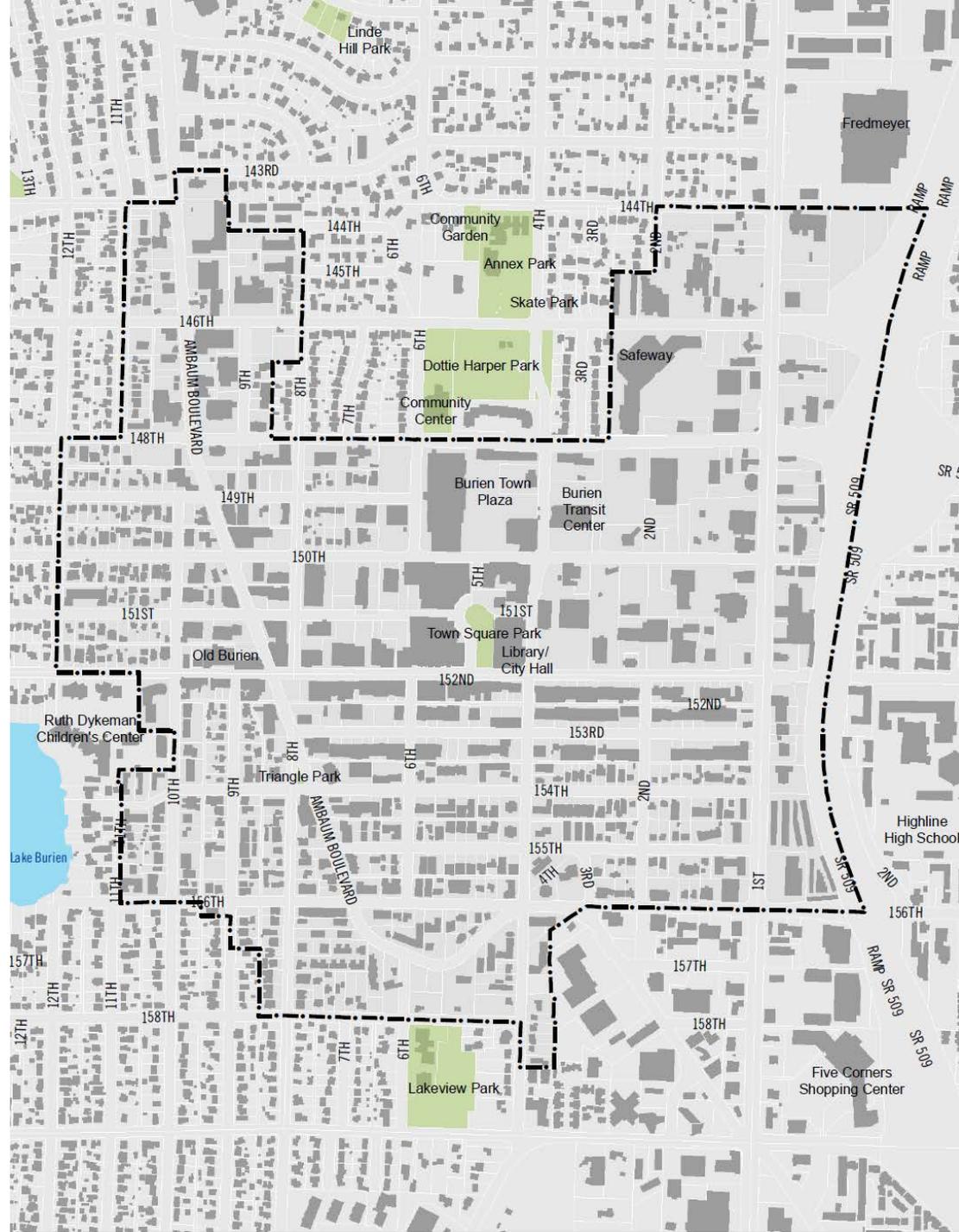


Year Built

- 1914-1954
- 1954-1975
- 1975-1995
- 1995-2016

Source:
UrbanFootprint,
analysis by MIG







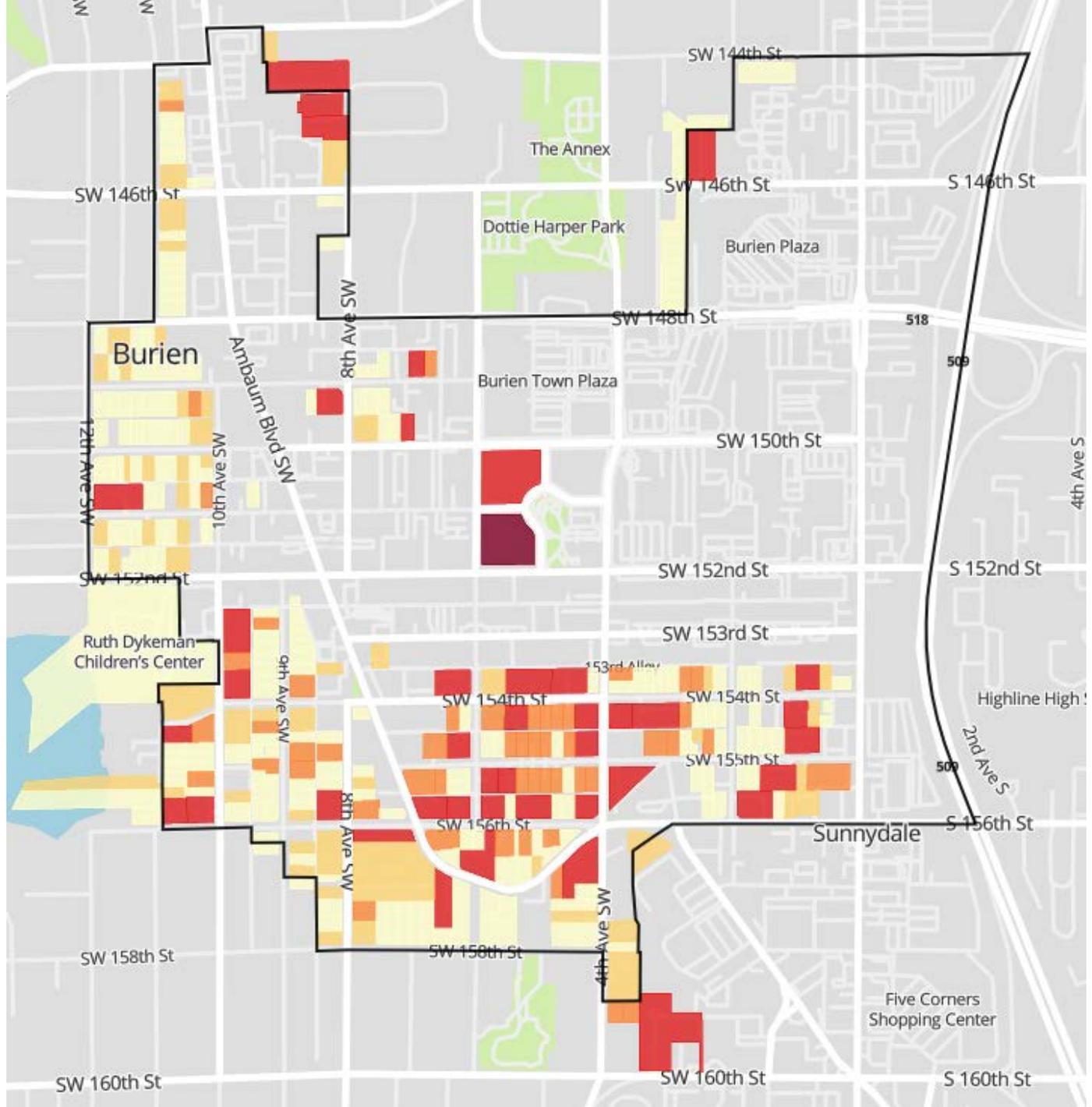
Old Burién (152nd)



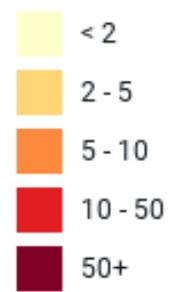
8th and 149th



156th and Ambaum



Dwelling Units



Source:
UrbanFootprint,
analysis by MIG



RITE AID

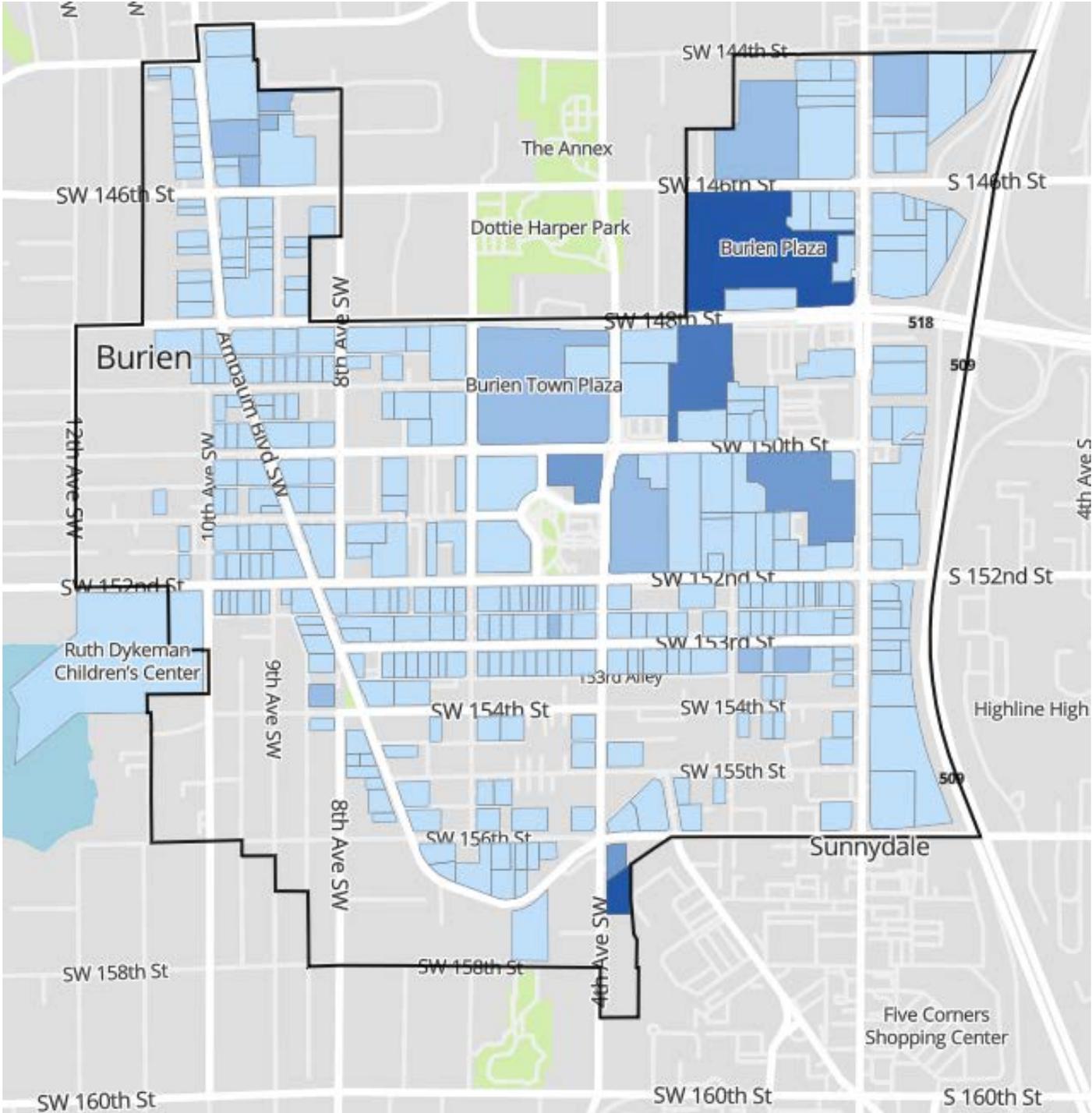
Pharmacy Foodmart Photo

710

MONEY TREE

Together We Can Beat Breast Cancer
Get a Flu Shot From Your Pharmacist Today
Wellness by the AID
Wellness by the AID

1st and 148th



Employment (Number of Employees)
Employment

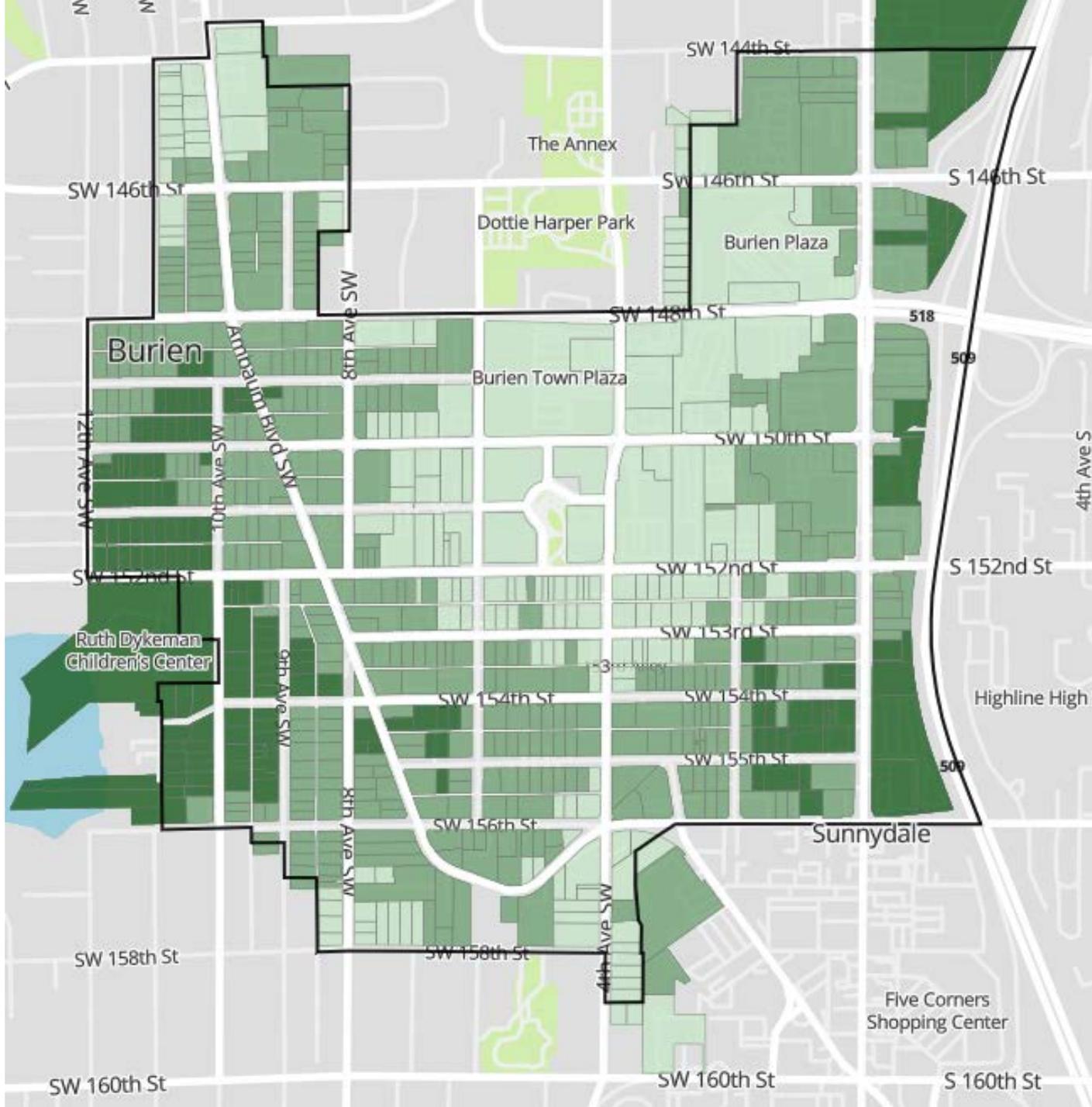
Employees

- < 50
- 50 - 100
- 100 - 150
- 150 - 200
- 200+

Source:
UrbanFootprint,
analysis by MIG



Downtown/Town Square



Walk Access to Destinations
Minutes to nearest park

- Minutes
- < 5
 - 5 - 8
 - 8+

Source:
UrbanFootprint,
analysis by MIG

4. Ingredients of Great Urban Places

*“The 20th century was about getting around. The 21st century will be about staying in a place worth staying in”
—James Howard Kunstler*



ASTORIA PASTRY SHOP

PARTHENON

Greektown, Detroit

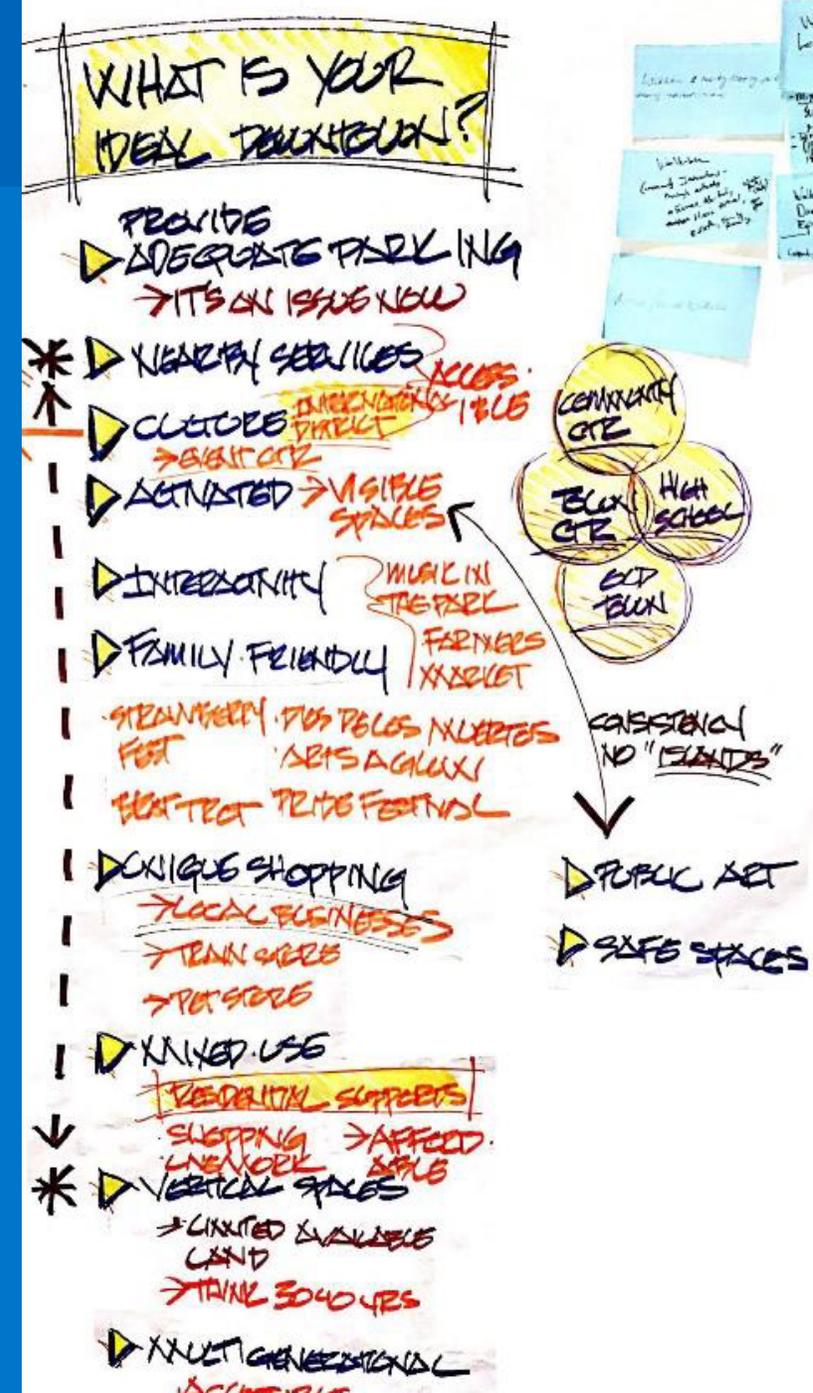
Trends in Choosing Where to Live

- Mixed-age community
- Mix of cultures/backgrounds
- Walkability and places to walk to
- Transportation options
(most millennials prefer to live where a car isn't needed often)

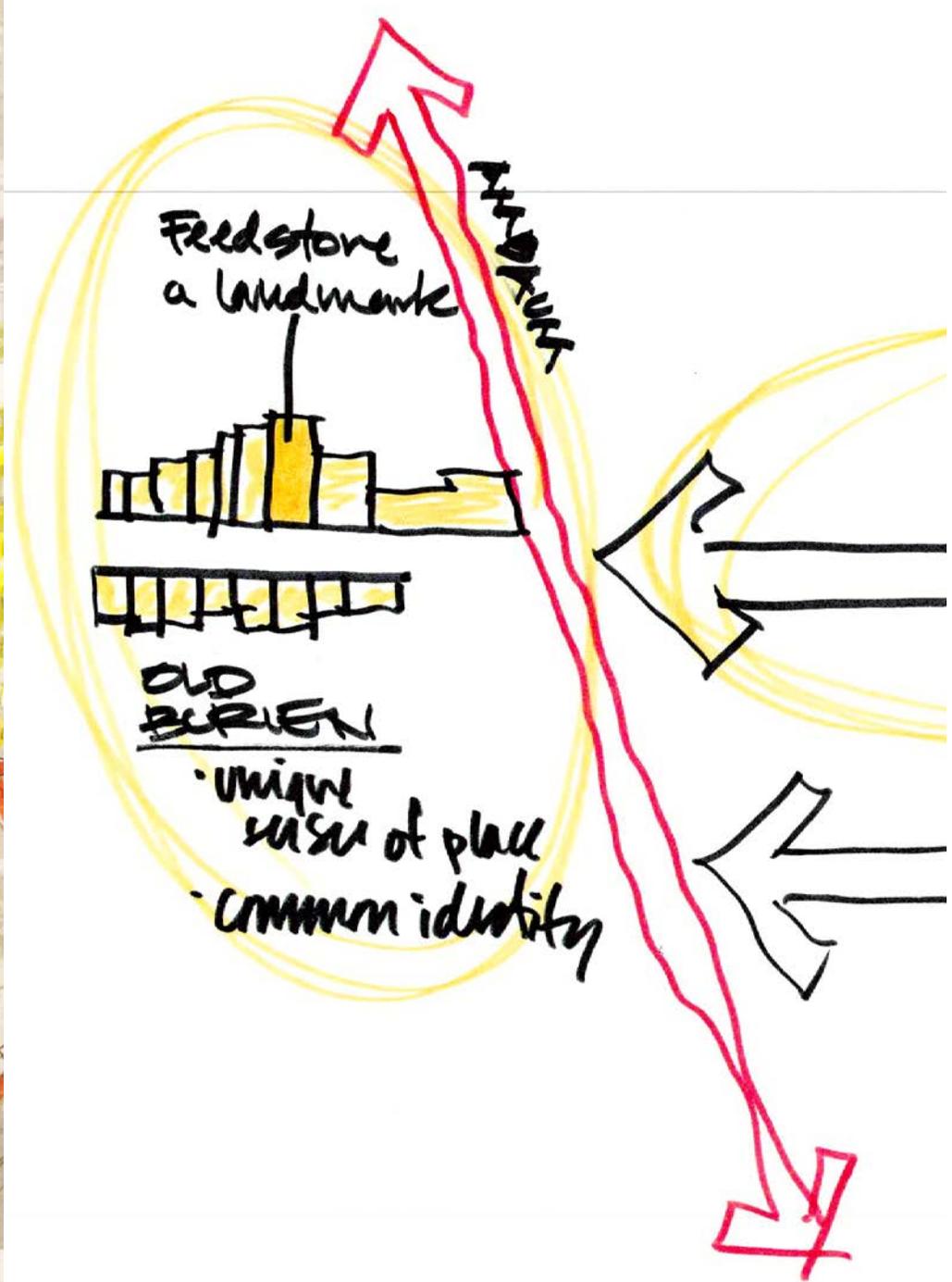
Sources: National Association of Realtors 2017 Community Transportation Preference Survey and ULI America in 2015

What makes a great Urban Center?

- Nearby services and mix of uses
- A sense of culture
- Activating spaces (public art and safe places)
- Family friendly
- Unique shopping (local businesses)
- Multigenerational spaces
- Denser development



5. Community Engagement and Vision Elements

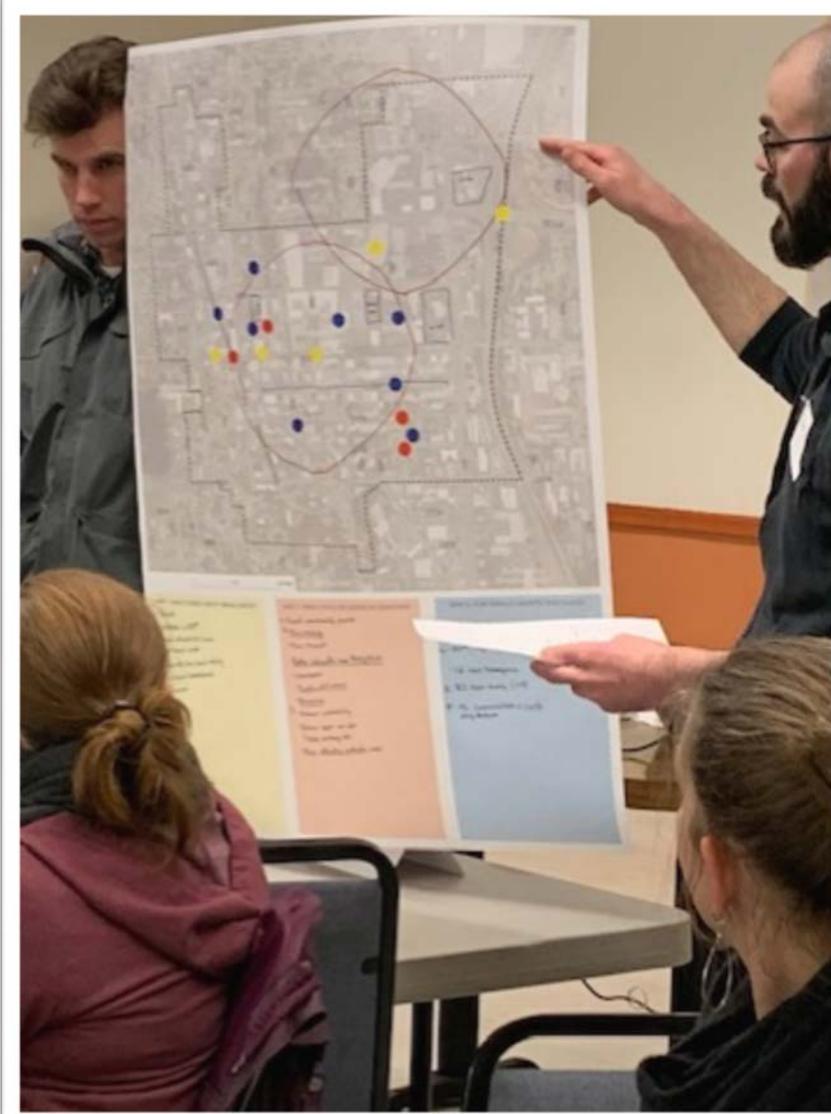


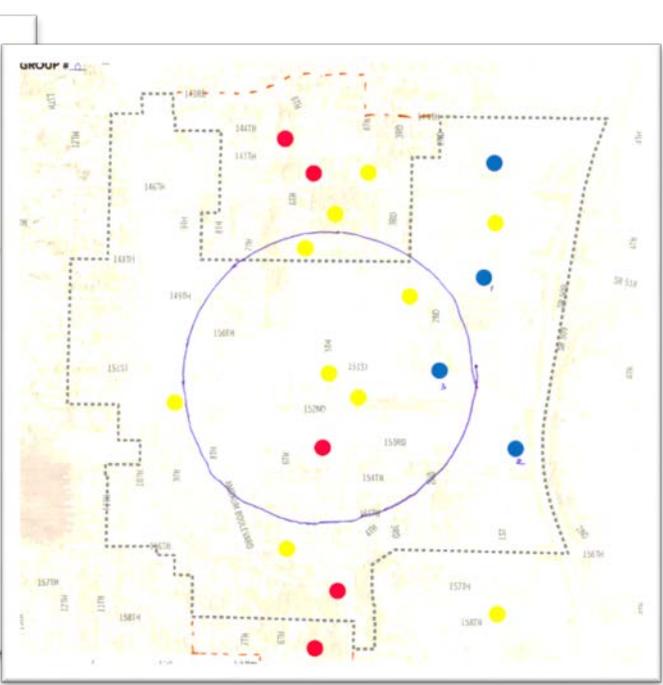
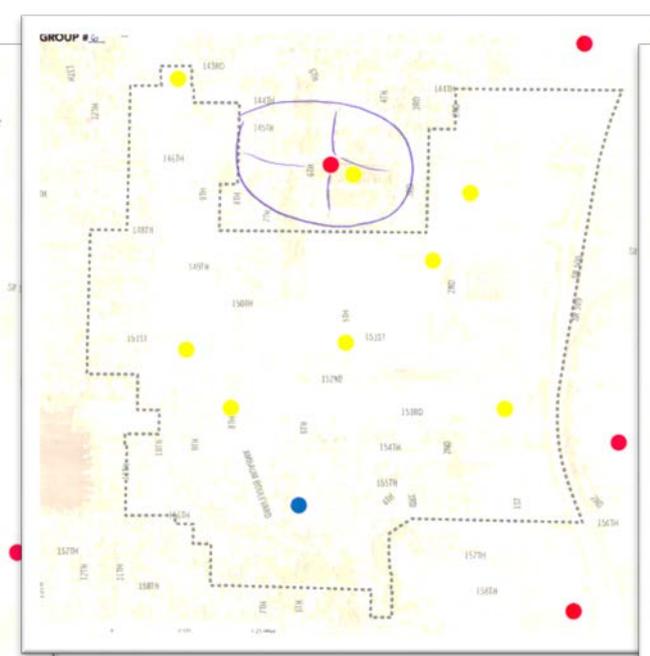
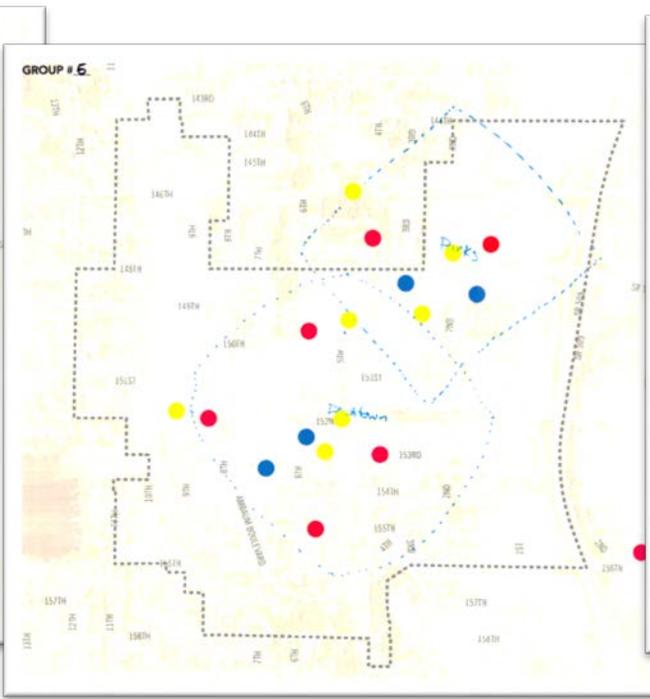
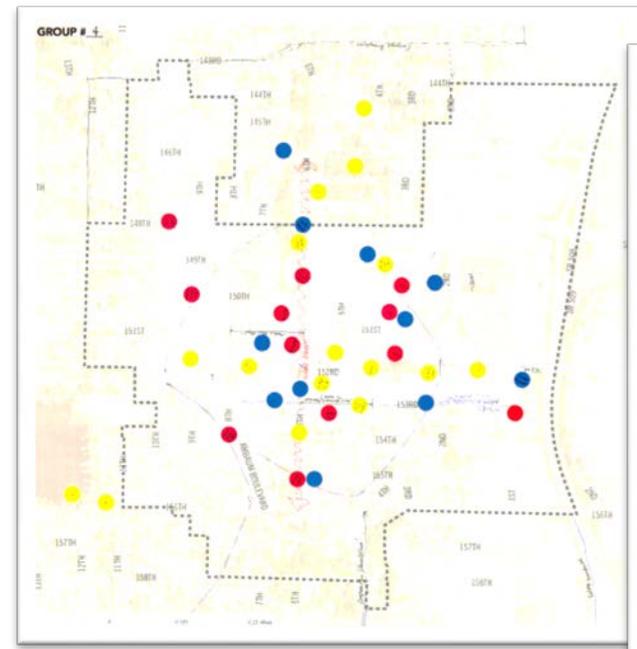
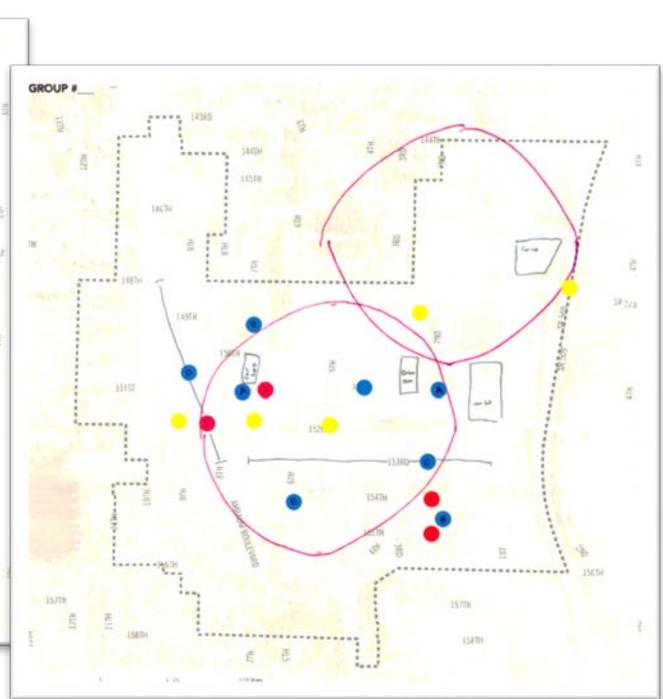
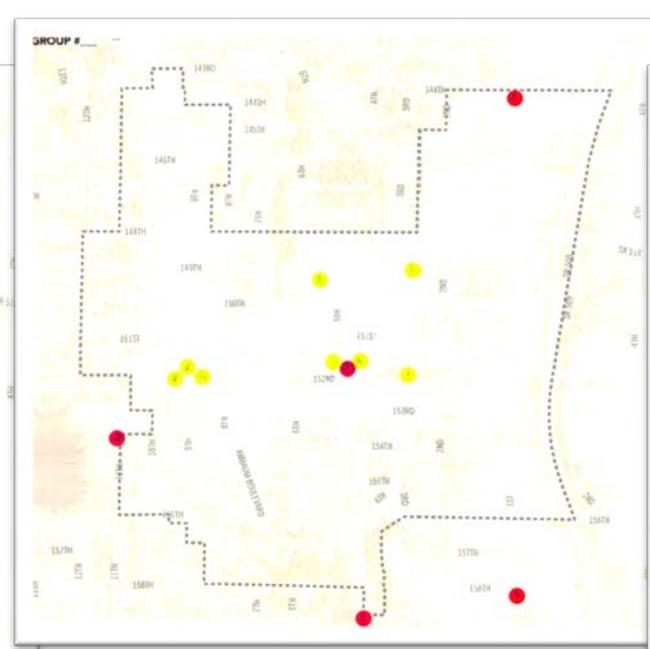
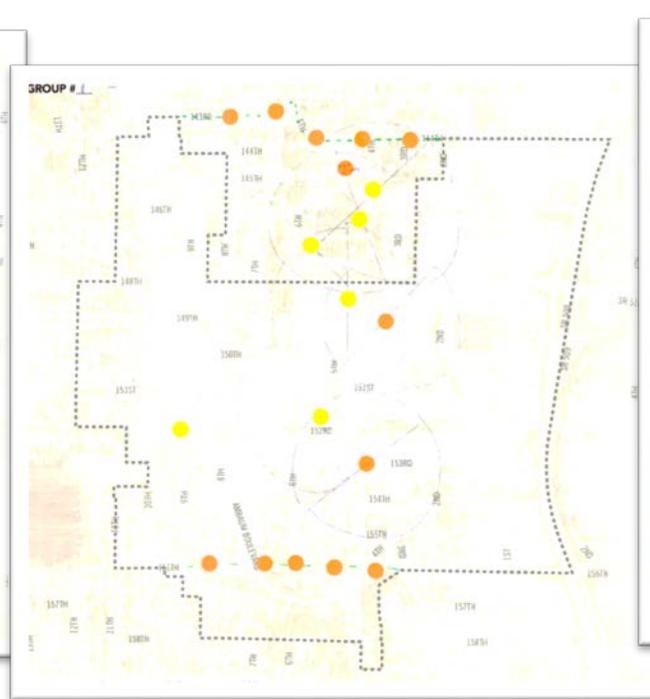
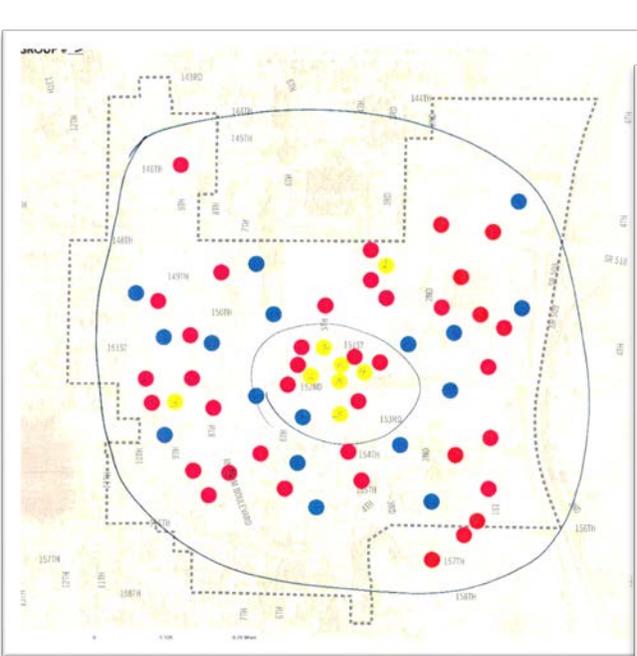


GROUP 7
WELCOME!

#LIFEINBRONX
St. John's Children's
Hospital





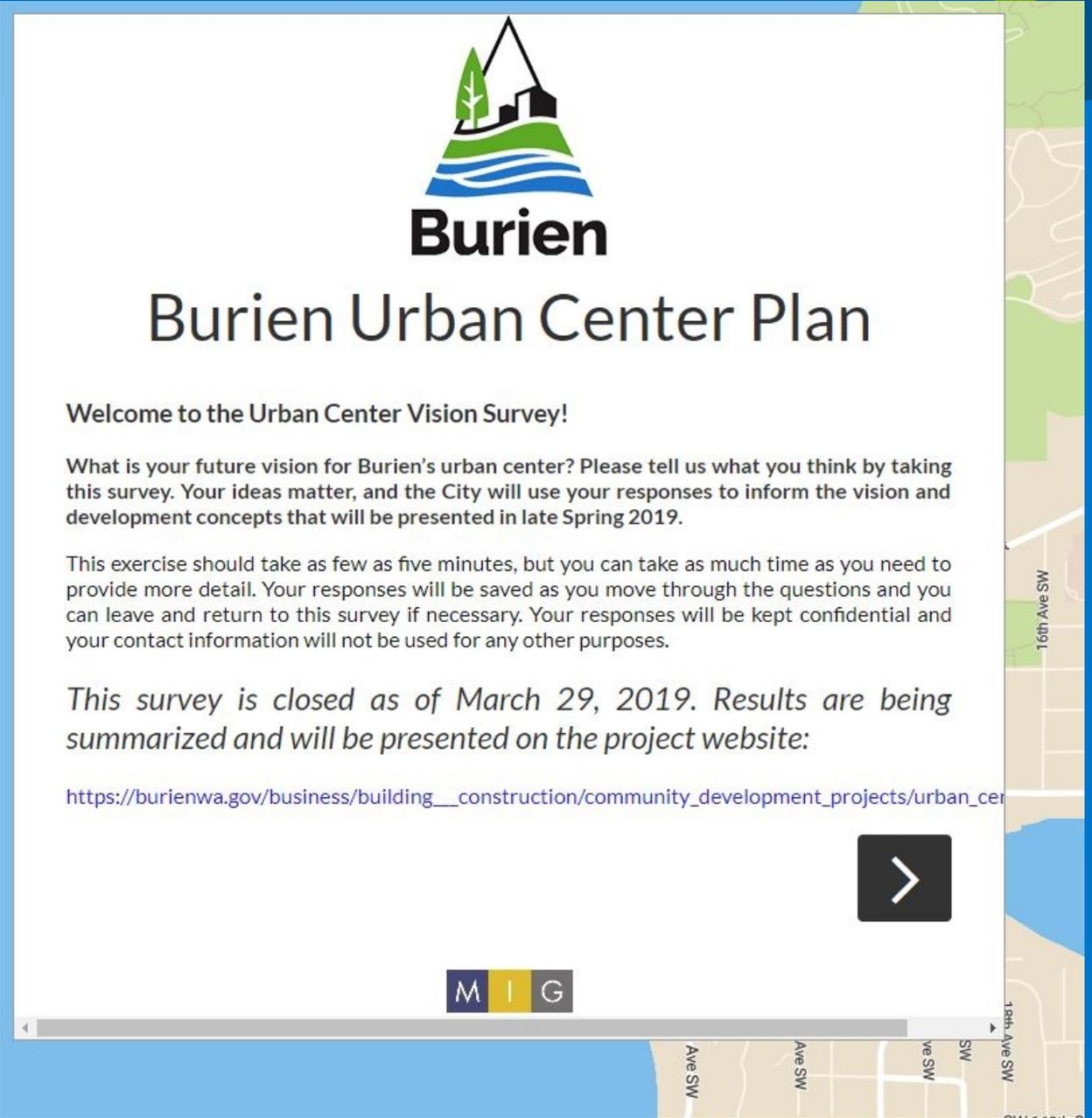


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Burien

Burien Urban Center Plan

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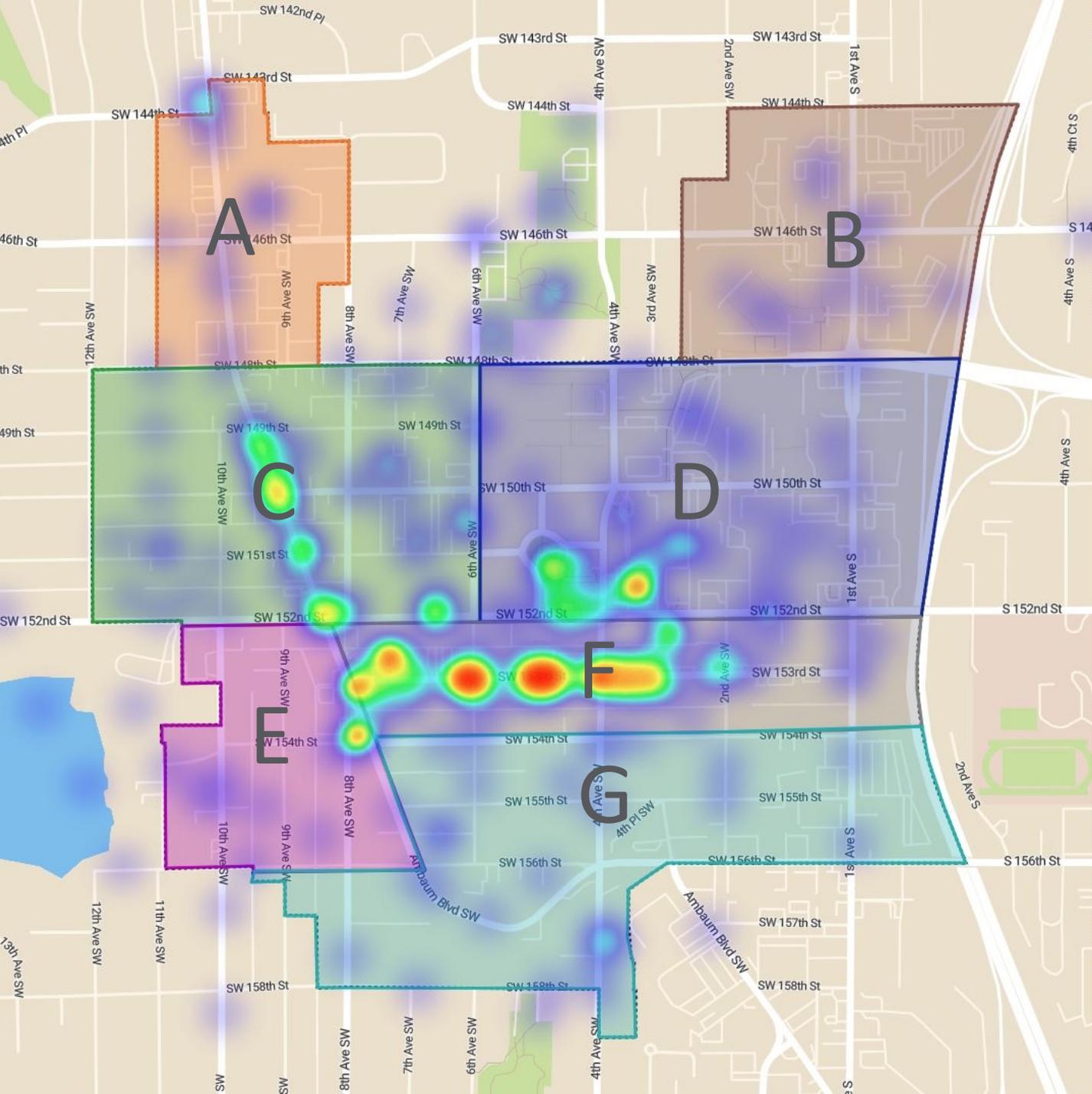
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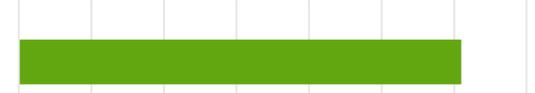




Improvements/ Additions

What would you change?

Improving the streetscape with features like shade, planters, seating, etc.



Improving conditions for biking and walking



Adding public spaces, greenspaces, plazas, etc.



Adding places to work, shop or for entertainment



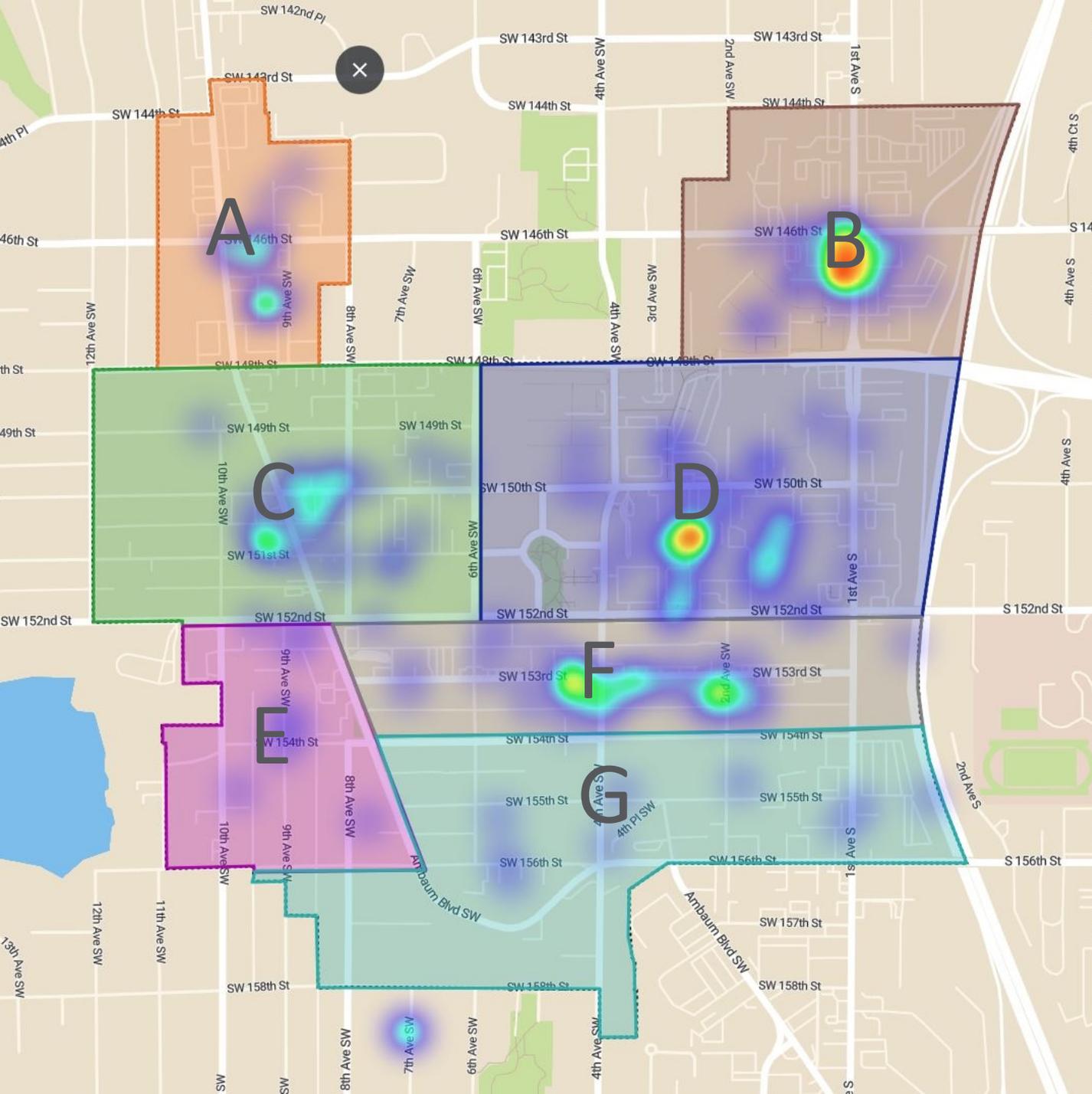
Saving and/or rehabilitating existing businesses or buildings



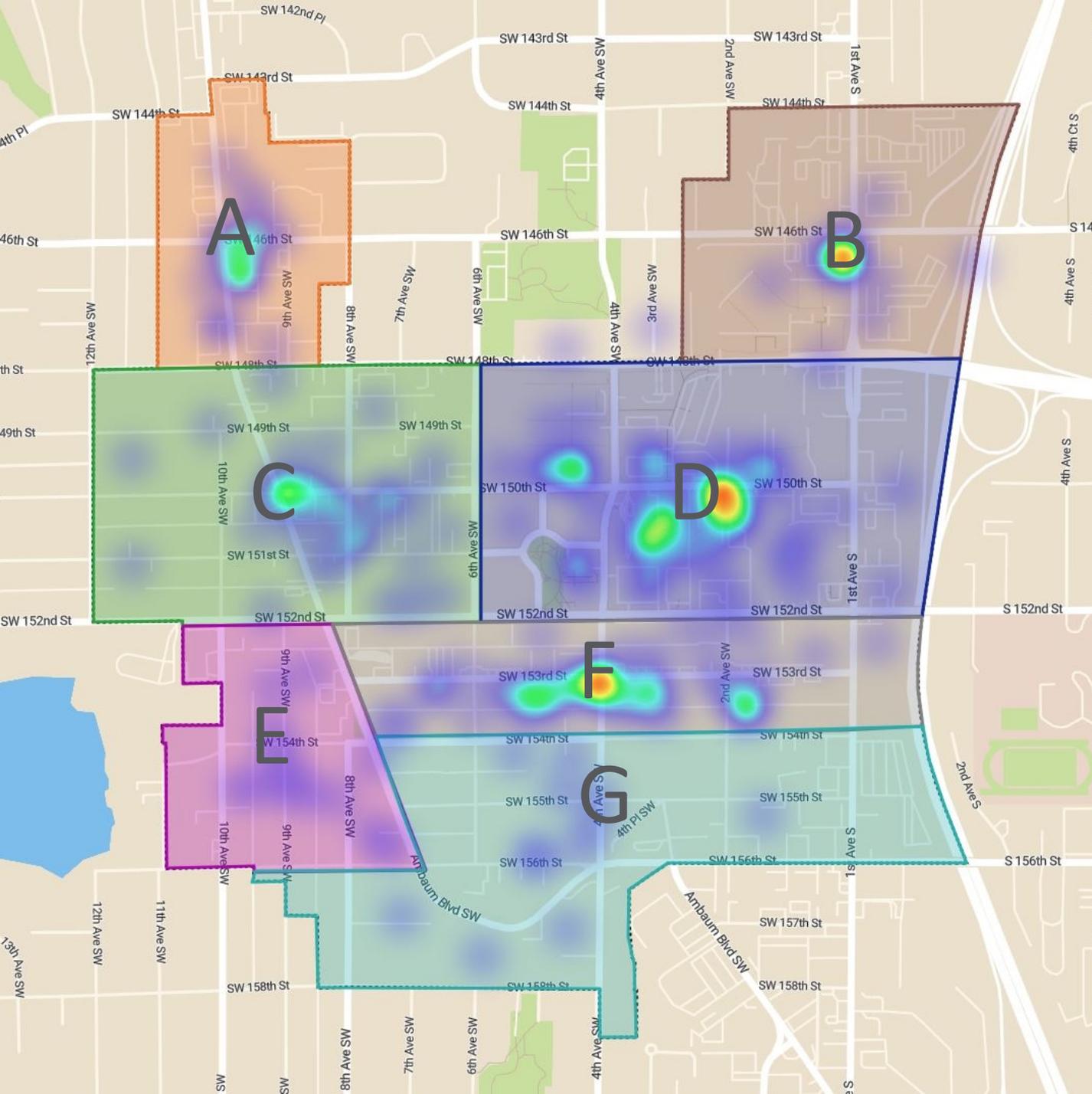
Adding more places to live



0 20 40 60 80 100 120 140



Commercial Employment Uses



Vertical Mixed Use

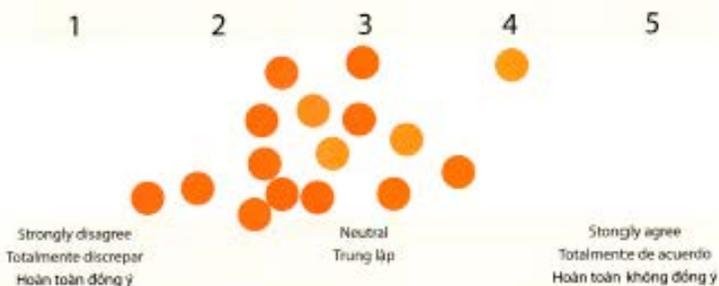
What is great about Urban Center?

- Small/eclectic
- Small town feel
- Accessible and walkable
- Potential of underused spaces and buildings
- Great public art and civic spaces
- Diverse and friendly population
- Good transit and regional connectivity
- Community events

IT'S EASY TO GET AROUND BY BIKE

ES FÁCIL MOVERSE EN BICICLETA

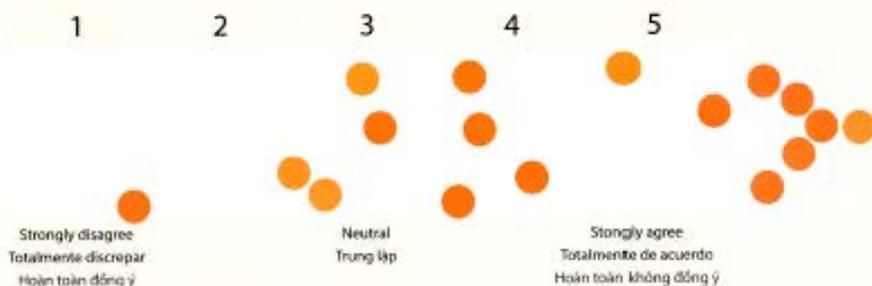
ĐỂ ĐI LẠI BẰNG XE ĐẠP



IT'S EASY TO GET TO TRANSIT

ES FÁCIL LLEGAR AL TRANSPORTE PÚBLICO

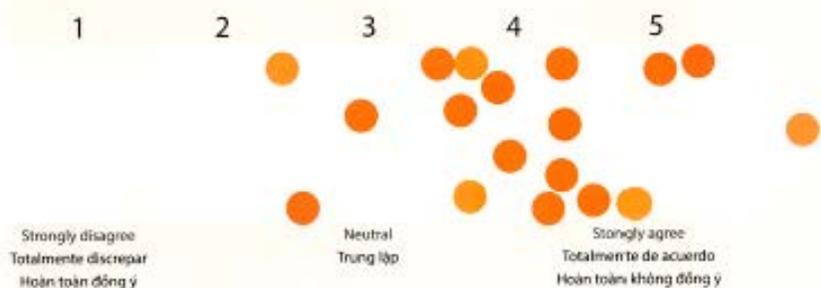
ĐỂ TIẾP CẬN PHƯƠNG TIỆN GIAO THÔNG CÔNG CỘNG



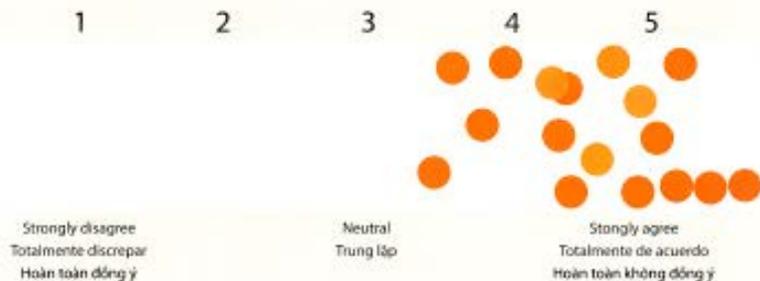
I CAN FIND MOST OF WHAT I NEED WITHOUT LEAVING

PUEDO ENCONTRAR CASI TODO LO QUE NECESITO SIN DEJAR EL ÁREA

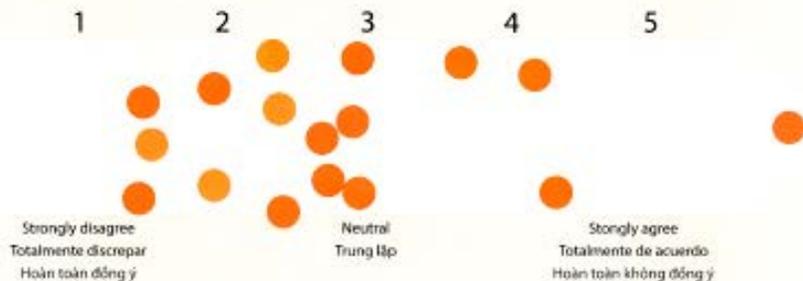
TÔI CÓ THỂ CÓ ĐƯỢC HẦU HẾT NHỮNG GÌ TÔI CẦN MÀ KHÔNG CẦN RA KHỎI TRUNG TÂM



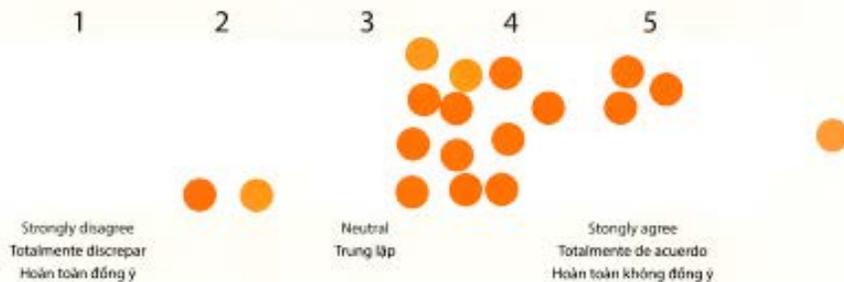
I CAN USUALLY FIND PARKING NEARBY
 GENERALMENTE, PUEDO ENCONTRAR ESTACIONAMIENTO CERCANO
 TÔI THƯỜNG CÓ THỂ TÌM ĐƯỢC CHỖ ĐẠU XE GẦN ĐẦU ĐÓ



THERE ARE HOUSING OPTIONS THAT ARE AFFORDABLE
 HAY OPCIONES DE VIVIENDA ASEQUIBLE
 CÓ NHỮNG CHỌN LỰA NHÀ Ở VỚI GIÁ CẢ PHẢI CHĂNG



IT'S EASY TO GET AROUND BY WALKING OR ROLLING
 ES FÁCIL MOVERSE CAMINANDO O SOBRE RUEDAS
 DỄ ĐI BỘ HOẶC XE LĂN



Major Topics

- Reduce crime and improve safety
- Rebuild/repurpose/redevelop
- Consider increasing costs and affordability
- Improve streetscape (trees, crossings, sidewalks)
- Expand arts and culture
- Focusing on 153rd Street and 1st Avenue
- More parks and destinations

Where should growth take place?

- Focus higher growth closer to Transit Center
- More housing near Town Square
- Focus change on 153rd
- More mixed-use along 1st Avenue
- Mixed residential and commercial along 153rd Street and Ambaum Boulevard
- Bring Dottie Harper Park and Lakeview Park into the Urban Center

What's the right scale of development?

- Multi-story mixed-use buildings
- Being considerate with building heights and scale
- Green/open space between buildings
- Multi-model options to get around
- Parking and zoning changes, such as minimum lot sizes and affordable housing minimums

What's the right scale of development?

- Reasonable building heights (up to 5-6 stories)
- Support local/family-owned businesses
- Limit auto-oriented uses in Downtown
- Universal design of streets and public spaces
- Housing that is affordable for different income levels

Next Steps



Thank you!

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