

CITY OF BURIEN, WASHINGTON

MEMORANDUM

DATE: July 5, 2011

TO: Burien Planning Commission

FROM: David Johanson, AICP, Senior Planner

SUBJECT: Discussion of North Burien Open House Meeting(s)

PURPOSE

The purpose of this agenda item is to present the Planning Commission with a draft meeting outline for a proposed open house focusing on land use in the North Burien annexed area. The purpose of the open house is to obtain input and understanding of land uses in North Burien. The information obtained at the open house will assist the Commission and the City in updating its Comprehensive Plan and associated land use maps, including comprehensive land use and zoning designations.

BACKGROUND

At your May 10th meeting staff presented background information on the North Burien area in preparation for incorporating the area into our Comprehensive Plan. The proposed scope of work for the Comprehensive Plan includes a work item to integrate the area into the plan. In addition to updating the basic information and maps, staff recommends that a public outreach component accompany this effort. The primary reason for this activity is to allow for active participation of the residents, business and property owners in land use related decisions.

We have included a summary of strong and weak places that were identified during the citywide visioning forums (see Attachment 2). This was an exercise where participants were asked to place dots on a map to indicate strong and weak places.

ACTION

Staff recommends that Planning Commission provide input on the meeting format. No formal action is necessary.

Please review the draft meeting outline and provide input on potential discussion topics for the breakout groups (see Attachment 1).

STAFF RECOMMENDATIONS

Staff has prepared a meeting outline containing preliminary thoughts on how to organize the meeting. It includes meeting activities and specific issues that can be discussed in the proposed breakout groups.

Attachments:

- 1) Draft North Burien Land Use Open House meeting outline
- 2) Strong and weak places dot responses from the Visioning Forums.

DRAFT

North Burien Land Use Open House

Meeting Outline

Purposes

- 1) Introduce the residents, property and business owners to the City of Burien and educate them generally about local government and land use planning.
- 2) Obtain input of preferred land uses and understand land use related issues to best inform the Comprehensive Plan update.
- 3) Explain the comprehensive plan update process and provide information on how interested parties may participate in other related Plan update activities.
 - a. Are we comfortable with our residential capacity?
- 4) Obtain finer grain detail on land use related vision statements.
 - a. *A vibrant and creative community, where the residents embrace diversity, promote vitality, and treasure the environment*
 - i. **COMMUNITY-Stable-** Burien encourages stability through a variety of living choices.
 1. **What are the appropriate living choices for any given area.**
 - ii. **DIVERSITY-Inclusive-** Burien embraces diversity and welcomes all residents.
 1. **With respect to land use, what is the right mix of diversity? In housing? In business? In recreation?**
 2. **Do mixed use developments represent land use diversity?**
 - iii. **DIVERSITY-Multi-centered-** Burien cultivates a thriving array of business and community centers.
 1. **What is Burien missing in its “array” of businesses?**
 2. **What type of community center is appropriate for your neighborhood focal point? Where is your neighborhood focal point? Is it where you shop or where you and/or your family frequent?**
 - iv. **ECOLOGY-Natural-** Burien conserves its ecological systems and public waterfronts.
 1. **What does conservation of our ecology mean to you?**
 - v. **ECOLOGY-Green-** Burien treasures parks and open spaces, and welcomes opportunities for more.
 - vi. **ECOLOGY-Livable-** Burien makes sustainable land, energy, water, and transportation choices
 1. **Mixed use developments are a sustainable land use choice.**
 2. **Neighborhood activity clusters are sustainable.**
 3. **Higher housing yields in multi-family zones are sustainable.**
 - vii. **PROSPERITY-Local-** Burien values local services and supports local businesses.
 1. **What local services are desired and where should they be located?**
 - viii. **PROSPERITY-Expansive-** Burien encourages businesses in order to expand its economic base.
 1. **How does a city encourage a business?**
 - ix. **PROSPERITY-Creative-** Burien’s rich palette of arts, culture, and heritage enhances its eclectic vitality.
 1. **Design guidelines can enhance and promote the existing eclectic vitality.**
 - x. **HEALTH & SAFETY-Active-** Burien encourages active living to support physical and mental health.
 1. **Increase opportunities to be active through infrastructure improvements.**
- 5) Obtain an understanding of access to grocery and schools/ what health and safety issues are you facing?

Desired outcomes

- 1) Understand preferred land use choices in the area.
- 2) Determine if there is an issue regarding higher residential densities. RM-24 vs. RM-48.
- 3) Obtain insight from participants on land use choices. (see questions above that relate to the vision)
- 4) Engage participants in land use decisions.
- 5) Is the status quo satisfactory?
- 6) Feelings about non-conformances.
- 7) Is there support for design guidelines in various zones/areas?

Open House Meeting organization

- Welcome and introduction: Mayor and/or Planning Commission Chair
- About Burien: Scott G
- Comprehensive Planning and zoning: Scott G
- Facts about land use in Burien and North Burien?
- Summary of the various subareas and topics
- Two break out sessions (15-20 minutes each)
 - Participants can pick two of the stations listed below and participate in a facilitated group discussion.
 - Note the facilitator topics below.
- Next steps (follow up meeting with alternatives?)

Stations

- 1) **Single-family residential:** map showing zoning
 - a. Are there areas that could be developed like this (picture of cluster housing)?

- 2) **1st Avenue South:**
 - a. RM-24 vs RM-48? Visual preference survey.
 - b. Convenience retail expansion?
 - c. Is the Office use ok?

- 3) **Ambaum Boulevard SW:**
 - a. RM-24 vs RM-48?

- 4) **16th Ave SW:**
 - a. RM-24 vs RM-48?
 - b. Scale of retail business? Auto oriented (CC) or more neighborhood oriented (NC)?
 - c. Is the Industrial use appropriate?

- 5) **Boulevard Park Neighborhood Center:**

- a. Mixed use?
- b. Should airport noise impact what land uses are allowed?
- c. Scale of retail
- d. Multi-family residential density
- e. Maximum flexibility? (performance zone overlay)
- f. 3 alternatives? Lower, existing and one level higher.
- g. Do think this area needs more attention or has special needs that cannot be addressed here?
- h. Where do you go to shop? Would you shop in your neighborhood if the businesses were there?

6) Other

- a. Are there any other areas in need of attention?
- b. What are your land use concerns?
- c. What is your vision for your neighborhood?

7) Communities Putting Prevention to Work (CPPW grant)

- a. Food access map and survey.
- b. Walkability audit
- c. Pedestrian/transit needs for youth, seniors.

MEETING DETAILS

Date:

Notice:

Location:

Time:

Staffing:

Materials:

Food: ?

Door prizes for 1-3 participants?

Strong/Weak Places Dots & Comments From Visioning Forums

Strong Places

Dot #	Location
	April 16 Forum
12, 78	Arbor Lake
	April 26 Forum
	No comments received
	May 7 Forum
7	Arbor Lake is a beautiful site - only <u>lake</u> in Burien open to public.

Weak Places

Dot#	Location
	April 16 Forum
7	Arbor Lake
55	S 120th & Military Rd
7	Arbor Lake Park needs to be clean and monitored
26	too much Section 8 housing - Burien has the highest amount of low income housing in King County
	April 26 Forum
53	SW 108th St & 4th SW
53	Not in Burien yet
	May 7 Forum
13, 18	Arbor Lake
17	S 128th & Military Rd
13	Need facilities in the North for the community
16	Do not lose library (Boulevard Park Library)
17	More can be done with Hilltop Park