

CITY OF BURIEN, WASHINGTON

MEMORANDUM

DATE: October 5, 2011

TO: Burien Planning Commission

FROM: David Johanson, AICP, Senior Planner

SUBJECT: North Burien Land Use Alternatives

PURPOSE

The purpose of this agenda item is to continue the Planning Commission deliberations regarding 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.

On September 27, 2011 the Planning Commission was presented with a series of land use alternatives outlining three different approaches for possible land use changes for North Burien.

These included;

- 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.

LAND USE ALTERNATIVES

Staff has prepared a list of considerations that may be used when evaluating possible land use changes. The purpose of this list is to provide a range of considerations to assist the Commission in formulating a preferred land use alternative. This list is not intended to be exhaustive and there may very well be other considerations that could be added.

The preferred land use designation alternative may be a combination of elements from the three alternatives provided at your last meeting.

ACTION

No formal action is necessary.

Staff is requesting that the Planning Commission continue to deliberate on the subject.

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.

Attachment:

Land use considerations, dated October 5, 2011.

North Burien Land Use Designation Considerations

The following considerations/questions are not listed in any particular order of importance.

1. Is there a need to adjust zoning?
 - a. What problem are we trying to solve? What land uses are we trying to encourage/discourage? And where?
2. In specific areas of North Burien, what uses should be removed, added or kept out?
3. What are the long term land use goals for the City as a whole? For a particular portion of the North Burien area?
 - a. Is there a specific desired mix of commercial vs. residential zoning?
4. If zoning adjustments are made, how will they add to or detract from other similar zones throughout the city?
5. How will any contemplated zoning changes implement the vision for the community?

(The following are excerpts from Burien's Comprehensive Plan that may provide some guidance.)

Pol. LU 1.5 Burien should strive to expand its economic base by attracting the types of economic activities which best meet the needs and desires of the community, while protecting well-established residential areas from encroachment by non-residential uses.

Pol. LU 1.6 The City will ensure that infill development is compatible with the character, scale and design of surrounding development. The City will encourage infill projects when and where the conditions for development are met.

Business

Goal BU.1

Provide a functional, attractive, and conveniently located mix of uses, including office, retail, commercial, parks and residential uses that are appropriate in scale, configuration, and location.

Community Character

Goal CC.1

Create a balanced community by controlling and directing growth in a manner which enhances, rather than detracts from community quality and values.

Pol. CC 1.1 In its land use management decisions, the City shall seek to direct the rate and pattern of future growth, and support the type of developments that will further the goals of the Burien Vision and the comprehensive plan.

6. Does the concept of transitional zoning have merit along high volume traffic corridors? Transitional zoning is defined as; “land that acts as a buffer between uses of different types or intensity”.

7. Is there a need or desire to create “Third Places”? (Boulevard Park, Ambaum and 128th/116th)

8. Underperforming zones/areas. Consider what may be the reasons a particular area is underperforming. Are there other areas of the City that may be better suited to accommodate a desired use that may be more attractive for the market to develop?
 - Lot area/configuration – Is there sufficient space for a redevelopment project to contain the building, parking, stormwater and landscaping? Lot size and shape are often constraining factors for new or larger uses.
 - Market area – While market areas are determined by the individual business, is there sufficient market forces in place that make a particular area more appealing to the desired business? Are there sufficient occupied units within a given distance, income levels, ease of access, ect?
 - Vehicle trips – Is there good access and visual exposure to a given area? Vehicle trips on adjacent corridors often time are a consideration by retailers.
 - Externalities – Are there impacts that may be affecting the decision to redevelop or relocate? Aircraft noise, automobile noise, visual appearance of the area, sufficient infrastructure (water, sewer, and high speed internet), and crime.
 - Neighborhood amenities – Is there a sufficient presence of neighborhood amenities such as parks, quality education, community gathering places (religious, social) and childcare to entice the market?
 - Other property constraints – Are the existing improvements on a given lot too valuable, (monetarily) thereby precluding investment? Or in other words, would it cost too much to purchase and remove a structure/use and construct new.
 - Are there existing lease agreements that limit redevelopment or sale of a property?
 - Are there critical areas that limit developable area or that should be protected?

9. Land use capacity-in particular, residential capacity. When adjusting the zoning consider the change and the impacts on the City’s ability to demonstrate there is sufficient residential capacity as obligated by the Countywide Planning Policies. Commercial capacity is much less of an issue because we currently have more than ample land use capacity to support commercial uses.

10. There is a concern of property owners that they may lose value. (But in many cases redevelopment has not occurred since at least 1981.)

11. Consider possible impacts of uses that may be allowed on adjacent properties. This could be physical (noise, light and visual appearance) or perceived (property values) impacts.

Possible Objectives (as heard from the Planning Commission)

- A. Implement the desires heard during the annexation process which was to limit the amount of high-density housing that the County allowed in the past.
- B. Allow opportunities for new businesses and expansion of existing businesses.
- C. Ensure there is consistent zoning.
- D. Housing intensity could be greater if there is an assurance that future development is managed and includes desirable amenities which can be achieved by implementing “good design”.