

## Appendix C: Opportunities

A valuable park, recreation, and open space system includes lands that may not be suitable for built uses and developed recreational facilities. These sites can typically provide unique preserves, habitats, cultural, and historical associations.

A strategic approach may also include lands that are owned for other purposes, but that under some conditions may be used for park, recreation, and open space activities. Federal, state, county, utility, school, land trusts, private homeowner associations, and private commercial operators, for example, own or control a variety of strategically important sites with many kinds of physical and socially valuable parks, recreation, and open space characteristics.

The following inventory defines other possible public and privately owned properties that could provide park, recreation, and open space opportunities.

### C.1 Environmental resources

In 1990, the Washington State legislature adopted the Growth Management Act (GMA - Chapter 36.70A of the Revised Code of Washington (RCW)). The GMA defined critical environmental areas and resource lands to be lands or soils with characteristics that are not suitable for urban development, and in some instances, to any alteration without potential risk to the environment, ecology, public safety or other issues.

GMA, and subsequent minimum guidelines published by the Washington State Department of Community, Trade, & Economic Development (WACTED), defined critical areas to include:

- wetlands,
- critical recharge zones for aquifers used for potable water,
- fish and wildlife habitat conservation areas,
- frequently flooded areas, and
- geologically hazardous areas.

In addition, GMA/WACTED guidelines identified resource lands that were to be provided special consideration including productive and/or unique:

- agricultural lands,

- forests, and
- mineral lands.

#### Critical area ordinances

GMA required local jurisdictions that were affected by rapid population growth (including Burien) to identify and adopt regulations to protect such areas. In accordance with the act's requirements, King County and subsequently the Burien Community Development Department completed comprehensive inventories and analyses of critical areas in Burien's urban growth area.

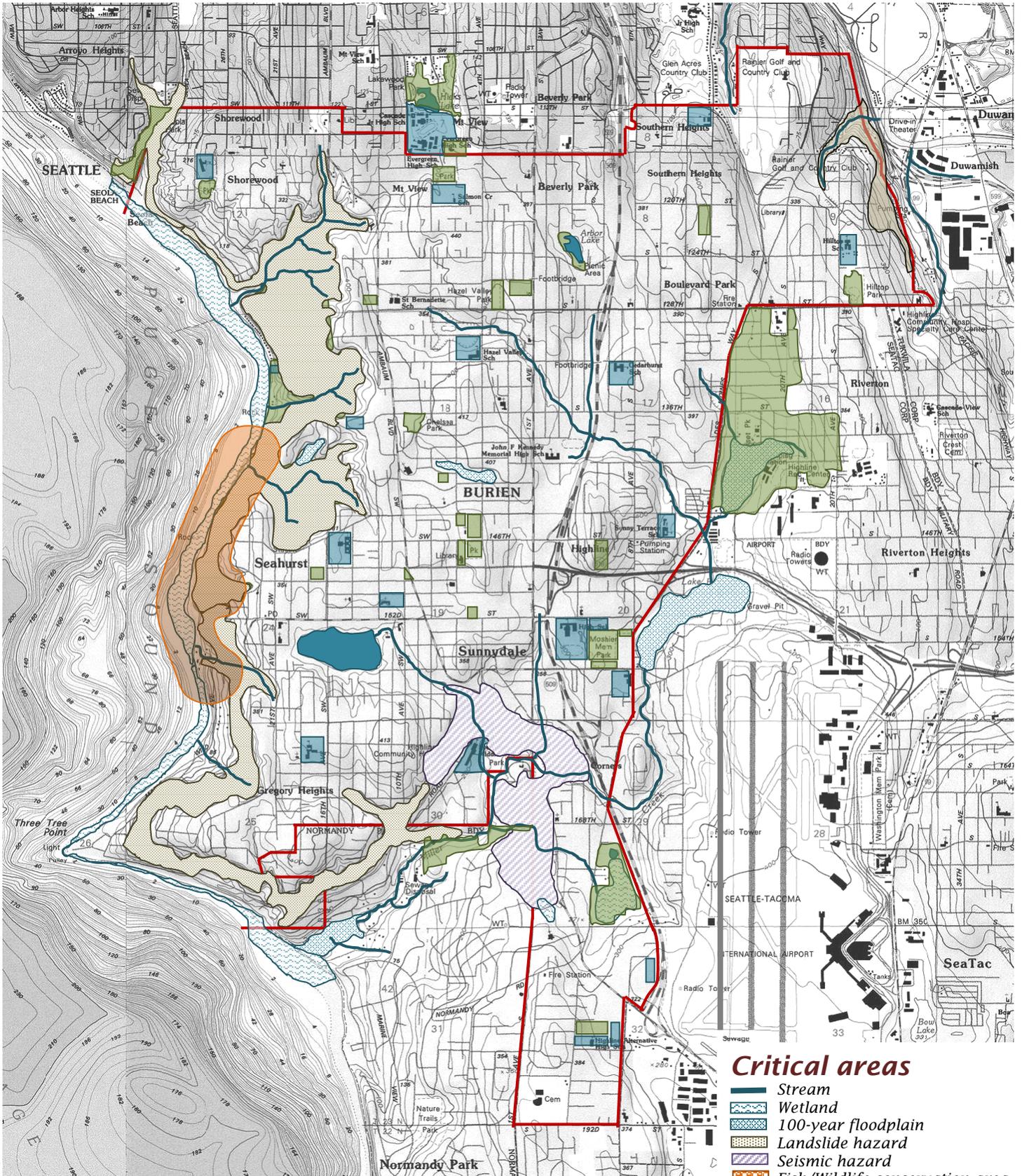
Subsequent city critical area ordinances and comprehensive plans define and locate lands and soils that are subject to the environmental hazards. Implementing critical area and zoning ordinances further define the land use and design or development performance standards that are appropriate to each type of risk condition thereby protecting sensitive environments. Generally, environmental protection measures conserve sensitive environmental areas in conditions that are appropriate to the land or soil's character.

For example, the protecting measures retain, enhance, and sometimes expand wetland functions and flood plains. Likewise, environmental protection measures conserve steep slopes in a wooded natural state, particularly slopes with hazardous seismic combinations of erodible soil, underlying bedrock, and subsurface drainage features.

#### Open space potentials

Environmentally sensitive lands or critical areas are not capable or suitable of being developed for urban and even some rural uses. These properties remain in private ownership, however, even though the critical environmental features are appropriately conserved.

Most of these sites are privately owned - usually as productive properties providing buffer, aesthetic, passive or other benefits to the developed parcels. Private property owners may develop the suitable lands that adjoin sensitive environmental features for urban or other intensive land uses. As a consequence, although these privately owned properties conserve permanent natural areas as open space features, the lands are frequently not accessible for public use.



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Critical areas constitute private but significant open spaces, wildlife habitats, conservation preserves, and scenic overlooks. These lands can enhance and should be incorporated as integral, but passive components of the land use pattern and public park system as greenways, greenbelts, and urban separators.

Under some conditions, these private sites may be accessed with trails, exhibits, picnic facilities, water trails, and other suitable and more active park pursuits where the use benefits the property owner and/or where public access agreements can be negotiated.

### C.2 Other public ownerships

Various public agencies own a considerable amount of land in the city. Some portions of these lands may be available for public use if a park and recreation activity does not interfere with the agency's primary use of the land and if Burien can negotiate local agreements with the property owners concerning use, development, and operation costs or acquisition.

Publicly owned properties include wastewater treatment plants, water wellheads and storage facilities, stormwater retention systems, utility maintenance and fire station meeting rooms, among others.

#### Other public facilities

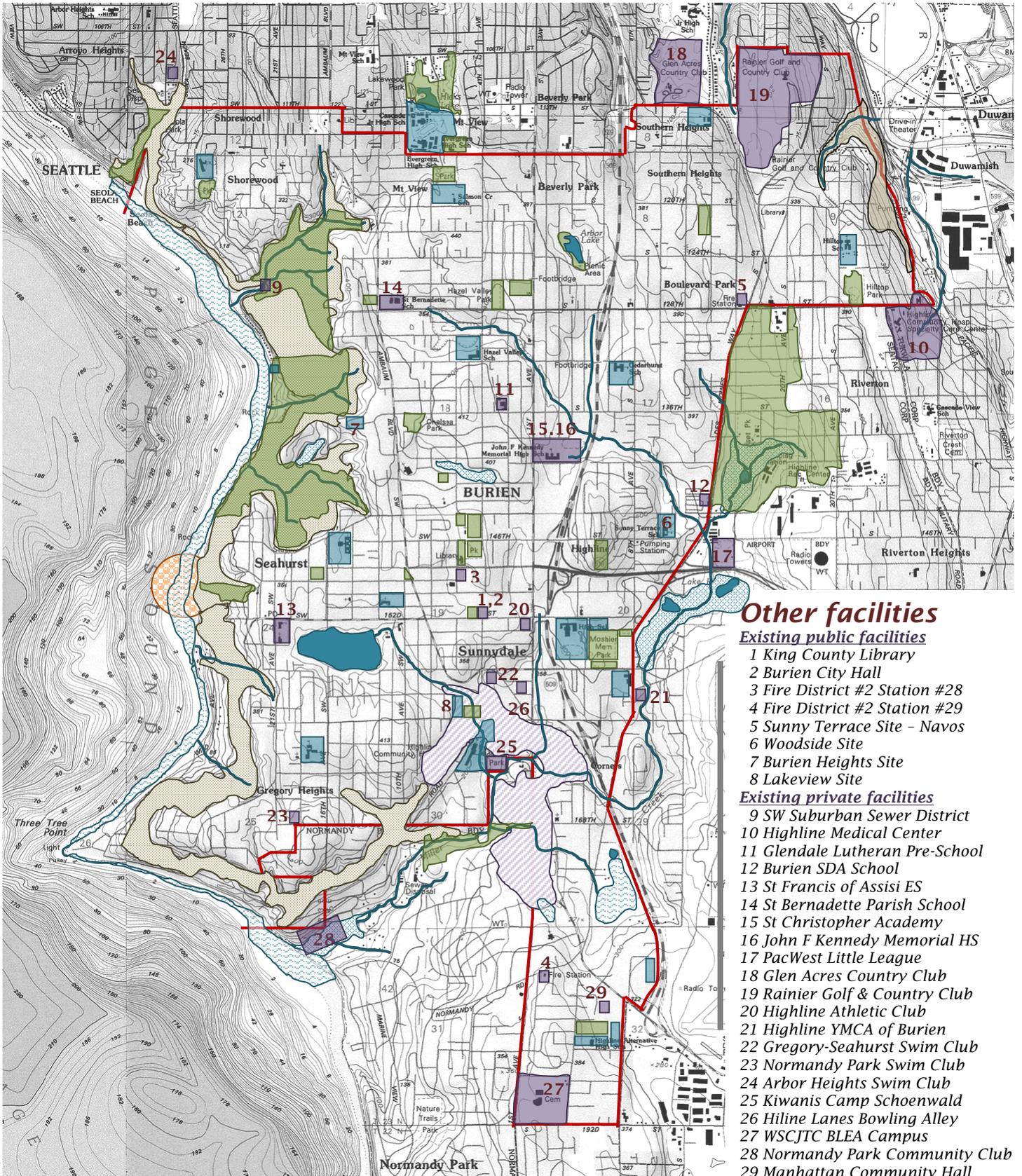
<b>1</b>	<b>King County Library</b>	<b>1,200</b>
The new 3-story King County Library building is located at 400 SW 152nd Street in downtown Burien of which the Library occupies the first 2 floors. The facility includes a ground floor multipurpose conference facility that is available for public meetings and events.		
<b>2</b>	<b>Burien City Hall</b>	<b>400</b>
City hall is currently located in upper 3rd floor of the new King County Library located at 400 SW 152nd Street in downtown Burien adjacent to Town Square Park. City Council utilizes the multipurpose conference facility that is located on the ground floor that is available for public meetings and events and some upper floor conference rooms.		
<b>3</b>	<b>King County Fire District #2 - Station 28</b>	<b>900</b>
King County Fire District #2 provides fire and emergency medical response services for Burien and Normandy Park. Station 28 is located at 15100 - 8th Avenue SW in downtown Burien. The station has a multipurpose meeting and		

training room.		
<b>3</b>	<b>King County Fire District #2 - Station 29</b>	<b>900</b>
Station 29 is located at 135 South Normandy Road in south Burien. The station has a multipurpose meeting and training room.		
<b>4</b>	<b>King County Fire District #11 - Station 19</b>	<b>900</b>
King County Fire District #11 provides fire and emergency medical response services for northwest Burien and White Center. Station 19 is located at 128th Street and Des Moines Way South in east Burien. The station has a multipurpose meeting and training room.		
<b>5</b>	<b>Sunny Terrace Site - Navos Mental Health Solutions</b>	<b>0</b>
This educational facility is located at 1010 South 146th Street in south Burien. The site has been improved with a grass multipurpose field overlaid with a 200-foot baseball field and 150x300-foot soccer field. The site, however, is to be purchased and redeveloped by the Port of Seattle under the NERA master plan.		
<b>6</b>	<b>Woodside Site</b>	<b>0</b>
This educational facility is located at 18367 - 8th Avenue South adjacent to the Manhattan Learning Center and Manhattan Park & Playfield in southeast Burien. The facility shares the Manhattan Park & Playfield playground, half basketball court, and grass 150x300-foot soccer field.		
<b>7</b>	<b>Burien Heights Site</b>	<b>0</b>
This undeveloped property located at 1210 SW 136th Street adjacent to Seahurst Park in west Burien was recently sold for development to Navos Mental Health Solutions. This site has been purchased and is under development for the new Navos Mental Health Solutions facility.		
<b>8</b>	<b>Lakeview Site</b>	<b>0</b>
This 6.0 acre property is located at 15820 - 6th Avenue in central Burien. The site has been improved with grassy play area, asphalt paths, and a playground.		

**Total meeting square footage 4,300**

### C.3 Private utility ownership

Various public/private entities own land in Burien. Some portions of these lands may be available for public use if a park and recreation activity does not interfere with the agency's primary use of the land and if Burien can negotiate local agreements with the property owners concerning use, development, and operation costs and responsibilities.



**Other facilities**

Existing public facilities

- 1 King County Library
- 2 Burien City Hall
- 3 Fire District #2 Station #28
- 4 Fire District #2 Station #29
- 5 Sunny Terrace Site - Navos
- 6 Woodside Site
- 7 Burien Heights Site
- 8 Lakeview Site

Existing private facilities

- 9 SW Suburban Sewer District
- 10 Highline Medical Center
- 11 Glendale Lutheran Pre-School
- 12 Burien SDA School
- 13 St Francis of Assisi ES
- 14 St Bernadette Parish School
- 15 St Christopher Academy
- 16 John F Kennedy Memorial HS
- 17 PacWest Little League
- 18 Glen Acres Country Club
- 19 Rainier Golf & Country Club
- 20 Highline Athletic Club
- 21 Highline YMCA of Burien
- 22 Gregory-Seahurst Swim Club
- 23 Normandy Park Swim Club
- 24 Arbor Heights Swim Club
- 25 Kiwanis Camp Schoenwald
- 26 Hillene Lanes Bowling Alley
- 27 WSCJTC BLEA Campus
- 28 Normandy Park Community Club
- 29 Manhattan Community Hall

**Other publicly owned**

<b>9</b>	<b>Southwest Suburban Sewer District</b>	<b>na</b>
<p>The district owns and operates a wastewater treatment plant located at the bottom of Salmon Creek directly adjoining Salmon Creek Ravine conservancy and the trail system that extends up the hillside adjacent to the stream.</p>		

**Total existing acres**

**C.4 Private land ownership**

**Private and non-profit landholdings**

Various private and nonprofit entities own land in Burien. Some portions of these lands may be available for public use if a park and recreation activity does not interfere with the landowner's primary use of the land and if Burien can negotiate local agreements with the property owners concerning use, development, and operation costs and responsibilities.

Private lands do not need to be acquired, however, to be usable for a variety of park, recreation, and open space purposes, especially as trailheads or trail corridors, picnic or scenic overlook sites. Private and public uses can be compatible if the private landowner's interests are properly accounted for and suitable public/private agreements can be made concerning facility development, operation and maintenance costs.

**Other publicly owned**

<b>10</b>	<b>Highline Medical Center Specialty Campus</b>	<b>10.0</b>
<p>Highline Medical Center and the Medical Center Specialty Campus are located on South 128th Street and Military Road in east Burien. The complex is located at the top of wooded steep undevelopable slopes that abut city limits.</p>		

**Total existing acres**

**C.5 Private facilities**

Various nonprofit and private entities own a considerable amount of facilities in the city. Some of these facilities are available for public use for a membership, use fee, or special arrangement. **All of these facilities should be identified in the event they should cease operations and/or become available on the market for possible public or joint venture use.**

**Other privately owned**

<b>11</b>	<b>Glendale Lutheran Pre-School</b>	<b>0.2</b>
<p>This private preschool-8th grade educational facility is located at 13455 - 2nd Avenue SW in north central Burien. The school facility is a 2-story building with 7 classrooms, 2 portable classrooms, library, and music and art space. The building is a secure facility with administration offices near the entry. The campus also houses a full service kitchen equipped for family events and class cooking experiences; and a gym for physical education classes, sport events, and a stage for performances. The site has been improved with large fenced playground areas, with grassy play areas beneath majestic trees, play structures, and areas for sports.</p>		
<b>12</b>	<b>Burien Seventh Day Advent (SDA) School</b>	<b>(1.5)</b>
<p>This private K-8 grade educational facility is located at 14237 Des Moines Way South in southeast Burien. The site has been improved with a playground and 200-foot grass baseball field. The site is to be acquired by the Port of Seattle and redeveloped for industrial uses in the NERA plan.</p>		
<b>13</b>	<b>St Francis of Assisi Elementary School</b>	<b>1.5</b>
<p>This private K-8 grade educational facility is located at 15216 - 21st Avenue SW. School facilities include a computer lab, new library media center, new gym, art room, resource room, and a supervised playground. The site has been improved with a playground.</p>		
<b>14</b>	<b>St Bernadette Parish School</b>	<b>3.5</b>
<p>This private K-8 grade educational facility is located at 1028 SW 128th Street in west central Burien across the street from Jacob Ambaum Park. The site has been improved with playground, asphalt play, 2 tennis courts, 200-foot grass baseball field overlaid a 150x300-foot grass soccer field, and classrooms.</p>		
<b>15</b>	<b>St Christopher Academy</b>	<b>0.0</b>
<p>This private 9-12 grade educational facility is located at 140 South 140th Street in north central Burien. The small academy (42 students) is part of John F Kennedy Memorial High School and shares facilities.</p>		
<b>16</b>	<b>John F Kennedy Memorial High School</b>	<b>4.5</b>
<p>This private 9-12 grade educational facility is located at 140 South 140th Street in north central Burien. The site has been improved with a small grass multipurpose area, 300-foot grass</p>		

baseball field, 100-yard grass football field, cinder track, and bleachers.	
<b>17 PacWest Little League</b>	<b>6.0</b>
This private facility is located at 14649 16th Avenue South in SeaTac adjacent to east Burien corporate limits. The site has been improved with a quad field complex with a 150-foot grass field, 2 each 200-foot grass fields, and a 250-foot grass field with restrooms and concession stand.	
<b>18 Glen Acres Country Club</b>	<b>80.0</b>
The Glendale Golf and Country Club was established by Seattle's Jewish community in 1924. It was built as a 9-hole /18-tee 36 par golf course by renowned architect Arthur Vernon Macan. The clubhouse, located just off Glendale Drive at 1000 South 112th Street abutting the north Burien city limits, was completed in 1926.	
In 1958 the entire club membership moved to its present location in Bellevue. Kinney Leonard then purchased the golf course and clubhouse. Leonard developed and sold condominiums on the west side adjacent to the golf course. The name was changed to the Glen Acres Golf and Country Club and sold to the homeowners.	
The Club has an iron and wood driving range, 2,000 square foot outdoor heated swimming pool, 2 tennis courts, lounge, banquet room, bar, snack bar, sauna, and jacuzzi for the use of country club and social members.	
<b>19 Rainier Golf &amp; Country Club</b>	<b>120.0</b>
Rainier Golf & Country Club opened its first 9 holes "golfing grounds" in 1920 at 11133 Memorial Drive SW and the second 9 holes in 1924. The site has been improved in the years since to include a practice green, clubhouse with lounge, dining room, kitchen, exercise facility, and 2,000 square foot outdoor swimming and children's wading pools available on a limited non-golf playing social membership.	
<b>20 Highline Athletic Club</b>	<b>2.0</b>
This private membership club is located at 125 South 156th Street in central Burien. The facility provides 2,000 square foot aerobics, weight training, cycle training, 2,000 square foot indoor warm water swimming pool, steam room, sauna, Jacuzzi, 20,000 square foot multiuse gymnasium, 2 racquetball, 2 handball, squash, pickleball courts, 0.2 mile indoor running track, and lockers for member use.	
<b>21 Highline YMCA of Burien</b>	<b>3.0</b>
This membership club was located at 17874 Des Moines Way South in southeast Burien. The facility provided aerobics and physical	
conditioning, outdoor swimming pool, youth and teen facilities for member, swim, and tennis team use in a constrained site and older building complex.	
The Burien facility has been replaced by the Matt Griffin YMCA located at 3595 South 188th Street in SeaTac. The new 46,000 square foot facility provides a 25 yard lap pool, activity pool with water slide and water features, gymnasium, kids corner, adventure zone, youth development center, family center, 2 group wellness studios, yoga studio, cycling studio, community kitchen, treadmills, elliptical trainers, bikes, rowing machines, and a cardio theater.	
<b>22 Gregory-Seahurst Swim Club</b>	<b>2.0</b>
This membership club is located at 16700 SW 19th Avenue in Burien. The Club operates between May and September. The grounds contain a 6-lane, 25-yard 2,400 square foot swimming pool with diving board, a small wading pool, 2 tennis courts, a tennis practice-wall area and a playground for young children. The main building houses men's and women's changing rooms and the club office. Bleachers line one side of the big pool, and there's a raised barbeque area with gas grills and picnic tables adjacent to its shallow end. On two sides of the pool are lounge chairs and shade umbrellas with snack services at selected times.	
<b>23 Normandy Park Swim Club</b>	<b>2.0</b>
This membership club is located at 17655 12th Avenue SW in Normandy Park. The swim club facility provides a 2,400 square foot outdoor lap pool, diving board, kids' pool, and playground for member and swim team use.	
<b>24 Arbor Heights Swim Club</b>	<b>2.0</b>
This membership club is located at 11003 - 31st Avenue in Seattle. The facility provides a 2,400 square foot outdoor pool, diving pool, and 4 tennis courts for member, swim, and tennis team use.	
<b>25 Kiwanis Camp Schoenwald Memorial Park</b>	<b>10.0</b>
This private facility is located at 16030 Sylvester Road in south Burien. The 10.0-acre facility provides opportunities for Boy & Girl Scouts, Campfire Girls, and other youth groups for day camps and overnight camping. The site has been improved with an outdoor teepee, and cabin for indoor activities and sleeping quarters.	
<b>26 Hiline Lanes</b>	<b>1.0</b>
This commercial facility is located at 15733 Ambaum Boulevard in south central Burien. The facility provides a full service restaurant, lounge, party, banquet, meeting room, pro shop,	

and video arcade.		
27	<b>WSCJTC Basic Law Enforcement Academy (BLEA)</b>	<b>na</b>
This Washington State Criminal Justice Training Commission facility is located at 19010 - 1st Avenue South in south Burien. The site has been improved with a 0.25 mile track, multipurpose grass soccer field, classrooms, and an 8,000 seat auditorium surrounded by woodlands.		
28	<b>Normandy Park Community Club - The Cove</b>	<b>na</b>
This common 1800 household homeowner-owned property is located at 1500 SW Southbrook Drive in Normandy Park just south of Burien city limits on the Miller Creek shoreline with Puget Sound. The site has been improved with a community clubhouse, 2 tennis courts, woodland interpretive trails, a duck pond for salmon rearing, a wetland, and 700 feet of waterfront between Miller and Walker Creeks.		
28	<b>Environmental Science Center (ESC)</b>	<b>0.0</b>
The new Environmental Science Center (ESC) is located at the north shoreline of Seahurst (Ed Munro) Park. The center is a model for green building techniques and includes a rain garden with native plants as well as an ADA lift. ESC partners with Burien and offers day camps and family programs. Burien allows ESC to utilize Seahurst Park as a primary field trip venue and has granted a 30-year lease for an idyllic site for an outdoor classroom. ESC also provides support for Burien's Adopt-A-Park program. The facility is also available for rental use.		
28	<b>Manhattan Community Hall</b>	<b>0.8</b>
Private 32,000 square foot auditorium/assembly building currently used by Highline Food Bank for food distribution.		

**Total existing acreage**

**237.7**

## C.6 Conclusions

- **Strategically important sites** - are owned or controlled by utilities, private landowners, and private commercial operators with most kinds of physical and socially valuable park, recreational, and open space characteristic.
- **A valuable park, recreation, and open space system includes lands that may not be suitable for built uses** - and developed recreational facilities, but which can provide unique preserves, habitats, cultural, and historical associations. These combined social and physical attributes provide a balanced

dimension to the park and recreation experience.

- **A quality park and recreation system does not have to be implemented strictly by public monies or purchase** - but by the creative interplay of public and private market resources using a variety of techniques including leases, easements, tax incentives, design and development innovations, and enlightened private property interests. Future park, recreation, and open space acquisition strategies may use traditional purchase options as well as cost effective alternative.

## Appendix C: Existing other public and private facilities

PRIVATE	address	acres	natural areas/wetlands	trails - miles	community garden	picnic tables	picnic shelters	open grassy play area	play toy/playground	skate park	basketball/covered shed	tennis	practice baseball	regulation baseball	practice soccer	regulation soccer	football	track	multipurpose gym	gymnasium	physical conditioning	swimming pool	arts/crafts	daycare	pre-school classrooms	class/meeting rooms	jazzercise/dance studio	auditorium/theater	restrooms
King County Library	400 SW 152 <sup>nd</sup> St	na																								1			
Burien City Hall	400 SW 152 <sup>nd</sup> St	na																								1			
Fire Dist #2 Stn #28	15100-8 <sup>th</sup> Ave SW	na																								1			
Fire Dist #2 Stn #29	135 S Normandy	na																								1			
Fire Dist #11 Stn #19	128 <sup>th</sup> /Des Moines	na																								1			
Sunny Terrace Site-Navos	1010 S 146 <sup>th</sup> St	na											1	1												X			
Woodside Site	18367-8 <sup>th</sup> Ave	6.0																								X			
Burien Heights Site	1210 SW 136 <sup>th</sup> St	na																											
Lakeview Site	15820-6 <sup>th</sup> Ave	6.0		X				1	1																				
SW Suburban Sewer Dist	Shoreline Road	na	X																										
Highline Medical Center	South 128 <sup>th</sup> St	10.0	X																										
Glendale Lutheran Schl	13455-2 <sup>nd</sup> Ave	0.2						1	1																	X			
Burien SDA School	14237 Des Moines	na							1				1													X			
St Francis Assisi ES	15216-21 <sup>st</sup> Ave SW	1.5							1										1							X			
St Bernadette Parish	1028 S 128 <sup>th</sup> St	3.5							1		2		1		1											X			
St Christopher Academy	140 S 140 <sup>th</sup> St	na																								X			
JF Kennedy HS	140 S 140 <sup>th</sup> St	4.5						1					1				1	1		1						X			
Glen Acres Country Club	1000 S 112 <sup>th</sup> St	80.0									2										1	1							
Rainier Golf & Country	11133 Memorial	120.0																			1	1							
Highline Athletic Club	125 S156th St	2.0																1	1	1	1	1							
Highline YMCA	17874 Des Moines	3.0																			1	1							
Gregory-Seahurst Swim	16700 SW 19th	2.0									2											1							

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Appendix C: Existing land and facilities  
Burien Park, Recreation & Open Space (PROS) Plan

PRIVATE	address	acres	natural areas/wetlands	trails - miles	community garden	picnic tables	picnic shelters	open grassy play area	play toy/playground	skate park	basketball/covered shed	tennis	practice baseball	regulation baseball	practice soccer	regulation soccer	football	track	multipurpose gym	gymnasium	physical conditioning	swimming pool	arts/crafts	daycare	pre-school classrooms	class/meeting rooms	jazzercise/dance studio	auditorium/theater	restrooms
Normandy Park Swim	17655 12 <sup>th</sup> Ave	2.0																			1								
Arbor Heights Swim, Sea	11003 31 <sup>st</sup> Ave	2.0										4									1								
Kiwanis Schoenwald	16030 Sylvester	10.0																							1				
Hiline Lanes Bowling	15733 Ambaum	1.0																											
WSCJTC BLEA	19010-1 <sup>st</sup> Ave S	na	X											1			1										1		
Normandy Park Community Club	1500 SW Southbrook Drive	na	X	X		X	X					2		1			1									1			
Manhattan Community Hall	18300 4 <sup>th</sup> Avenue S	na																							1				