

CITY OF BURIEN, WASHINGTON MEMORANDUM

DATE: September 20, 2011

TO: Burien Planning Commission

FROM: David Johanson, AICP, Senior Planner

SUBJECT: Presentation on North Burien Land Use Alternatives

PURPOSE

The purpose of this agenda item is to present the Planning Commission with series of DRAFT land use alternatives for the North Burien area. The long-term goal is to establish Comprehensive Plan map designations and possibly adjust zoning designations for the North Burien area.

BACKGROUND

In January, 2010, the City Council passed Ordinance 527 annexing “North Burien” into the City of Burien. The annexation became effective on April, 1, 2010. Subsequently the City adopted interim zoning in February of that same year (Ord. 533).

On May 10, 2011, the Commission received preliminary land use data summarizing the current land uses in the study area and compared the area to the whole city. In addition to the existing land use information, a series of maps was provided showing historic King County zoning, historic county Comprehensive Plan designations and current City of Burien zoning.

At your September 13th meeting the Commission was provided a copy of the comments received at the North Burien Land Use Open House held on August 16th. At that meeting, the Commission discussed the open house event and the comments that were received.

LAND USE ALTERNATIVES

Staff will be presenting a series of three land use alternatives at your meeting. These alternatives were developed using themes heard at the open house. Generally those themes explore varying degrees of envisioned land use intensity. They include:

- 1) **Minimal Zoning Changes** – An alternative based on the theme of little change, it includes slight adjustments to zoning designations to fix possible errors or eliminate obvious spot zones.
- 2) **Well-Established Community** – This theme reduces multi-family density and mostly matches the zoning to existing uses.
- 3) **Thriving Community** – This alternative maintains the higher zoning designations in many areas and increases it in others. This alternative seeks to encourage and/or enable reinvestment on underutilized properties.

These alternatives are intended to initiate the discussion that will ultimately result in a Planning Commission recommendation to the City Council. The final recommendation could very well include components of each alternative.

ACTION

No formal action is necessary.

Staff is requesting that the Planning Commission listen to the presentation and be prepared to discuss the alternatives at future meetings.

NEXT STEPS

At future meetings the Planning Commission will be asked to discuss the DRAFT land use alternatives with the ultimate goal of crafting a preferred alternative to be recommended to the City Council.

A packet of reference materials will be provided at your meeting. This packet will include a series of maps accompanied by written descriptions/summaries of the zoning changes.