

**CITY OF BURIEN, WASHINGTON  
MEMORANDUM**

**DATE:** September 6, 2011  
**TO:** Burien Planning Commission  
**FROM:** David Johanson, AICP, Senior Planner  
**SUBJECT:** Discussion of North Burien Open House Meeting

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**PURPOSE**

The purpose of this agenda item is to present the Planning Commission with a summary of the comments received at the North Burien Land Use Open House held on August 16<sup>th</sup>.

The purpose of the open house was to initiate a dialog with the residents and property owners in the North Burien area as it relates to the update of Burien's comprehensive plan. There were approximately 65 attendees that participated in group discussions designed to gain insight on the following topical areas 1)Single-family residential areas 2)the Ambaum Blvd. SW corridor 3) the 1<sup>st</sup> Avenue South corridor 4) the Boulevard Park business area and 5) Healthy Eating Active Living.

Staff received valuable input on land use related issues as well as capturing many other comments regarding streets, sidewalks, parks and code enforcement. The meeting comments will be used to assist both the Planning Commission and staff in establishing comprehensive land use and zoning designations for the North Burien areas. Additionally, comments that were received will be forwarded to the other planning efforts that are currently underway.

The comments and discussions at your meeting will assist staff is preparing and use alternatives for future consideration.

**ACTION**

**Staff recommends that Planning Commission provide comments and observations regarding the comments received at the open house. No formal action is necessary.**

Please review the open house comment summary as provided in Attachment 1.

**Attachments:**

- 1) North Burien Land Use Open House Comment Summary

# North Burien Land Use

## OPEN HOUSE COMMENT SUMMARY

Arranged by Topic

August 16<sup>th</sup> 6:30pm

Hilltop Elementary School



### Sidewalks and Streets

1. Numerous requests for sidewalks
  - a. 12<sup>th</sup> Avenue S, between South 116<sup>th</sup> & 112<sup>th</sup> Streets next to school
  - b. In commercial area at South 120<sup>th</sup> Street, DMMD and Glendale Way South
2. Sidewalks should be installed in all commercially zoned areas
3. Sidewalks should be installed adjacent to multi-family development
4. The intersection of South 116<sup>th</sup> Street and 24<sup>th</sup> Avenue South is dangerous
5. Sidewalk connections between surrounding residential and Ambaum Corridor need to be improved to facilitate non-motorized resident access to services.
6. If street parking is eliminated (as on 4<sup>th</sup> Avenue SW) then adequate parking should be provided for proposed uses on-site.
7. Need sidewalks for kids, people with strollers, etc.
8. Need the City to ensure vegetation along walkway isn't growing into walkway and forcing people into either parked cars or traffic.
9. Manage increased traffic from any future density.
10. Desire better paved roads
11. Sidewalks:
  - a. Want narrower sidewalks (not as wide as 4<sup>th</sup> Avenue SW)
  - b. Want sidewalks to improve walkability
  - c. Want sidewalks in front of schools
  - d. Sidewalks are needed for kids and bikes
12. Do not want trees in the sidewalks – roots bust through the pavement
13. Don't want bicycle lanes
14. Yellow bumps on ADA sidewalk ramps dangerous for wheelchairs and walkers
15. There are no sidewalks
16. The speed on 1<sup>st</sup> Avenue South, even the police treat it like a highway.
17. People have to walk in the street with kids and strollers, it is not safe from cars. I have offered to let them use our driveway.
18. Speeding and Drag racing down 1<sup>st</sup> Avenue South about four times a week. Can we get a cement barricade? The travel speeds are up to 80 miles per hour. They start at the Albertsons (at 128<sup>th</sup>) and go north. Forty miles per hour is just too fast!

19. Twentieth Avenue South from 128<sup>th</sup> Street to 120<sup>th</sup> –there are a library, park and a school on this stretch and for 8 blocks there is nothing to slow cars. The pedestrians and kids have to go into the road to get around cars parked in the right-of-way. There are no sidewalks or even buttons to improve safety.
20. Thirty-five miles per hour is too fast for our neighborhoods. It should be 30mph tops!
21. The digital sign on 5<sup>th</sup> Avenue South to measure speed only worked for 2 days and it is still there.
22. The police can't be here all the time- I offer my yard to the police to catch speeders.
23. We need a yield sign by the 7-11 Store on 8<sup>th</sup> Avenue South and Glendale Way!
24. There are no sidewalks and there should be a sign on Roseberg Avenue South between South 120<sup>th</sup> and 116<sup>th</sup> because of the steady stream of pedestrians. The sign should warn motorists that there are pedestrians. There are a lot of children and moms with strollers on this stretch.
25. The lights stay red too long.
26. People park in the bike lane and force cyclists into the road. I would rather have more sidewalks than bike lanes.
27. There need to be sidewalks/pathways for kids to ride their bikes so parents can feel safe about their kids.
28. I am against bicycle lanes! They do not pay for them and they do not use them!

## Parks

1. Youth activity areas are needed (skate park is an example)
2. Increase green spaces and pocket parks. There are numerous vacant parcels near the main intersections that could be used.
3. The area needs a focal point or activity. Ideas include
  - a. Annual or recurring event
  - b. Gathering place
  - c. Skate park
4. Nothing to do for kids.
5. Puget Sound Park is “useless” because its access is so restricted from its fencing and only a couple of entrances that both face north and the area there. If someone is at Albertson’s or coming from the southeast they can’t easily get into the park.
6. Appreciative that the City “saved” Hazel Valley Park (no details), but it should also have better access. Now none from SW 128<sup>th</sup> apparently. Thus it is not accessible to the residential area to the south across 128<sup>th</sup> Street.
7. Puget Sound Park needs plantings / trees so it isn’t so barren.
8. Need a skate park in North Burien
9. Need a dog park in North Burien
10. Need a community center in North Burien
11. Hilltop Park is great but it needs to be cleaned up. It is so overgrown that the “neer-do-wells” can screen their activities.
12. We’d like a dog park or a skate park.
13. Hilltop has great features but it is not kept up.
14. Hilltop Park (South 128<sup>th</sup> Street) it is scary! Not safe at all. There are sex offenders all around the area.

15. We should put in a garden at Hilltop Park as part of the features of the park.
16. Parking is an issue at Hilltop Park.
17. We need more gardens and pea patches and rain gardens but not livestock because the animals damages others private property.
18. I want to grow a community garden or pea patch in the north end to have my own fresh produce.

## Drainage

1. Drainage throughout the area needs to be improved
2. Storm water system needs to be upgraded for the Ambaum Corridor to reduce pooling of water.
3. There are drainage issues with water standing in the streets
4. Want to have the ditches along the street filled in
5. Des Moines Memorial Drive South, in the winter there is water that comes over the roadway (North of 22<sup>nd</sup> Avenue South) it is very dangerous.

## Code Enforcement

1. Code enforcement is good but it needs to continue (many comments on particular issues including abandoned homes and junk vehicles.
2. Property owners need to maintain their yards and homes
3. Need parking enforcement to prohibit parking on existing walkway / sidewalk.
4. Many of the Multi-Family properties have upkeep / aesthetic / tenant behavioral problems. The City should work with property owners / managers to correct this.
5. Desire more code enforcement – clean up the neighborhood
6. Don't want people to be allowed to park their cars, boats, and RV's on the street
7. The whole area needs cleaning up and policing.
8. Get rid of the graffiti.
9. Pick up the litter!
10. We need more code enforcement-people are running junk yards on their property!
11. They closed "Bernie's" at South 112<sup>th</sup> Street and 1<sup>st</sup> Avenue. And now I see kids making drug deals there.
12. Concern for animal owners to reveal what animals they have because people will complain, just to complain.

## Land Use

1. Need more businesses in the area
  - a. Would like more grocery store options
  - b. A coffee shop (not skimpy dressed coffee stands)
  - c. Restaurants
2. Existing businesses should be allowed to stay but need to be cleaned up.
3. Commercial uses must be located in commercial areas and not in neighborhoods
4. Mixed use development is ok
5. There is enough multi-family development
6. In some cases the amount of allowed apartments could remain the same or possibly increase if the developments are

- a. Properly maintained
  - b. Policed
  - c. Managed
7. Mixed use is a good concept however do not require it when redevelopment occurs
  8. Allow community gardens/pea-patches
  9. Reduce the amount of commercial located in SF residential areas and focus the commercial along the Ambaum Corridor.
  10. Future vision of CC-2 area is more commercial and mixed use development and no more storage of vehicles and materials.
  11. Future vision of Ambaum Corridor is more mixed use located right along the street with residential parking moved under or behind buildings.
  12. Future vision of higher density residential located along Ambaum and improved transit service in the corridor to address traffic congestion.
  13. Higher density multi-family residential is OK so long as appearance, management and parking issues do not impact surrounding SF residential.
  14. Frustration with outdoor storage and abandoned vehicles in the CC-2 area.
  15. Concern about adversely impacting property rights of current owners in CC-2 area.
  16. If more valuable commercial uses are currently permitted in the CC-2 area why have they not already displaced the storage uses located there?
  17. Do not want future multi-family development to look like and have the negative impacts on surrounding properties that current development has.
  18. Much of the land in Ambaum Corridor that is zoned for multi-family development is underutilized as open space or rundown single-family residences.
  19. Concern about commercial and residential uses being developed along the Ambaum Corridor without sufficient off-street parking and the removal of on-street parking along major arterials
  20. Need a store (in reference to the now closed supermarket north of 116<sup>th</sup> Street) – have enough Multi-Family.
  21. OK to change zoning to match commercial uses north of and around the pedestrian bridge.
  22. RM 24 is plenty, even though numerous properties already have density in the 40's Dwelling Units Per Acre, but without much explanation. Others did not strongly – or memorably echo her comment.
  23. "South Burien" should share the density that is slated for here. They shouldn't have only RM 24 while here, with less amenities (commercial area, sidewalks, transit) gets the density.
  24. Future Multi-Family developments need open space for tenants and kids.
  25. Visual Preference Survey of existing Multi-Family buildings with DUAC (dwelling units per acre). As a part of the conversation about impacts of density numerous existing apartment buildings were shown along with their densities. Some with lower densities had more problems / less desirable features, such as not kept-up, lack of open space for tenants, frontage of all asphalt and parking. Opinions were that good quality / good neighbor MF isn't just about density but amenities and development / design standards.
  26. Didn't like newer commercial development on SW corner of 128<sup>th</sup> Street and 1<sup>st</sup> Avenue South, too little parking. Considered it ugly.
  27. Want larger lots/less density

28. Want smaller lots/more density
29. Want higher single-family density like R-6
30. Less Multi-family developments is preferred
31. Shorter fences along the street side are needed to allow for visibility around corners.
32. Too many vacant homes in North Burien
33. I'd like to have goats to help with shrubbery and weeds in my yard.
34. The poor people have been priced out of Seattle and are coming south but they don't have cars, money to have good access to food and transportation networks down here.
35. There is no grocery in the North end because they don't last there
36. What happened to all of the farms at the bottom of 8<sup>th</sup> Avenue South and the ones by 98 and Highway 99?
37. It needs to be easier to keep chickens and have urban agriculture on property up here.
38. Concern over people moving into the area next to local farms and complaining about them.

## Other

1. Keep the library
2. Keep the existing fire station at DMMD and S 128<sup>th</sup> Street due to concerns regarding response time
3. Concern that current water and sewer infrastructure may not support more dense multi-family development.
4. Do not move the Library off of 16<sup>th</sup> Avenue SW or away from nearby residences.
5. Concern about the impacts of annexation on the provision of special district services (police, fire, library, sewer and water).
6. Infrastructure: Will sewer system be upgraded so some property owners don't have to pump uphill from their properties.
7. Want sewers in the neighborhood in order to subdivide
8. Do not want sewers in the neighborhood
9. Land value should be adjusted down for homes located near the 3<sup>rd</sup> runway
10. Better local bus service is needed
11. Need weather-related senior outreach (cooling and warming shelters, check-ins in seniors during inclement weather.
12. Routes 132 and 128 the service is good.
13. Transit only comes once an hour on some routes. It is very inconvenient if you do not have a car.
14. LEAVE OUR LIBRARY ALONE!!!!
15. I'd walk more but I don't feel safe.
16. I send my kids to private schools because of the safety issues and the poor quality of the schools up here.
17. The Fred Meyers in Burien has the best prices and best selection and I can get a good price on gas, so I do most my shopping there.
18. I go to the QFC in Normandy Park because it's a nicer store, good selection and a safe area.