

Burien 2044: Alternative Concepts Input and Public Comments

After the March 22, 2023 Burien Advisory Committee meeting some members of the public provided written comments and some members of the Advisory Committee provided pros/cons of alternatives as part of homework. In addition, at an April 2023 Planning Commission meeting more input was received on the alternatives and neighborhood centers.

Table 1. Commenters and Topics

Name	Date	Topics
Ben Hruska	3/22/23	Alleys and Middle Housing
Michael Sepal	4/4/23	Tiny Home Villages
Kim Davis	4/4/23	Advisory Committee Pros/Cons input
Holly Mouser-Guerra	4/5/23	Advisory Committee Pros/Cons input
Leit Myers	4/7/23	Advisory Committee Pros/Cons input

Alleys: Ben Hruska 3/22 Summary Comment

Providing the means to access smaller and more affordable housing types is critical. Definition of alleys should be similar to roads or streets except that they are typically narrower. Public spaces like alleys need to be usable for all.

Tiny Home Villages: Michael Sepal 4/4 Summary Comment

Consider "Quixote Village" of tiny homes in Olympia and Orting for veterans and homeless.

Neighborhood Centers Input: Advisory Committee and Planning Commission

- Pros:
 - Connectivity, walkability, greater access to amenities (especially for less mobile)
 - Middle housing
 - More accessible layout for home-based businesses; more opportunity for smaller scale and dispersed small businesses and job opportunities.
 - Likes the idea of two different categories of neighborhood centers. Mini neighborhood centers?
 - Consider the intersection of 112th and 8th/ 509 as a small neighborhood center.
 - Like to see many neighborhood centers; better for resilience.

- Cons:
 - Centers are predetermined and cannot be established organically.
 - Less room for larger land uses like new hotels for job creation and tourism.
 - More resources needed – such as infrastructure.
 - More change to absorb.
 - No on turning Shorewood into a Neighborhood Center
 - Focus density on major corridors.
- Improvements
 - Strengthen parks planning, integrate education.

Greater Downtown Input: Advisory Committee and Planning Commission

- Pros:
 - Can accommodate larger land uses like hotels.
 - Utilizes neighborhood nodes that are already well established.
 - Concentrating and utilizing resources more efficiently
 - Zones for high middle housing across the whole city.
- Cons
 - High and low middle housing is not suitable in all areas of the city (e.g., airport noise)
 - Less equitable geographic concentration on area of change (e.g., downtown)
- Improvements
 - Revision of specific areas to allow low and middle housing rather than a blanket application.
 - Progress planning concepts for Boulevard Park in this alternative.

Neighborhood Centers Input: Planning Commission

Characteristics of neighborhood centers:

- Highly walkable
- Businesses, multifamily
- Building designs
- Neighborhood identity
- Small businesses
- Street trees