

**CITY OF BURIEN, WASHINGTON
MEMORANDUM**

DATE: May 10, 2011

TO: Burien Planning Commission

FROM: Scott Greenberg, AICP, Community Development Director
David Johanson, AICP, Senior Planner

SUBJECT: Comprehensive Plan Update—North Burien Introduction

One of the “must do” items in this year’s Comprehensive Plan update is the inclusion of North Burien into the Plan. This will involve updating both Plan policies and maps to include the area annexed in 2010. Eventually, the City must determine future land use designations on Map LU-1 for North Burien. These future land use designations show “the future distribution, extent and location of generalized land uses within Burien.” (Pol. LU 1.1)

We have provided the following background information in your packets that may be helpful in your future discussions.

Data:

- City of Burien Population Information—this 2010 Census data shows the population and population characteristics both in Burien pre-annexation and the annexed area (see Attachment 1).
- North Burien Land Use Summary—these charts show 1) the land area and housing units by current zoning category and 2) land area, commercial square footage and number of housing units by land use type (see Attachment 2).
- Pie charts showing land area by existing zoning designation and by existing land use (see Attachment 3).

This data will eventually be merged with similar data for the rest of the city as part of the background information needed in the Comprehensive Plan. It will also be used as part of the Transportation Master Plan, Drainage Master Plan and Park, Recreation and Open Space Plan.

Maps:

We have included 11” x 17” versions of the following maps for your use and reference at the next meeting.

- North Burien Historic King County Comprehensive Plan Designations 2010—the future land use designations prior to annexation. This was the Comprehensive Plan land use map for the area (see Attachment 4).
- North Burien Historic King County Zoning 2010—this was the zoning map of the area prior to annexation (see Attachment 5).
- North Burien Existing Zoning 2011—the current zoning of the area as adopted by the Burien City Council (see Attachment 6). This was intended to be temporary until the Comprehensive Planning process for the area is complete.

- North Burien Existing Land Uses 2011—existing use of land based on King County Assessors data (see Attachment 7).
- Southwest Suburban Sewer District Map, October 2007—this is included to show the unsewered areas (in yellow on the map). Much of the area between 1st Avenue So., SR-509, So. 112th St. and So. 128th St. around Arbor Lake is currently unsewered (see Attachment 8).

The attached chart “Land Use Designation and Zoning Classifications/Code” is from the King County Comprehensive Plan (see Attachment 9). It explains how each Comprehensive Plan land use designation is implemented through zoning classifications. This helps explain why there is a large range of zoning classifications implementing some land use designations. For example, within the “Urban Residential, Medium” land use designation that comprises most of North Burien, zoning can be R-4, R-6, R-8 or R-12 (the number is units per acre).

Issues:

Staff has identified some initial issues and areas for additional analysis. Other issues will be brought forward as we do more work on the area.

1. Some County Comprehensive Plan designations do not match City designations. For example, County “Urban Residential, Medium” translates into both single-family and multi-family zoning, whereas the City’s medium density residential designation is only for single-family (multi-family is considered high density).
2. The Boulevard Park commercial area was Community Business under County Plan. It currently has a variety of uses that may not fit in a Community Business designation. In addition, under County zoning, the area has a variety of zoning categories and boundaries. Should this be simplified and/or changed?
3. 16th Avenue SW between SW 112th and SW 116th has a variety of commercial and industrial uses. How should these be addressed?

Attachments

1. City of Burien Population Information
2. North Burien Land Use Summary
3. Pie charts, land area by existing zoning and by existing land use.
4. North Burien Historic King County Comprehensive Plan Designations 2010
5. North Burien Historic King County Zoning 2010
6. North Burien Existing Zoning 2011
7. North Burien Existing Land Uses 2011
8. Southwest Suburban Sewer District Map, October 2007
9. Land Use Designation and Zoning Classifications/Code

City of Burien, Population Information

County Name Place Name	White, alone or in combination,		Black, or African American, alone or in combination,		American Indian and Alaska Native, alone or in combination,		Native Hawaiian and Other Pacific Islander, alone or in combination,		Hispanic or Latino (of Any Race),		Not Hispanic or Latino,		White, alone or in combination, not Hispanic or Latino,		Black, or African American, alone or in combination, not Hispanic or Latino,		American Indian and Alaska Native, alone or in combination, not Hispanic or Latino,		Native Hawaiian and Other Pacific Islander, alone or in combination, not Hispanic or Latino,		Total Population, Over 18, 2010
	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010	2010		
King County Burien city	33,313	22,783	2,557	1,106	4,017	836	4,273	6,902	26,411	20,118	2,296	723	3,902	776	143	25,842					
Burien Annex	14,759	7,922	1,716	500	2,947	486	2,245	3,598	11,161	6,553	1,582	357	2,876	462	61	11,061					
Percent	48,072	30,705	4,273	1,606	6,964	1,322	6,518	10,500	37,572	26,671	3,878	1,080	6,778	1,238	204	36,903					
		63.9	8.9	3.3	14.5	2.7	13.5	21.8													

Burien City 69.30% City Total 76.77%
 Burien Annex 30.70% North Burien 74.94%

Source: 2010 Census

North Burien Land Use Summary

Area/Units by Existing Zoning Designation

Zone	Area	Acres	%	Units	MFR	SFR
CC-2	1,853,785	42.56	3.07%	98	72	26
CN	351,586	8.07	0.58%	3	0	3
CR	330,445	7.59	0.55%		?	
O	116,034	2.66	0.19%	2		2
RM-12	2,103,434	48.29	3.48%	133	36	97
RM-18	2,586,531	59.38	4.28%	778	758	20
RM-24	671,069	15.41	1.11%	60	48	12
RM-48	1,942,530	44.59	3.21%	778	717	61
RS-7,200	50,512,151	1,160	83.54%	3,479	3	3,476

Note: calculated using [zone] field

TOTAL **60,467,565** **1,388** **5,331** **1,634** **3,697**

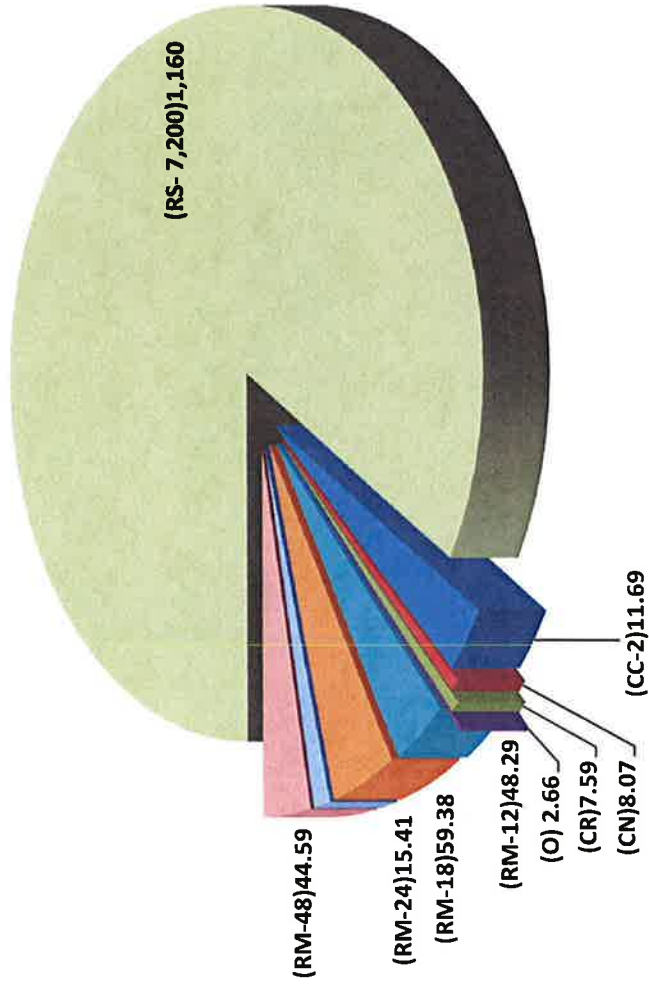
Existing Land Use

	Area	Acres	%	Square Footage	Units
Commercial	873,865	20.06	1.45%	140,815	1
Inst/Public	1,850,802	42.49	3.06%	158,304	
MFR	4,078,276	93.62	6.74%	N/A	1,714
Park and Open Sp	6,120,747	140.51	10.12%	N/A	N/A
Retail	975,006	22.38	1.61%	179,000	0
SFR	42,297,119	971.01	69.95%		3,616
Vacant	4,271,751	98.07	7.06%		

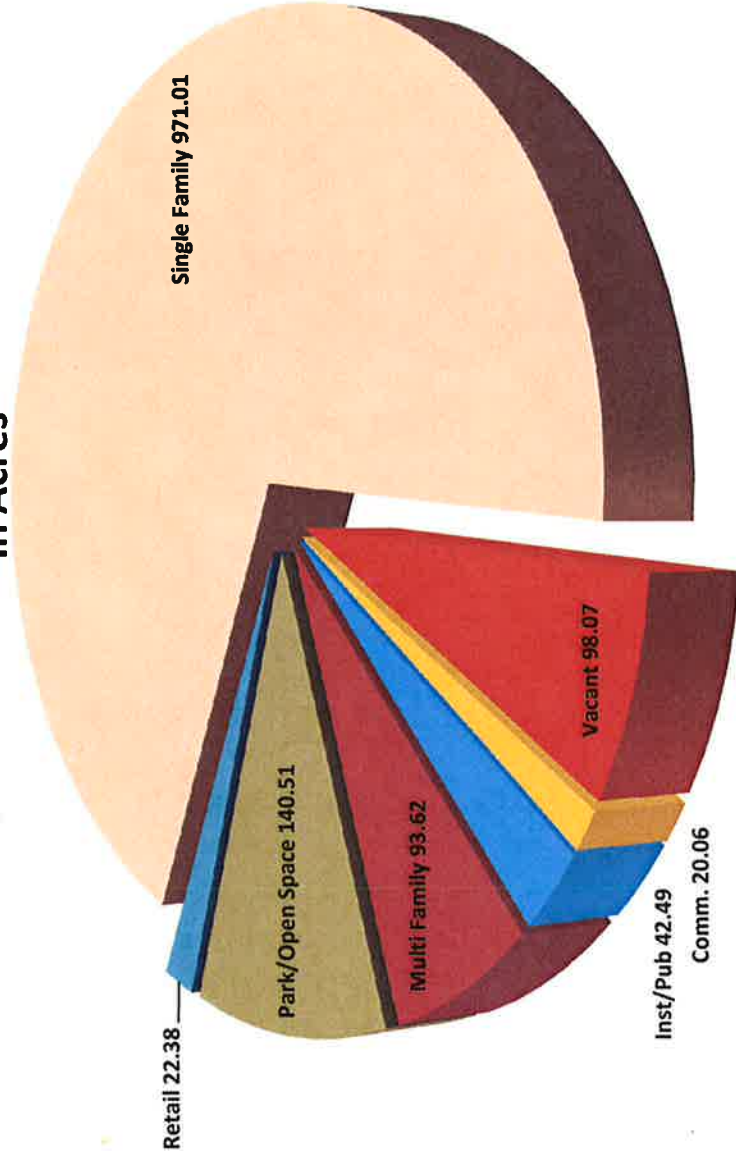
TOTAL **60,467,566** **1,388** **478,119** **5,331**

Note: Total area difference due to rounding

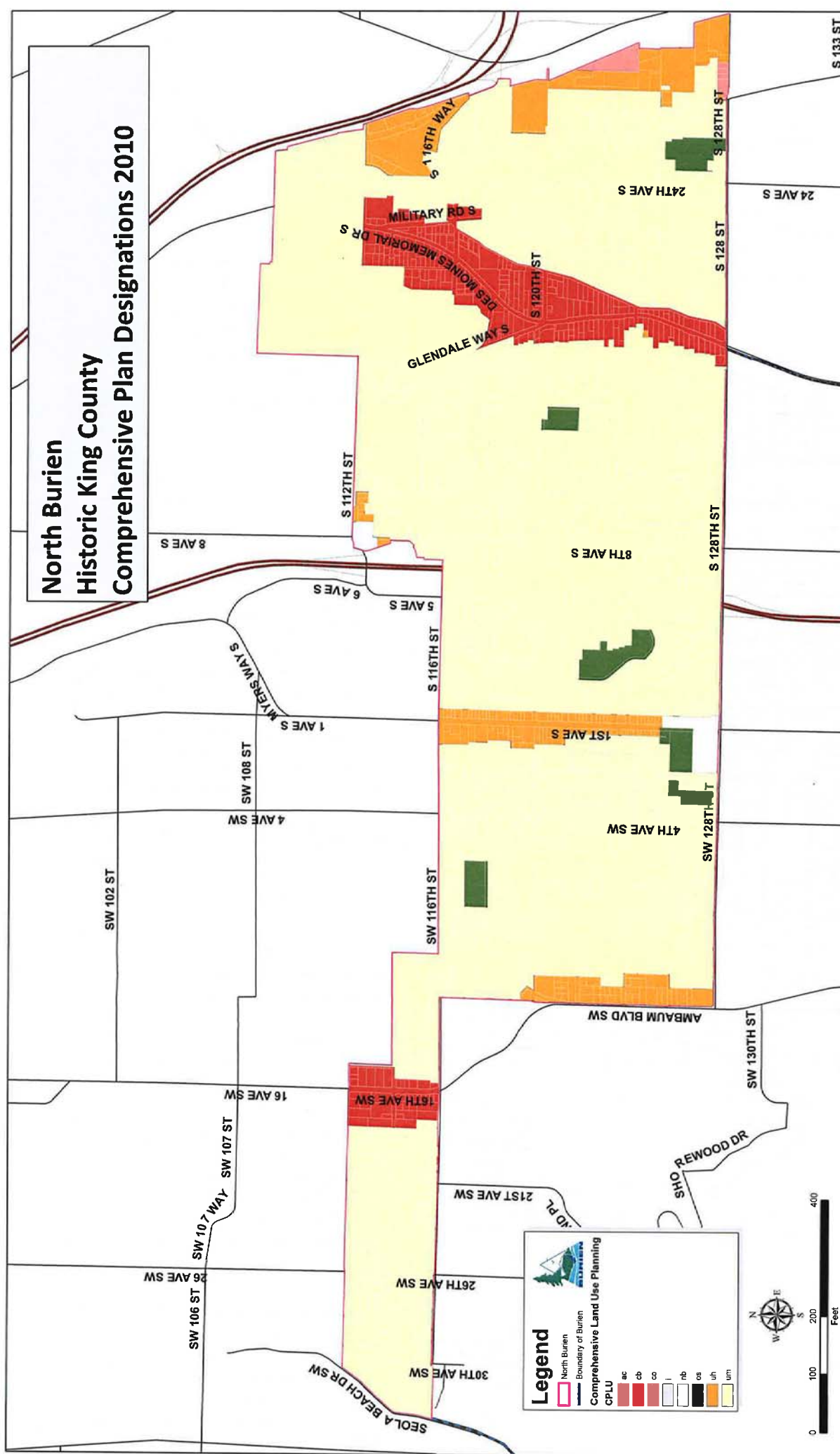
North Burien Area by Existing Zoning Designation In Acres



North Burien Area by Existing Land Use In Acres



North Burien Historic King County Comprehensive Plan Designations 2010

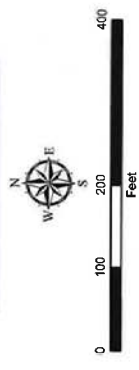


Legend

- North Burien
- Boundary of Burien
- Comprehensive Land Use Planning

CPLU

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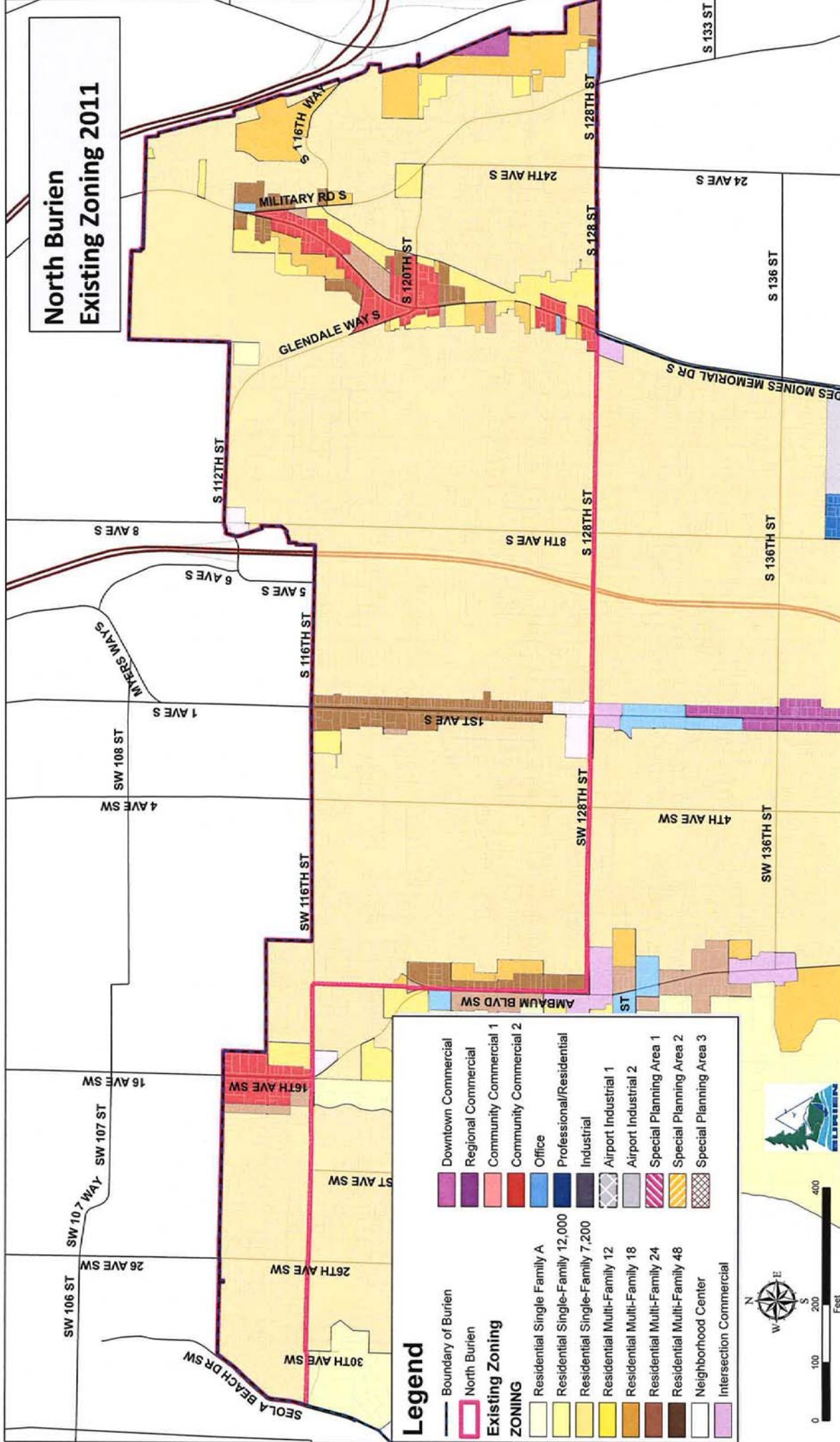


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Last updated 4/26/2011
By: DJ

ATTACHMENT 4

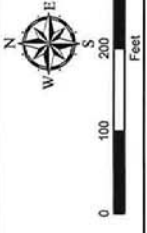
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North Burien Existing Zoning 2011



Legend

- Boundary of Burien
- North Burien
- Existing Zoning**
- ZONING**
- Residential Single Family A
- Residential Single-Family 12,000
- Residential Single-Family 7,200
- Residential Multi-Family 12
- Residential Multi-Family 18
- Residential Multi-Family 24
- Residential Multi-Family 48
- Neighborhood Center
- Intersection Commercial
- Downtown Commercial
- Regional Commercial
- Community Commercial 1
- Community Commercial 2
- Office
- Professional/Residential
- Industrial
- Airport Industrial 1
- Airport Industrial 2
- Special Planning Area 1
- Special Planning Area 2
- Special Planning Area 3

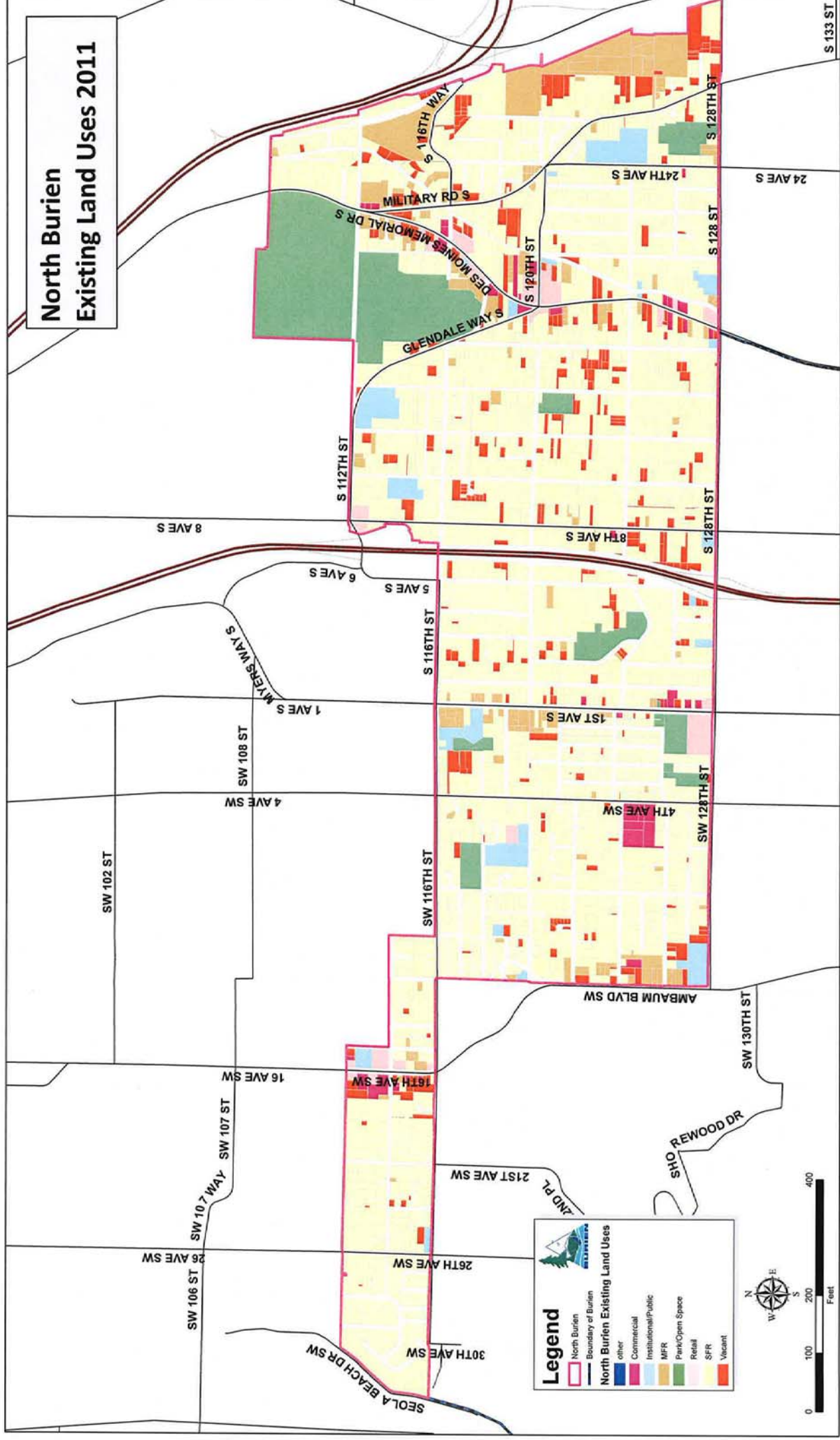


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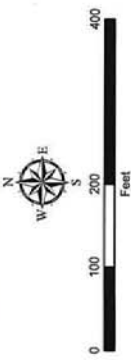
ATTACHMENT 6

North Burien Existing Land Uses 2011



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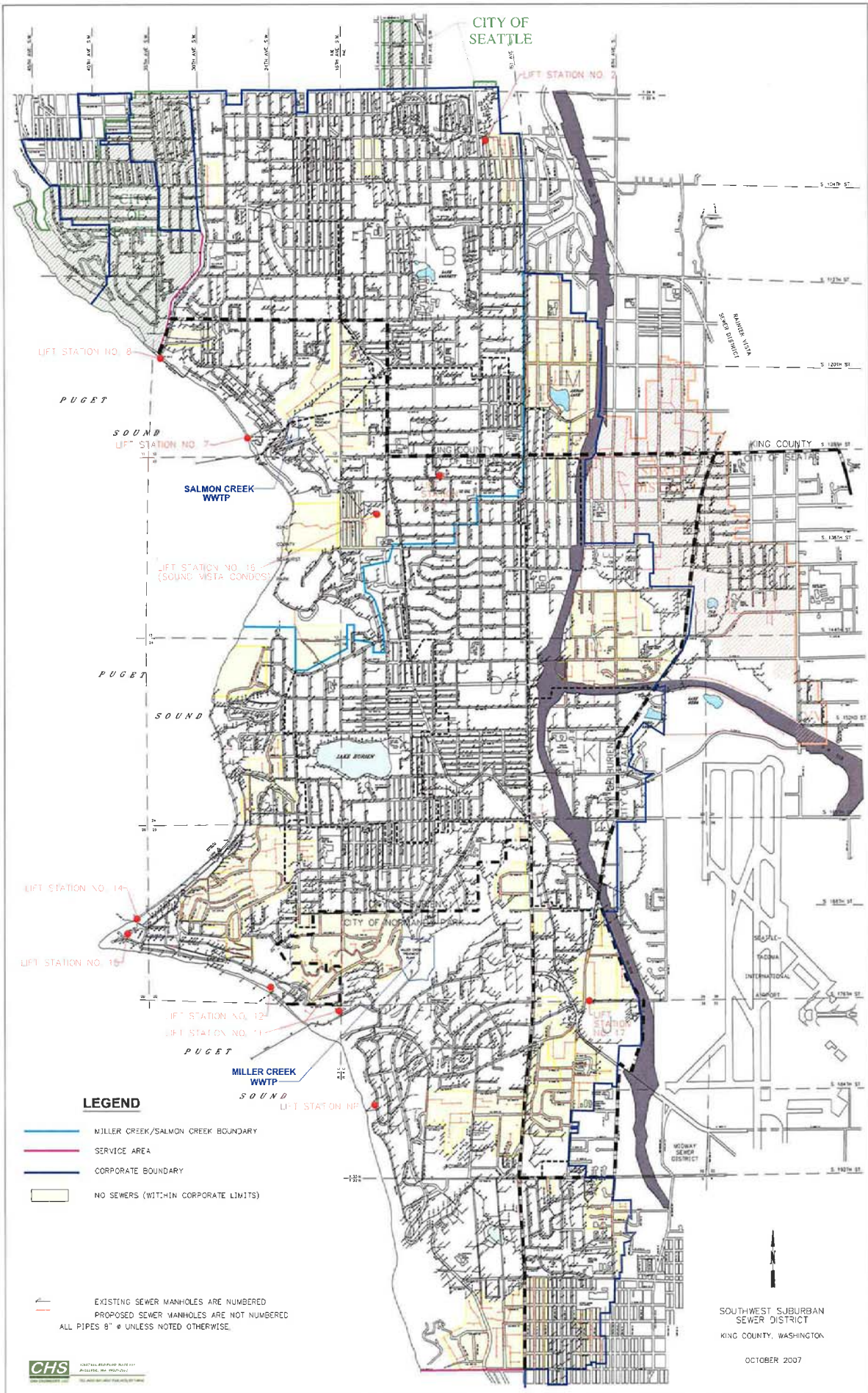
- North Burien
- Boundary of Burien
- North Burien Existing Land Uses
 - other
 - Commercial
 - Institutional/Public
 - MFR
 - Park/Open Space
 - Retail
 - SFR
 - Vacant



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ATTACHMENT 7

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I. Land Use Designations and Zoning Classifications/Code

The application of zoning classifications on specific properties is the first step towards implementing the land use designations of the comprehensive plan. Boundaries between different zone classifications may follow property lines, natural features or other dividing lines such as roads. A land use designation is implemented by one or more specific zone classification, as indicated on the table below:

Comprehensive Plan Land Uses	Zoning*
Unincorporated Activity Center : White Center	R-12, R-18, R-24, R-48, NB, CB, O, I
Community Business Center	NB, CB, O
Neighborhood Business Center	NB, O
Commercial Outside of Centers	NB, CB, RB, O, I - this is the range of existing zoning in place when the comprehensive plan was adopted
Urban Planned Development	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Urban Residential, High	R-18, R-24, R-48
Urban Residential, Medium	R-4, R-6, R-8, R-12
Urban Residential, Low	R-1
Rural City Urban Growth Area	UR The following two zones were in place in the North Bend UGA when the comprehensive plan was adopted in 1994: I, RB
Rural Town	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Rural Neighborhood Commercial Center	NB, RA-5
Rural Area	RA-2.5, RA-5, RA-10, RA-20
Industrial	I
Forestry	F, M
Agriculture	A
Mining	M
Greenbelt/Urban Separator	R-1
King County Open Space System	All zones
Other Parks/Wilderness	All zones

* This is the range of zoning that may be allowed within each comprehensive plan land use designations subject to comprehensive plan and subarea plan policies. Actual zoning on a specific property is determined through the area-wide zoning process or through a quasi-judicial rezone application.

Zoning Designations

A	Agricultural (10 or 35 acre minimum lot area)
F	Forest (80 acre minimum lot area)
M	Mineral
RA	Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)
UR	Urban Reserve
R	Urban Residential (base density in dwelling units per acre)
NB	Neighborhood Business
CB	Community Business
RB	Regional Business
O	Office
I	Industrial

The Zoning Code (Title 21A) establishes precise rules for each zoning classification such as permitted residential densities and activities or allowed commercial and industrial development activities, and striving for separation between incompatible uses. This code includes standards relative to bulk (i.e. lot size and coverage, building heights and setbacks, landscape standards).

I-102 The King County Zoning Code's zone classifications and development standards and the official zoning maps shall be consistent with the comprehensive plan and functional plans.