# Planning Commission Agenda

**March 11, 2015, 7:00 p.m.**  
Multipurpose Room/Council Chamber  
Burien City Hall, 400 SW 152nd Street  
Burien, Washington 98166

This meeting can be watched live on Burien Cable Channel 21 or streaming live and archived video on www.burienmedia.org

## 1. Roll Call

## 2. Agenda Confirmation

## 3. Approval of Minutes  
February 25, 2015

## 4. Public Comment  
Public comment will be accepted on topics not scheduled for a public hearing.

## 5. Old Business  
A. None

## 6. New Business  
A. Public Meeting: 2015 Comprehensive Plan Docket

B. 2015 Comprehensive Plan Docket: Planning Commission Recommendation to City Council

## 7. Planning Commission Communications

## 8. Director's Report

## 9. Adjournment

**Future Agendas (Tentative)**  
March 25, 2015  
- 2015 Comprehensive Plan Docket Public Recommendation to City Council  
  (If necessary)

April 8, 2015  
- To Be Determined

**Planning Commissioners**  
Jim Clingan (Chair)  
Joey Martinez (Vice Chair)  
Brooks Stanfield

Butch Henderson  
Amy Rosenfield  
Curtis Olsen  
Douglas Weber
City of Burien

BURIEN PLANNING COMMISSION
February 25, 2015
7:00 p.m.
Multipurpose Room/Council Chambers
MINUTES

To hear the Planning Commission’s full discussion of a specific topic or the complete meeting, the following resources are available:

- Watch the video-stream available on the City website, www.burienwa.gov
- Check out a DVD of the Council Meeting from the Burien Library
- Order a DVD of the meeting from the City Clerk, (206) 241-4647

CALL TO ORDER
Chair Jim Clingan called the February 25, 2015, meeting of the Burien Planning Commission to order at 7:04 p.m.

ROLL CALL
Present: Jim Clingan, Butch Henderson, Joey Martinez, Curtis Olsen, Amy Rosenfield, Brooks Stanfield, Douglas Weber
Absent:
Administrative staff present: Chip Davis, Community Development director; David Johanson, senior planner

AGENDA CONFIRMATION
Direction/Action
Motion was made by Vice Chair Martinez, seconded by Commissioner Stanfield, to approve the agenda for the February 25, 2015, meeting. Motion passed 7-0.

APPROVAL OF MINUTES
Direction/Action
Motion was made by Vice Chair Martinez, seconded by Commissioner Henderson, and passed 7-0 to approve the minutes of the January 28, 2015, meeting.

PUBLIC COMMENT
None

OLD BUSINESS
None

NEW BUSINESS
A. Presentation on Miller Walker Creek Drainage Basin Plan / WRIA 9

Senior planner David Johanson introduced Elissa Ostergaard from King County to speak about Miller and Walker creeks and the Burien nearshore. He said she would explain what the watersheds are and how they relate to salmon recovery. He noted that the information the commissioners will be receiving tonight relates to the critical areas ordinance update they will undertake later in the year.
Ms. Ostergaard said she is part of WRIA 9 – Water Resource Inventory Area 9 – a designation which is a way of defining the 30 or so watersheds throughout the state. For purposes of salmon recovery, WRIA 9 is the Green/Duwamish/Central Puget Sound watershed. She showed the commissioners a map detailing the area within the WRIA 9 designation.

Ms. Ostergaard explained that Chinook salmon were listed as threatened in 1999, so the National Oceanic and Atmospheric Administration (NOAA) authorized the development of a recovery plan. The WRIA 9 recovery plan was ratified by the 17 jurisdictions within the watershed in 2005, was adopted by NOAA in 2007 and was included in the larger Puget Sound recovery plan for Chinook salmon. It also was included in the action agenda for Puget Sound, which is run by Puget Sound Partnership. All the jurisdictions in WRIA 9, including Burien, have an interlocal agreement with King County being the lead entity in implementing the recovery plan. A group of elected officials and other stakeholders meets quarterly to determine where to spend the $1.2 million available annually for salmon recovery projects.

One of the policies agreed to by the jurisdictions is that they will consider salmon habitat needs when updating their Critical Areas ordinances.

She noted that one of the strategies is to allocate 40 percent of the annual funding toward the Duwamish transition zone, which is an area limited by industrial development along the river. She said tiny fish require shallow-water mud flats in the intertidal area as places to rest and continue maturing before being flushed into Puget Sound where they may be eaten by larger creatures.

Ms. Ostergaard said another 30 percent of the funding goes to spawning habitat and another 30 percent to rearing habitat. She said the Seahurst Park seawall removal was part of the WRIA 9 habitat project priorities.

She said Burien has predominately nearshore area, and juvenile salmon on the nearshore need natural bluffs without bulkheads, docks or overhanging trees. She explained that juvenile fish from the Green/Duwamish head south along the Puget Sound nearshore habitat, as do juvenile fish from other rivers. The sediment from feeder bluffs is important to replenish the beaches and prevent erosion, and to benefit the benches a little further out in the sound where eel grass grows and forage fish hang out. Forage fish are eaten by Chinook salmon and the salmon, in turn, are eaten by orcas.

Ms. Ostergaard explained that WRIA 9 supports the Miller Walker Stewardship Program, which is run by King County through a technical services agreement with Burien, SeaTac and Normandy Park and an interlocal agreement with the Port of Seattle. Forty percent of Ms. Ostergaard’s time is spent as the Miller Walker Basin steward.

She said salmon live in the two creeks throughout the year and many species of fish lay eggs in the gravel creek beds. Before development, forests used to infiltrate runoff and the streams would rise slowly during a rain event. Currently when it rains the water flows off of impervious surfaces and the streams rise at an unnaturally rapid rate.

Ms. Ostergaard said large woody debris creates habitat structure in the creeks, with the water flowing around it, creating channels, pools and shallow areas, hiding places and slow and fast water necessary for the salmon to thrive. She said a healthy creek also needs connected flood plains and a constant source of gravel. Salmon, she added, need very cold water, which the forests provide by shading the water.

The previous stream steward started a program called CSI for Highline (Community Salmon Investigations). Ms. Ostergaard said they had a record turnout of 35 volunteers this past year. Most of them hiked about a mile and a half up the creeks once a week from early October until about Christmas to count and identify all the live adult salmon they saw. If they find dead salmon they cut them open to determine whether the fish had spawned before death. Between 40 and 95 percent Coho salmon die of some sort of pollutant in stormwater runoff from roads within four to eight hours of entering the creek system, but the specific pollutant has yet to be identified. By infiltrating stormwater into the ground, conditions for the salmon can be improved, she said.
Another of her responsibilities is to organize monthly work parties to clear English ivy, English holly and English laurel from forest areas along the creeks. These plants choke out the native plants, which then negatively impacts the health of the creeks. She also advises homeowners who live adjacent to the creeks about managing the native plants on their property.

Stormwater retrofit analysis is a planning resource for Burien, said Ms. Ostergaard. The top 80 sites for stormwater retrofit projects in the 8-square-mile Miller Walker basin have been identified for possible installation of stormwater management facilities on already developed sites to try to manage stormwater onsite. Of those, the top 30 sites were analyzed for feasibility and effectiveness, and then the top four were selected for detailed pre-design reports. Those projects are all in Burien and are eligible for grant funds from the state Department of Ecology; DOE requires a 25 percent local match.

Ms. Ostergaard said she had posted information and maps on the Miller Walker Creek website.

In answering questions from commissioners, Ms. Ostergaard said that Coho salmon are released into the creeks by both the Soos Creek Fish Hatchery and Trout Unlimited. Studies have shown that the development of the cardio-vascular system and brain development in juvenile fish is very adversely affected by hydrocarbons in the water, such as oil and gasoline, and the fish will die with further exposure to those pollutants. She added that Walker Creek has less Coho pre-spawn die off, presumably because there is much less commercial development along Walker Creek and Walker Creek has large wetlands that filter runoff at the headwaters.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR’S REPORT

Chip Davis reported that the City Council will have training in parliamentary procedure on April 20th provided by Ann McFarland of Jurassic Parliament. It will be videotaped for later viewing.

He also noted that the commissioners will begin working on the update of the City’s critical areas ordinance with a joint meeting with the City Council on March 23rd. A meeting of the commission chair and vice chair, mayor and deputy mayor, staff and possibly the consultant will be scheduled prior to the joint meeting to establish the ground rules and policies and procedures that will be observed throughout the update study. The goal of the joint meeting, he said, is to develop a common knowledge base and the scope of the critical areas update before the full commission begins its work. The update process should be completed by June.

Mr. Davis said the immediate next thing the commissioners will be working on is the 2015 Comprehensive Plan amendment docket. Amendment applications are due by March 2nd.

ADJOURNMENT

Direction/Action

Vice Chair Martinez moved for adjournment; Commissioner Stanfield seconded the motion. Motion carried unanimously. Meeting adjourned at 8 p.m.

APPROVED:_____________________________________

Jim Clingan, chair
Planning Commission
DATE:       March 5, 2015
TO:         Burien Planning Commission
FROM:       David Johanson, AICP, Senior Planner
SUBJECT:    Public Meeting on 2015 Comprehensive Plan Amendment Docket

PURPOSE

The purpose of this agenda item is for the Planning Commission to hold a public meeting to consider testimony and make a recommendation to the City Council on which amendments to consider as part of the City’s 2015 Comprehensive Plan amendment docket. A draft version of Resolution No. 363 establishing the 2015 Comprehensive Plan docket is included as attachment 1.

Burien Municipal Code (BMC 19.65.095.2.A, B and C describe this step in the plan amendment process:

A. By January 1, the City will issue notice of the annual Comprehensive Plan amendment request deadline. The amendment request deadline is March 1.

B. The Director will create a preliminary docket of amendment requests received by the March 1 deadline. The Planning Commission shall hold at least one public meeting on the preliminary docket to consider testimony and make recommendations to the City Council on which amendments to consider, and may recommend a priority be assigned to each proposed amendment.

C. The City Council shall consider the recommendations of the Planning Commission on the preliminary docket, and by May 1 adopt by resolution a final docket of Comprehensive Plan amendments for consideration. [Ord. 397 §4, 2003]

BACKGROUND

Over the past number of years the City has been working to update its comprehensive plan to comply with changes to the state Growth Management Act (GMA), regional and county plans. Updates to both the policy (comprehensive plan) and development regulations must be completed by June 2015. The City has completed the mandatory policy updates and will be working on the development regulations components in the first half of this year.

The GMA also allows cities to annually amend plans to respond to local planning policy interests. A number of docket items on past dockets included topics of local interest that were not mandatory and therefore were delayed until the specific required updates were complete. This is an opportunity to evaluate the “desired” areas of interest and prioritize the docket list for this amendment cycle.

A public notice of the annual amendment process was issued on December 28, 2014 (see Attachment 2). There were two applications for comprehensive plan and zoning map amendments submitted by the March 2, 2015 deadline (see Attachments 3 & 4). March 2nd was selected because March 1st (as stated in the zoning code) occurs on a Sunday.
PUBLIC COMMENT
At your upcoming meeting staff is recommending that time be allowed for the general public to provide input on the City proposed docket. It is suggested that the typical public hearing format be used to obtain this input with the format being 3 minutes of speaking time for individuals and 5 minutes for speaker’s representing a group. It is the Commission’s decision whether additional time may be allowed for questions or dialog with meeting participants.

DOCKETING CRITERIA
The Burien Municipal Code contains criteria that shall be used to determine if a proposed amendment should be placed on the docket. Those criteria are as follows;

BMC 19.65.095 Comprehensive Plan Amendments
4. Docketing Criteria. The City Council shall use the following criteria for deciding whether a proposed amendment is added to the docket in subsection 2.C of this section:
   A. The request has been filed in a timely manner, and either:
   B. State law requires, or a decision of a court or administrative agency has directed, such a change; or
   C. All of the following criteria are met:
      i. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and
      ii. The City has the resources, including staff and budget, necessary to review the proposal; and
      iii. The proposal does not raise policy or land use issues that are more appropriately addressed by an ongoing work program item approved by the City Council; and
      iv. The proposal will serve the public interest by implementing specifically identified goals of the Comprehensive Plan or a new approach supporting the City’s vision; and
      v. The proposal has not been considered by the City Council in the last three (3) years.
      This time limit may be waived by the City Council, if the proponent establishes that there exists a change in circumstances that justifies the need for the amendment.

The City received one formal application and has prepared a response to each of the applicable criteria listed above and has included it as a part of Attachment 3. Staff recommends this request be included on the 2015 docket.

The city also received another application requesting the Planning Commission and/or City Council include a site specific rezone located in Northeast Burien (see Attachment 4) in which the applicant is requesting the request be placed on the docket at no cost to her. The Planning Commission and/or City Council may choose to add this item to the docket if they are so inclined. The request has been included on the draft docket.

ACTION
Pursuant to BMC 19.65.095.2.B (see above), the Commission should make recommendations to the City Council on which amendments to consider, and may recommend a priority be assigned to each proposed amendment.

A number of work program items have been completed or substantially completed over the last three years however there are a number of items that may need to reviewed and/or amended. Pursuant to RCW 36.70A.130(5) comprehensive plans and development regulations shall be reviewed and updated to comply with the GMA on or before June 30, 2015. It should be noted that this deadline only applies to those items required by the GMA and not those items that the city would voluntarily update.
Staff has updated the docket from the past few years to show what items have been completed, these have been given a priority label of “C”. In addition the recommended priority rank is included in Attachment 1, Exhibit A, a simple high(H), medium(M) and low(L) ranking system was used, this too has been updated to reflect the anticipated resources available this year as we focus on updating our development regulations in the first part of the year. The items that have been completed will be removed in the final resolution and are only being shown to provide background and context for your discussion. For the purposes of this docket the rank identifies in what order of priority they will be considered. Staff is anticipating that work in 2015 will primarily focus on those with the high “H” priority rank.

Action by the City Council is required by May 1, 2015. The Commission has three options, provided below. Staff recommends Option 1.

**Option 1: Recommend approval of the 2015 docket.** This option recommends approval of the 2015 docket as presented.

*Option 1 suggested motion:* I move to recommend the City Council adopt Resolution No. 363 establishing the 2015 Comprehensive Plan amendment docket.

**Option 2: Modify the proposed 2015 docket.** This option would alter the proposed docket by adding and/or removing item(s).

*Option 2 suggested motion:* I move to recommend the City Council adopt Resolution No. 363 establishing the 2015 Comprehensive Plan amendment docket.

(once the motion is made and seconded, another motion may be presented)
I move to modify the Comprehensive Plan amendment docket as presented in Resolution 363 by adding _____________ and/or removing ___________.

And/or

I move to modify the Comprehensive Plan amendment docket as presented in Resolution 363 by amending the priority of the items as follows: ________________.

**Option 3: Delay recommendation until the March 25, 2014 Planning Commission meeting.** This option would delay the Commission’s recommendation on the annual docket to your next regular meeting.

**Attachments:**
1) DRAFT Resolution 363
2) Comprehensive Plan Amendment Notice Request
3) Application for a Comprehensive Plan Map/Rezone request submitted by MS Property Management
4) Application for a Comprehensive Plan Map/Rezone request submitted by Anna Friel
CITY OF BURIEN, WASHINGTON
RESOLUTION NO. 363
DRAFT

A RESOLUTION OF THE CITY OF BURIEN, WASHINGTON, RELATING TO THE COMPREHENSIVE PLAN OF THE CITY OF BURIEN, AS REQUIRED AND ADOPTED PURSUANT TO THE GROWTH MANAGEMENT ACT OF 1990, AS AMENDED (RCW CHAPTER 36.70A), AND AS ADOPTED PURSUANT TO RCW CHAPTER 35A.63; ESTABLISHING THE CITY’S 2015 COMPREHENSIVE PLAN AMENDMENT DOCKET AND WORK PROGRAM.

WHEREAS, the Burien City Council adopted the Comprehensive Plan of the City of Burien on November 17, 1997 as required by the Growth Management Act ("GMA") of 1990, as amended, and also adopted the Comprehensive Plan pursuant to RCW Chapter 35A.63; and

WHEREAS, the Growth Management Act authorizes the City to amend the Comprehensive Plan on an annual basis and requires cities to periodically conduct a thorough review of their plans and regulations to ensure they are consistent with changes in the Act; and

WHEREAS, in 2003 the City of Burien completed its last thorough Growth Management Act review and completed its last annual amendment process in December of 2011; and

WHEREAS, the City of Burien in 2011 conducted a Visioning process and desires to incorporate this vision into its Comprehensive Plan; and

WHEREAS, the City of Burien intends to update its Comprehensive Plan to comply with relevant State, regional and county planning documents; and

WHEREAS, the City of Burien followed public participation procedures as set forth by BMC 19.65.095; and

WHEREAS, on December 28, 2014 the City of Burien issued a Notice of Comprehensive Plan Review and Update, informing the general public of the update and how they may participate in establishing the scope of work; and

WHEREAS, on March 11, 2015, the City of Burien Planning Commission held a public meeting to allow for interested parties to comment on a draft docket and work program and at that meeting made a recommendation to the Burien City Council; and

WHEREAS, the City Council held a public meeting to consider requests for amending the Comprehensive Plan; and

WHEREAS, the City of Burien received two (2) private amendment requests, which is included in the Docket and Work Program attached hereto as Exhibit A.
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. 2015 Comprehensive Plan Amendment Docket Adopted. The City Council directs City staff and the Planning Commission to analyze, study, and make recommendations to City Council on the items listed on the Docket and Work Program attached hereto as Exhibit A.

PASSED BY THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, AT A REGULAR MEETING THEREOF THIS ___________ DAY OF ____ April____, 2015.

CITY OF BURIEN  
/s/ Lucy Krakowiak, Mayor

Attest/Authenticated:  
/s/ Monica Lusk, City Clerk

Approved as to form:  
/s/

Filed with the City Clerk: April ____, 2015  
Resolution Passed: April ____, 2015  
Resolution No. 363
## RESOLUTION 363—EXHIBIT A
### 2015 COMPREHENSIVE PLAN AMENDMENTS
#### DOCKET AND WORK PROGRAM
##### April XX, 2015
##### DRAFT

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Priority</th>
<th>Topic</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>L</td>
<td>Reformat document centered on updated vision.</td>
</tr>
<tr>
<td>2</td>
<td>LM</td>
<td>Streamline Plan, combine or eliminate goals and/or policies as needed or are no longer applicable.</td>
</tr>
<tr>
<td>3</td>
<td>M</td>
<td>Update maps throughout entire document to include North Burien and updated information.</td>
</tr>
<tr>
<td>4</td>
<td>M</td>
<td>Develop measurable action items implementing policies.</td>
</tr>
<tr>
<td>5</td>
<td>M</td>
<td>Examine critical area designations and ensure they are consistently applied throughout the city.</td>
</tr>
<tr>
<td>6</td>
<td>C</td>
<td>Integrate policy direction of Transportation Master Plan.</td>
</tr>
<tr>
<td>7</td>
<td>C</td>
<td>Integrate policy direction of Park Recreation and Open Space plan update.</td>
</tr>
<tr>
<td>8</td>
<td>C</td>
<td>Integrate policy direction of Drainage Master Plan.</td>
</tr>
<tr>
<td>9</td>
<td>C</td>
<td>Integrate Shoreline Master Program into comprehensive plan (Pending outcome of SMP adoption).</td>
</tr>
<tr>
<td>10</td>
<td>C</td>
<td>Integrate required elements of Vision 2040.</td>
</tr>
<tr>
<td>11</td>
<td>C</td>
<td>Integrate required elements of GMA and other State laws since 2003.</td>
</tr>
<tr>
<td>12</td>
<td>C</td>
<td>Integrate required elements of the King County Countywide Planning Policies.</td>
</tr>
<tr>
<td>13</td>
<td>C</td>
<td>Update growth targets as specified in the Countywide Planning Policies.</td>
</tr>
<tr>
<td>14</td>
<td>HM</td>
<td>Incorporate North Burien into applicable policies and the Comprehensive Land Use Map.</td>
</tr>
<tr>
<td>15</td>
<td>C</td>
<td>Ensure sufficient land to accommodate housing for all economic segments.</td>
</tr>
<tr>
<td>16</td>
<td>C</td>
<td>Update utility policy and supporting background information.</td>
</tr>
<tr>
<td>17</td>
<td>C</td>
<td>Ensure best available science is current and update if necessary.</td>
</tr>
<tr>
<td>18</td>
<td>L</td>
<td>Review and update policy to ensure minimal impacts to natural features, habitat and wildlife.</td>
</tr>
<tr>
<td>19</td>
<td>L-M</td>
<td>Address climate change.</td>
</tr>
<tr>
<td>20</td>
<td>C</td>
<td>Ensure transportation connectivity is included.</td>
</tr>
<tr>
<td>21</td>
<td>C</td>
<td>Strengthen support for providing alternative transportation modes.</td>
</tr>
<tr>
<td>22</td>
<td>C</td>
<td>Include policies promoting healthy eating and active living.</td>
</tr>
<tr>
<td>23</td>
<td>M</td>
<td>Update essential public facilities policy as appropriate.</td>
</tr>
<tr>
<td>24</td>
<td>H</td>
<td>Update capital facility planning consistent with GMA.</td>
</tr>
<tr>
<td>25</td>
<td>L</td>
<td>Establish an approach to develop neighborhood plans.</td>
</tr>
<tr>
<td>26</td>
<td>M</td>
<td>Update existing conditions/background information.</td>
</tr>
<tr>
<td>27</td>
<td>H</td>
<td>Comply with applicable State Environmental Policy Act Review Requirements.</td>
</tr>
<tr>
<td>28</td>
<td>H</td>
<td>Update Economic Development Element pending outcome of economic development strategic plan.</td>
</tr>
<tr>
<td>29</td>
<td>M (NEW)</td>
<td>Update Downtown section in coordination with preparation of a City Center Plan (following TS completion in 2016).</td>
</tr>
<tr>
<td>30</td>
<td>H (NEW)</td>
<td>Update Figure TR 2.5, Primary Truck Routes, to coordinate with new map as adopted by Ordinance.</td>
</tr>
<tr>
<td>Ref. No.</td>
<td>INDIVIDUAL PROPOSED AMENDMENTS</td>
<td>Proposed By</td>
</tr>
<tr>
<td>---------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-----------------------------</td>
</tr>
</tbody>
</table>
| 2015-1  | Comprehensive Plan Map Amendment/Rezone Request  
Parcels: 019235000, 1923049318, 1923049334  
Addresses: 14421 8th Avenue Southwest  
File No.: PLA 15-0391  
Request: Comprehensive Plan change from Office to High Density Multi-Family Neighborhood and Rezone from Office (O) to Residential Multi-Family 48 (RM-48). | MS Property Management |
2015-2

Comprehensive Plan Map Amendment/Rezone Request

Parcel No. 092304-9048

Addresses: 11232 26th Avenue South

File No. PLA 15-0430

Request: Comprehensive Plan change from Moderate Density Residential Neighborhood to High Density Multi-Family Neighborhood and Rezone from RS-7,200 to Residential Multi-Family 18 (RM-18).

Anna Friel, owner
**Comprehensive Plan Amendment Request Notice**

**City of Burien**  
400 SW 152nd Street, Suite 300  
Burien, Washington 98166

<table>
<thead>
<tr>
<th>Comprehensive Plan Update</th>
<th>The City of Burien is initiating its annual Comprehensive Plan amendment process for 2015. The City is accepting new individual requests to be considered during the 2015 Comprehensive Plan docketing process.</th>
</tr>
</thead>
</table>
| Request Submittal Deadline | March 2, 2015, 5:00 pm  
Individuals and organizations may propose amendments to the Comprehensive Plan. The deadline for submittal of these Comprehensive Plan Amendment requests is 5:00 pm, March 2, 2015. Please note that an amendment to the Comprehensive Plan land use map also may require a Rezone. Application packets are available at City Hall and on the city website [www.burienwa.gov](http://www.burienwa.gov). A filing fee is required for amendment requests. We also recommend meeting with Planning staff (see contact information below) prior to filing. |
| Public Meeting | March 11, 2015, 7:00 pm  
The Burien Planning Commission will hold a public meeting for interested parties to learn about and comment on the preliminary docket of amendment requests on March 11, 2015, at 7:00 pm at the Burien Library/City Hall Multi-Purpose Room. This meeting will be televised live on BCTV Channel 21, and streamed live and archived at [www.burienmedia.org](http://www.burienmedia.org). |
| File Availability | The 2015 Comprehensive Plan Amendment file is available for viewing at Burien City Hall during regular business hours. All Planning Commission and City Council packets also are available online at [www.burienwa.gov](http://www.burienwa.gov). To be notified of future meetings related to the Comprehensive Plan, please sign up for our comprehensive plan e-mail list at [http://www.burienwa.gov/list.aspx](http://www.burienwa.gov/list.aspx). |
| How to Comment | Written comments regarding the Comprehensive Plan preliminary docket may be submitted in person, via mail, e-mail or by facsimile. Oral comments can be provided at the preliminary docket meeting or during the public comment portions of Planning Commission and City Council meetings, at the discretion of the Chair. Additional notice of public hearings on specific amendments will be provided. |
| Project Planner (for submittal of written comments or for more information) | David Johanson, AICP  
Department of Community Development  
City of Burien  
400 SW 152nd Street, Suite 300  
Burien, WA 98166  
Phone: (206) 248-5522  
E-Mail: [davidj@burienwa.gov](mailto:davidj@burienwa.gov) |

Date of Notice: December 28, 2014
**Comprehensive Plan Amendment Request (Includes rezones)**

<table>
<thead>
<tr>
<th>Amendment Type</th>
<th>Reference Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Map amendment</td>
<td>RE 2 15-0391</td>
</tr>
<tr>
<td></td>
<td>CPMA 13-0391</td>
</tr>
<tr>
<td>✓ Quasi-Judicial Rezone</td>
<td></td>
</tr>
</tbody>
</table>

**APPLICANT INFORMATION**

<table>
<thead>
<tr>
<th>Name</th>
<th>Melina Lin</th>
<th>Company: MS Property Management</th>
<th>Daytime Phone: 425 745 4100</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>555 116th Ave NE #112, Bellevue, WA 98004</td>
<td>E-Mail: <a href="mailto:melina.lin@comcast.net">melina.lin@comcast.net</a></td>
<td></td>
</tr>
<tr>
<td>Contact person:</td>
<td>Jeremy Kenji</td>
<td>E-Mail: <a href="mailto:jeremy.kenji@gmail.com">jeremy.kenji@gmail.com</a></td>
<td></td>
</tr>
<tr>
<td>Property owner:</td>
<td>Melina Lin For MGRE 14421-8, LLC.</td>
<td>Daytime Phone: 206 721-1924</td>
<td></td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>555 116th Ave NE #112, Bellevue, WA 98004</td>
<td>E-Mail: <a href="mailto:melina.lin@comcast.net">melina.lin@comcast.net</a></td>
<td></td>
</tr>
</tbody>
</table>

**SITE INFORMATION (if applicable)**

| Site Address:     | 14421 5th Ave SW         | Parcel Number: 1923049318, 1923040334, 1923500000 |
| Existing Zoning District: | Commercial               | Existing Comprehensive Plan designation: N/A       |
| Requested Zoning: | RM-4B                    | Requested Plan designation: N/A                    |
| Number of Acres:  | 15                       | Current Land Use: Vacant                           |
| Critical areas present: | Wetlands STREAMS CRITICAL AQUIFER LANDSLIDE HAZARD AREA FISH & WILDLIFE |

**Brief description of proposal (attach additional sheets if necessary):**

This application is to rezone three parcels from Commercial designation to Residential Multi-Family 4B. One parcel (0192350000) already has a 23 unit apartment building on it, built in 1962. The other two parcels (1923049318 & 1923040334) are vacant.

**SIGNATURE**

I, **Melina Lin**, declare that I am the owner of the property involved in this application, and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I designate __________________________ to act as my agent with respect to this application. I agree to reimburse the City of Burien for the costs of professional engineers and other consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Dated: **2/27/2015**

Signature: __________________________
Comprehensive Plan Amendment and Rezone Application

Re: Vacant Lot Parcel Numbers #1923049318 & #1923049334
Property with existing building #192350000

Best Classification based on surrounding buildings:

The subject properties are two vacant lots (two parcels) and an adjacent parcel which houses an existing 23 unit Residential Condo building (Alpha I). They are all currently zoned as Office.

Our main purpose is to change the zone for the two vacant lots, but the City of Burien Planner suggested that it is best to rezone all three of them including the existing residential building Alpha I (an “Office” zoning does not match the current usage of the existing residential building.) So here in this application, we have included all three tax parcels – two are for vacant lots and one for the existing residential building.

The subject properties are surrounded by several multifamily / apartment buildings. They are all accessed from the 8th Ave SW, which is a quiet residential street. There is no access from Ambaum Blvd into the two vacant lots, or Alpha I.

The current zoning on the subject properties is Office, while surrounding buildings are apartment buildings accessed from the 8th Ave SW. Should an office building is built on the subject two vacant lots, it will not match the neighborhood characteristic which are residential buildings; and the access to the office will be from a residential street. If the zoning stays with Office, most likely the vacant lots will stay vacant as it does not make any economical sense to build an office there.

Based on this, the best use for the subject properties shall be multifamily.
Density

We propose the subject zoning is changed to Residential Multifamily 48. This designation allows 48 units in one acre land which is 900SF per unit. This Density matches the existing density of the neighbor multifamily properties.

The neighbor properties are listed as followings and also shown on the attached lot plan.

<table>
<thead>
<tr>
<th>Address (Burien)</th>
<th>Parcel #</th>
<th>Lot Size (SF)</th>
<th>Units (#)</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 14405 8th Ave SW</td>
<td>#1923049283</td>
<td>66390</td>
<td>52</td>
<td>1276 SF/U</td>
</tr>
<tr>
<td>2 14429 8th Ave SW</td>
<td>#1923049317</td>
<td>24120</td>
<td>21</td>
<td>1148 SF /U</td>
</tr>
<tr>
<td>3 Condo Alpha I</td>
<td>#192350000</td>
<td>24950</td>
<td>23</td>
<td>1085 SF /U</td>
</tr>
<tr>
<td>4 Subject vacant lots</td>
<td>#1923049318</td>
<td>22490</td>
<td>Vacant now Proposed 21</td>
<td>1070 SF /U</td>
</tr>
</tbody>
</table>

Even though the zoning allows for 900SF per unit, we will most likely propose 21 units in the subject lot, which means 1070SF per unit density. From the above chart, this number matches very well with the existing neighbor properties, which deems reasonable.
Answers to the Comprehensive Plan Amendment Criteria and Re-zone Criteria

Item by item:

BMC 19.65.095.6 Criteria. The City Council may approve or approve with modifications a Comprehensive Plan amendment if all of the following criteria are met:

A. The proposed amendment is the best means for meeting an identified public benefit; and

ANSWER: The access street 8th Ave SW is a residential street. The lot has no access from the busy arterial street Amban Blvd. It is not a good design to have an Office building crowded by all residential properties nearby. If an office is built, there will be the only office in the block. It will bring noise, pollution, and traffic in and out during the day. It will disturb the residents a quiet enjoyment of their homes.

B. The proposed amendment is consistent with the Growth Management Act, applicable Puget Sound Regional Council (PSRC) plans, King County Countywide Planning Policies and Burien Comprehensive Plan;

ANSWER: Yes. It matches. The GMT, PSRC and KCCPP, BCP are about the consistency of environmental sustainability, housing, economic development, transportation and siting of public service. The change of zoning to R48 does not impact environment adversely, and it provides additional housing to satisfy the urban population growth.

C. The proposed amendment will result in a net benefit to the community; and

ANSWER: Once it is changed to multifamily zoning, we will build on the vacant lots a new apartment building, which share the same characteristics as neighboring properties. It will appear much nicer to the neighborhood instead of an empty lot with weeds. Otherwise, the lots will remain vacant and empty. Also see answer in item A.

D. The revised Comprehensive Plan will be internally consistent; and

ANSWER: yes. Upon approval of this zoning change, the Comprehensive Plan and Zoning Plan are consistent. The area is already primarily characterized by multifamily residential uses at 18 or more units per acre. The area is within 1/8 mile of moderate and high commercial service nodes as measured along an arterial. The designation is also appropriate within the urban center boundary or within 1/8 mile of the urban center boundary as measured along an arterial.

E. The capability of the land can support the projected land use; and

ANSWER: We have drawn a site plan for the subject vacant lots. We plan to design and build a 3-story building with 21 units, 29 parking spaces, and sufficient open space. The area does not have critical areas. The proposed zoning R48 would mathematically allow for 24 units since the property is almost exactly ¾ an acre. But once all the zoning requirements (i.e. parking, on-site recreation, unit decks, etc.) are met the actual unit count will probably be between 18 and 20.
F. Adequate public facility capacity to support the projected land use exists, or, can be provided by the property owner(s) requesting the amendment, or, can be cost-effectively provided by the City or other public agency; and

**ANSWER:** This project is a relatively very small project. It has negligent impact on public facility. The area is also located within ¼ mile of a transit route with peak transit frequency of at least every 10-20 minutes. Metro Bus #120 runs along Ambaum Blvd SW, a primary arterial which is approximately ¼ mile to the West of the property and meets this frequency criteria.

In addition, the area is served by adequate and/or planned recreational facilities such as Dottie Harper Park, the Burien Community Center, and Annex Park. All of these are located approximately a ¼ to the East of the property. These parks include but are not limited to picnicking, basketball, skatepark and play structures. So, yes, the public facility is sufficient.

G. The proposed amendment will be compatible with nearby uses; and

**ANSWER:** Yes, the neighborhood properties are multifamily properties at a density of ranging from 1085 SF to 1276SF per unit. See table on page 2 for details and Exhibit A (Neighborhood Plan).

H. The proposed amendment would not prevent the City from achieving its Growth Management Act population and employment targets; and

**ANSWER:** No. It would not prevent. The two vacant lots are within 1 mile of the downtown Burien. The city of Burien is growing. More jobs and more people are moving here. This project will add more housing to the city. It meets the housing demand of a growing City. It is consistent with GMA population and employment targets.

I. For a Comprehensive Plan land use map change, the applicable designation criteria for the proposed land use designation are met and either of the following is met:

   i. Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate; or,
   
   ii. The map change will correct a Comprehensive Plan designation that was inappropriate when established.

**ANSWER:** the item ii designation criteria is met. The zoning for this lot was multifamily residential under King County in the past. When it was annexed into City of Burien, it may be incorrectly coded as Office in the comprehensive plan.
SITE SPECIFIC REZONES
BMC 19.65.090.3.C The City may grant a site-specific rezone only if all of the following criteria are met:

i. The rezone is consistent with the Comprehensive Plan; and
ANSWER: Yes. We will request to change in both Comprehensive Plan and Zoning Plan.

ii. The rezone will advance the public health, safety, or welfare; and
ANSWER: Yes. This is residential zoning neighborhood. It is beneficial to all the neighbors to have a residential building, instead of an office building.

iii. The rezone will not have significant adverse environmental impacts that are materially detrimental to adjacent properties or other affected areas; and
ANSWER: No. The two vacant lots are almost flat. It is an easy to build lot. Once the building is built, it will improve the neighborhood as it will not be a vacant lot; left empty and growing weeds.

iv. The rezone is necessary because at least one of the following is met:
   a. Conditions in the immediate vicinity or neighborhood have changed so that it is in the public interest to approve the rezone, or
   b. The rezone will correct a zone classification or zone boundary that was inappropriate when established, or
   c. The rezone is necessary to achieve consistency with the Comprehensive Plan land use map.
ANSWER: The conditions b & c are met. See answer to item 1 above.

Notes:
The above narratives are mostly focused for the two vacant lots; but it also applies to the parcel which has an existing 23 unit Condo building. The change of the zone for the Tax Parcel #192350000 is to make the current use Residential consistent with the zoning designation in Comprehensive Plan and Zoning Plan.

< END >
MS Property Management Comprehensive Plan Map and Rezone Request

Comprehensive Plan Docketing Criteria Review

The following is a review of the docketing criteria for the MS Property Management comprehensive plan map and rezone request (file No. PLA 15-0391). Each of the criteria is followed by a staff response.

BMC 19.65.095 Comprehensive Plan Amendments.

4. Docketing Criteria. The City Council shall use the following criteria for deciding whether a proposed amendment is added to the docket in subsection 2.C of this section:

A. The request has been filed in a timely manner, and either:

Response: The applicant submitted an application and all associated filing fees on February 27, 2015, which is prior to the March 2, 2015 submittal deadline. This criteria has been satisfied.

B. State law requires, or a decision of a court or administrative agency has directed, such a change; or

Response: Not applicable.

C. All of the following criteria are met:

i. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

Response: The requested change of the comprehensive plan map and corresponding property specific rezone is a matter that is directly related to the comprehensive plan including but not limited to a change on the long range planning map and evaluating the change using applicable land use designation criteria.

ii. The City has the resources, including staff and budget, necessary to review the proposal; and

Response: The City has the resources to review this request.
iii. The proposal does not raise policy or land use issues that are more appropriately addressed by an ongoing work program item approved by the City Council; and

Response: There is no other work program item the will more appropriately address the request.

iv. The proposal will serve the public interest by implementing specifically identified goals of the Comprehensive Plan or a new approach supporting the City’s vision; and

Response: The request will match the land use designation to the existing uses on the property (high density multi-family development). Two of the properties are vacant and one parcel contains a high density multi-family building constructed in 1962. Multi-family developments on adjacent properties were constructed in 1962 and 1968 respectively.

The request will be reviewed in greater detail to determine if the proposed land use designation change will be consistent with the goals and policies of the comprehensive plan.

v. The proposal has not been considered by the City Council in the last three (3) years. This time limit may be waived by the City Council, if the proponent establishes that there exists a change in circumstances that justifies the need for the amendment.

Response: The requested land use designation change has not been considered by the City Council in the last three years.
## Comprehensive Plan Amendment Request (Includes rezones)

**PLA 15-0430**

### Applicant Information

<table>
<thead>
<tr>
<th>Name:</th>
<th>Company: N/A</th>
<th>Daytime Phone:</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANNA FRIEL</td>
<td></td>
<td>425-314-3762</td>
</tr>
</tbody>
</table>

| Mailing Address: 11232 26TH AVE S BURIEN, WA 98168 | E-mail: mrsannafriel@gmail.com |
| Contact person: SAME | E-Mail: SAME |
| Property owner: RICK & ANNA FRIEL | Daytime Phone: SAME |
| Mailing Address: SAME | E-Mail: SAME |

### Site Information (if applicable)

<table>
<thead>
<tr>
<th>Site Address: 11232 26TH AVE S BURIEN, WA 98168</th>
<th>Parcel Number: 092304-9048</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning District: RS-7200</td>
<td>Existing Comprehensive Plan designation: SINGLE FAMILY RESIDENTIAL</td>
</tr>
<tr>
<td>Requested Zoning: R18</td>
<td>Requested Plan designation: HIGH DENSITY RESIDENTIAL</td>
</tr>
<tr>
<td>Number of Acres: 1.65</td>
<td>Current Land Use: SINGLE FAMILY</td>
</tr>
</tbody>
</table>

Critical areas present: (CREEK ON PROPERTY LINE)

- [ ] Wetlands
- [x] Streams
- [ ] Critical Aquifer
- [ ] Landslide Hazard Area
- [ ] Fish & Wildlife
COMPREHENSIVE PLAN AMENDMENT AND REINSTATED REZONE REQUEST.

SIGNATURE

I, Anna Friel, declare that I am the owner of the property involved in this application, and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I designate Myself to act as my agent with respect to this application.

Dated: March 2nd 2015

Signature: Anna Friel

Amendment Type

- X_ Map amendment
- X_ Text amendment
- X_ Quasi-Judicial Rezone

Reference Number
(staff will assign)
February 03, 2015

Reinstate Prior Zoning Request

OWNERS: Anna and Rick Friel
ADDRESS: 11232 26th Ave S, Burien WA
SITE AREA: 1.65 Acres
CURRENT ZONE: RS-7200
REINSTATE PRIOR ZONE REQUESTED: RM-18

BACKGROUND

In August of 2014, property owners Anna and Rick Friel of 11232 26th Ave S Burien 98168, discovered that in 2013, the City of Burien designated an unrequested downzone on their 1.65 acre site from RM-18 (Multi-Family) to RS-7200 (Residential Single-Family).

Prior to the downzone in 2013, the 1.65 acre site had been zoned RM-18 since 1995 (under King County’s Proposed Ordinance 94-737, which adopted new zoning to implement the 1994 Comprehensive Plan and Title 21A). Addition to, the property also had a previous zoning of RM-2400 since 1993. King County has no previous zoning records dating past 1993 for this site.

Email from King County Records Department regarding zoning history on the site:

From: "DPER, Records Mailbox" <ddesrecords@kingcounty.gov>
Subject: DPER Research Request
Date: August 22, 2014 at 2:58:00 PM PDT
To: Anna Friel <mrsannafriel@gmail.com>

Good afternoon,
I received the following information regarding zoning history for parcel no. 092304-9048, and for further historical research please visit
http://www.kingcounty.gov/operations/archives/environmental/history/zoning.aspx#1BF55BBF852D487F925F4E6A302A5A91:

In 1993 the parcel was zoned RM-2400. In February 1995, as part of the Title 21A zoning conversion the parcel was zoned R-18. This is considered a direct conversion that did not involve substantive change.
Thank you.
Erika

Records
Department of Permitting and Environmental Review
35030 SE Douglas St., Suite 210
Snoqualmie, WA 98065-9266
DPERrecords@kingcounty.gov
The site is adjacent to SR 599 (10 ft from property line east), a 150+ unit apartment complex that sits on 11+ acres (across the street west), single-family residence (1+ acre north) and a single-family residence (1+ acre south). Only these four lots characterize the 1/3 mile span (equal to about 3 city blocks) from where 26th Ave S begins from 116th Way to the greenbelt / neighborhood area on 26th Ave S.
REINSTATE REZONE REQUEST

We (Anna and Rick Friel) are requesting to have our property reinstated back to RM-18 zoning on the basis that:

1. We were never sent any notice prior to the zoning change to dispute before the amendment was passed.

2. We haven’t obtained a plausible reason from the City for the downzone to our site.

A. “Property hasn’t been used as multi-family for 20+ years”

RESPONSE:
The property had one owner during the 20 years, until the property was sold to us in 2012.

B. “Property is not walking distance to the Neighborhood Commercial Center areas.”

RESPONSE:
This is conflicting on three parts; one being, the property is walking distance (I know this because I walk there during the summer months). Secondly, a different SFR property located at 12010 26th Ave S* is zoned RM-12 (multi-family) and is not walking distance to the Neighborhood Commercial Center areas. Thirdly, according to Goal BU.1 / Pol. BU.1.7, which refers to the Boulevard Park Commercial Center, states that customers would likely access these establishments by automobile or by transit (not by walking). See below:

Business
Goal BU.1
Provide a broad range of attractive and strategically located business activity centers/nodes that serve as focal points for employment, commerce and culture for their adjacent residential neighborhoods and the greater Burien area. The scale and intensity of uses at these locations shall be compatible with Burien’s vision.

Pol. BU 1.7 The Community Commercial designation recognizes the business orientation of some of the principal arterials, including Ambaum Boulevard Southwest, Boulevard Park and the Five Corners area. The designation allows moderate intensity commercial uses that serve the community. Customers would likely access these establishments by automobile or by transit. The range of allowed uses includes moderate intensity retail activities, professional offices, restaurants, entertainment, and services. Multifamily development in these areas may only be approved as part of a mixed use development with the appropriate unit density being based on the intensity of adjacent comprehensive plan land use designations. Business uses should be located on the ground floor.
Pol. BU 1.4 The Intersection Commercial designation allows for a variety of commercial uses of low to moderate density or intensity, located at major roadway intersections in close proximity to higher density uses, such as multifamily developments. Multifamily development in these areas may only be approved as part of a mixed use development with the appropriate unit density being based on the adjacent comprehensive plan land use designations. Customers are anticipated to either drive or walk to these establishments.

Additionally, in the most recent 2014 Comprehensive Plan Policy it states that the City should encourage multi-family residential uses not only within, but near designated commercial nodes. Which defines our property’s location to the Boulevard Park commercial nodes.

2.4 HOUSING ELEMENT

Goal HS.1
Encourage the provision of a variety of attractive, well-designed housing types and densities that reinforce and retain the character of the neighborhoods and meet the needs of existing and future City residents, while recognizing the need for a range of affordable housing.

Pol. HS 1.3 The City should encourage multi-family residential uses near and within designated commercial nodes and within its urban center, subject to development standards and design guidelines.

*I’ve also attached the Proposed Land Use/ Zoning Map of Boulevard Park from 2013. These documents show that the property located at 12010 26th Ave S (B.27) was designated to be zoned RS-7200 (single-family) to maintain its single-family residential neighborhood character in addition to the walking distance to the commercial centers.
| B.24  | O to Cl | Changes zoning of one office-zoned parcel to Intersection Commercial, which is similar to other adjacent parcels along Des Moines Memorial Drive South. The change to CI ensures that development scale and use compliment and support the surrounding residential neighborhood near this more prominent intersection. |
| B.25  | RM-12 to RM-18 (or CI) | A slight increase in density, and matches an adjacent zoning designation. |
| B.26  | RM-12 to CI | The change fills in a gap in the commercial zone along a busy traffic corridor. See B.24 for rational for change to CI. |
| B.27  | RM-12 to RS-7,200 | Maintains the single-family residential character found to the south and west of the area. Reinforces the practice of locating multi-family development within walking distance of neighborhood commercial centers. |
| B.28  | Comprehensive Plan Map Change | Change Comprehensive Plan Map from Moderate Density Residential Neighborhood to Public Parks/Schools and Open Space. All schools currently have this designation. |
| B.29  | CR to RM-18 | Matches zoning designation to the remainder of the parcel, which contains a multi-family development. This zoning line bisects a property; however, it appears to recognize there may be potential development that would be compatible with development at the base of the slope (in Tukwilla and zoned C LI). |
| B.30  | RM-12 to RS-7,200 | Parcel is vacant. Reinforces the practice of locating multi-family development within walking distance of neighborhood commercial centers. |
| B.31  | RS-7,200 to RM-18 | Removes a spot zone. |
| B.32  | Comprehensive Plan Map Change | Change Comprehensive Plan Map from Moderate Density Residential Neighborhood to Public Parks/Schools and Open Space. All parks have this designation. |
| B.33  | RM-12 to O | Eliminates a spot zone and matches zoning of adjacent properties. It recognizes the location of the hospital across the street. Parcel is currently vacant. |
| B.34  | RM-48 to O | Eliminates a spot zone and matches zoning of adjacent properties. It recognizes the location of the hospital across the street. |
| B.35  | RM-12 to RM-18 | Removes a single parcel zoning situation on a parcel that contains a single-family residence. |
| B.36  | RM-24 to RM-18 | Removes a single zone for a parcel on a property that contains a church. Religious facilities are an allowed use in the RM-18 zone. |
Proposed Land Use/Zoning

This is the proposed land use/zoning map of Boulevard Park from 2013 before amendment.

Circled in black (B27) is the property located at 12010 26th Ave S, showing as RS-7200 which was the proposed zoning for this area due to character of residential neighborhood and walking distance to commercial centers.
Example of SFR with Multi-Family Zoning located at 12010 26th Ave S.
A continued example of the SFR property.

12910 28th Ave S
Seattle, WA 98168
Stilts, Active

$789,200
2 Bed
1 Bath
1,850 sq ft
Built: 1928
Lot Size: 1.87 Acres
Cumulative: 231 days
On Market: 72 days

Want all the details? Click to or Join Redfin
It's free. No obligation. And gets you all the details.
By joining you agree to Redfin's Terms of Use Privacy Policy.
Send me updates about listings like this home.

This home is also listed on Zillow as 71706.

Lori Bakken
Real Estate Agent
271 client reviews

$5,914 commission refund

Go Tour This Home
Ask Lori a Question or Start an Offer

1 of 2 Redfin Agents in this area

(253) 656-6962
Questions? Call Lori's Team

Listing courtesy of Keller Williams Seattle Metro

BUILDING/INVESTOR ALERT! 2 tax lots currently zoned SF6-12. Front lot with existing 2 bed/1 bath home rented $1,150M for $1,150. Combined lots provide a total of 1,851 sq ft. (1.87 acres) of property. Keep the current tenants until your permit/permits are approved! Preliminary plat design for a community of 18 homes, filled with King Co. tax in 2006. Review the plans or create your own vision, similar to the apartment complex across the street. Buyer to verify all information.

Property Type: Residential
Style: 1 Story with Basement

Needs: Master Bath, Ensuite, Terraced, Covered Deck
Additionally, the Proposed Land Use/Zoning Map document states “parcel contains SFR” as the sole reason for our property (B.6) downzone. Which is inconsistent with the original reasons we were given by the City. Furthermore, the document had misrepresented our zoning to the Council when it was voted on by claiming RM-12 when in fact our zoning was RM-18.

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>B.5</td>
<td>RM-18 to RS-7,200</td>
<td>Matches zoning to existing uses (SFR) on land that is partially constrained by steep slopes.</td>
</tr>
<tr>
<td>B.6</td>
<td>RM-12 to RS-7,200</td>
<td>The parcel contains a SFR.</td>
</tr>
<tr>
<td>B.7</td>
<td>RM-12 to RM-24</td>
<td>Match zoning to existing MFR uses and increase the RM-24 zone south to the geographic break (road). Adjust lines of the existing RM-24 zone to match property lines.</td>
</tr>
<tr>
<td>B.8</td>
<td>RM-18 to CC-2</td>
<td>Aligns the zoning boundary with the existing parcel lines.</td>
</tr>
<tr>
<td>B.9</td>
<td>RM-18 to RM-24 and RM-48 to RM-24</td>
<td>The properties on the north and south of South 116th Street will now be more closely matched to existing MFR developments. Density and zoning designations on both sides of the street will now match. Existing RM-18 parcel to the south is vacant and will now match adjacent SFR zoning.</td>
</tr>
<tr>
<td>B.10</td>
<td>RM-12 to RM-24</td>
<td>Aligns the zoning designation with the parcel to the north (RM-24) and serves as a transition from the RM-48 zone to the south. Parcels are currently single-family or vacant (farm).</td>
</tr>
<tr>
<td>B.11</td>
<td>RM-24 to RM-48</td>
<td>The change places higher densities within a very comfortable walking distance of the commercial areas and the primary intersection of the neighborhood. A significant majority of the parcels are either vacant or contain single-family residences.</td>
</tr>
<tr>
<td>B.12</td>
<td>RM-12 to RM-48</td>
<td>The change places higher densities within a very comfortable walking distance of the commercial areas and the primary intersection of the neighborhood. A significant majority of the parcels are either vacant or contain single-family residences.</td>
</tr>
<tr>
<td>B.13</td>
<td>RM-12 to RS-7,200</td>
<td>Adjusts zoning boundary lines to match parcel lines.</td>
</tr>
<tr>
<td>B.14</td>
<td>RM-12 to RM-18</td>
<td>Aligns zoning boundary with existing parcel lines and slight increase in the size of the zone due to its proximity to the primary commercial intersection.</td>
</tr>
<tr>
<td>B.15</td>
<td>RM-12 to RM-24</td>
<td>The proposed change matches adjacent zoning and places higher densities near the commercial core. Topography should not be an issue if a development is designed to use hillside. Access could be difficult.</td>
</tr>
<tr>
<td>B.16</td>
<td>RM-12 to RS-7,200</td>
<td>Zoning change will now match existing development. All parcels are developed as single-family except one is a duplex. The duplex could possibly qualify as an ADU.</td>
</tr>
<tr>
<td>B.17</td>
<td>RM-12 to CC-2</td>
<td>Eliminates spot zone for existing library. Implements logical zoning boundaries for the entire block.</td>
</tr>
<tr>
<td>B.18</td>
<td>RM-18 to CC-2</td>
<td>Current zoning boundary splits a parcel.</td>
</tr>
<tr>
<td>B.19</td>
<td>RM-12 to RM-18</td>
<td>Proposed change matches adjacent zoning designation while also increasing density taking into consideration the proximity to the commercial center.</td>
</tr>
<tr>
<td>B.20</td>
<td>RM-12 to RM-48</td>
<td>The change places more units within a very comfortable walking distance of the commercial areas and the primary intersection of the neighborhood. A significant majority of the parcels are either vacant or contain single-family residences. Parcel sizes considered in zone change as well.</td>
</tr>
<tr>
<td>B.21</td>
<td>RM-12 to RM-18</td>
<td>The area serves as a transition from the higher density (RM-48) to the north. Parcels in this area are generally smaller, which is generally compatible to lower-intensity development from a site design perspective.</td>
</tr>
<tr>
<td>B.22</td>
<td>RM-12 to RM-18</td>
<td>Change implements a zone transition from a high traffic corridor to the established residential neighborhoods.</td>
</tr>
<tr>
<td>B.23</td>
<td>RM-12 to RM-18</td>
<td>A slight increase in density of four parcels that would now match adjacent zoning designations on the same side of the street and across DMD.</td>
</tr>
</tbody>
</table>
We ask the City to not take away our property rights and please reinstate our zoning back to RM-18. The City's RS-7200 zoning has greatly devalued our 1.65 site. Which is a sizable amount of (now) underutilized land near the High Intensity Commercial Areas in Boulevard Park, and to mention, the City of Seattle.

The case study below shows how damaging incorrect zoning can be to city growth when not taking in consideration the surrounding areas and proximities;... airport... freeway... etc. Due to our proximity to SR 599, our property will never be used as a single family housing development. Simply because there would be no interest to develop the land as such that borders a freeway (whereas, that's not the case with multi-family development). I would think this is not in compliance with the Growth Management Act or the King County Countywide Policies for an efficient use of urban land since this is an inappropriate conversion to low-density development.

4.1.4 Planning Areas and Patterns of Growth:
As in the case of the Highline study area, multifamily housing complexes have dominated new housing growth over the last 15 years. Within Burien, multifamily housing is primarily located near the city center and the area south of Highway 518 and east of Highway 509. The lack of growth of single family development has not been due to the lack of opportunity, since substantial infill opportunity exists under county zoning. Instead, this lack of growth is due more to the adverse impact of the heavy air shadow from the airport. For example, the northeastern area of the City could accommodate several times its current number of single family units. However, because of its close proximity to the airport runways and flight path, this development potential has not been achieved.

In closure of this rezone request, I want to ask the City:
How does our RS-7200 downzone bear a reasonable and substantial relation to the public health, safety, comfort, and general welfare? How does it advance? How is it a net benefit to the community? To the 20 year or 40 year vision? To growth?

Thank you
Anna Friel