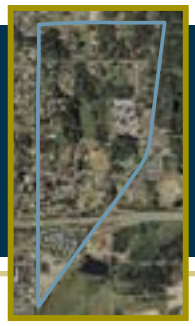
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Appendix - Section 5

Community Involvement Attachments



City of Burien and Port of Seattle

Northeast Redevelopment Area (NERA) Strategy and Master Plan

Project Information Sheet • October 2008

Project Purpose

The City of Burien, in partnership with the Port of Seattle (operators of Seattle-Tacoma International Airport), are in the process of preparing a redevelopment strategy for the Northeast Redevelopment Area (NERA) in Burien. The NERA strategy will evaluate redevelopment options that are flexible and respond to market conditions, as well as propose ways to guide long-term development in the NERA.

The NERA strategy will identify preferred land uses on a conceptual level based on market research and public feedback. It will identify the potential environmental impacts of future development related to traffic, surface water, building bulk and location, and parking. The redevelopment strategy will also consider Federal Aviation Administration (FAA)-imposed development restrictions which affect the height and location of future development.

Built upon past planning and environmental studies, the strategy will include ideas and concepts to help property owners in the NERA envision how their properties could contribute to the area's transition from the current mixture of vacant, residential, public, and small commercial land uses to new uses that are compatible with operations at Sea-Tac.

Overall Vision for the NERA

Through strategic, phased redevelopment over time, the NERA will eventually transform into an area of airport compatible uses. Redevelopment will be responsive to regional economic conditions, adaptable to the physical and environmental limitations of the land, provide appropriate transitions with neighboring residential land uses, and consistent with the community's desires for the area.

Objectives – The NERA strategy and master plan will:

- Be realistic and implementable
- Build upon previous work
- Recognize and be designed to respond appropriately to economic conditions
- Be flexible and phased to promote cost effective and timely decision making
- Identify specific tools and resources for implementation
- Provide maximum possible revenues and returns to the City of Burien, Port of Seattle, and other property owners
- Conform to FAA land use and design restrictions for airport safety



Miller Creek corridor



8th Avenue South (looking south)



Previous land uses in the NERA – now in transition

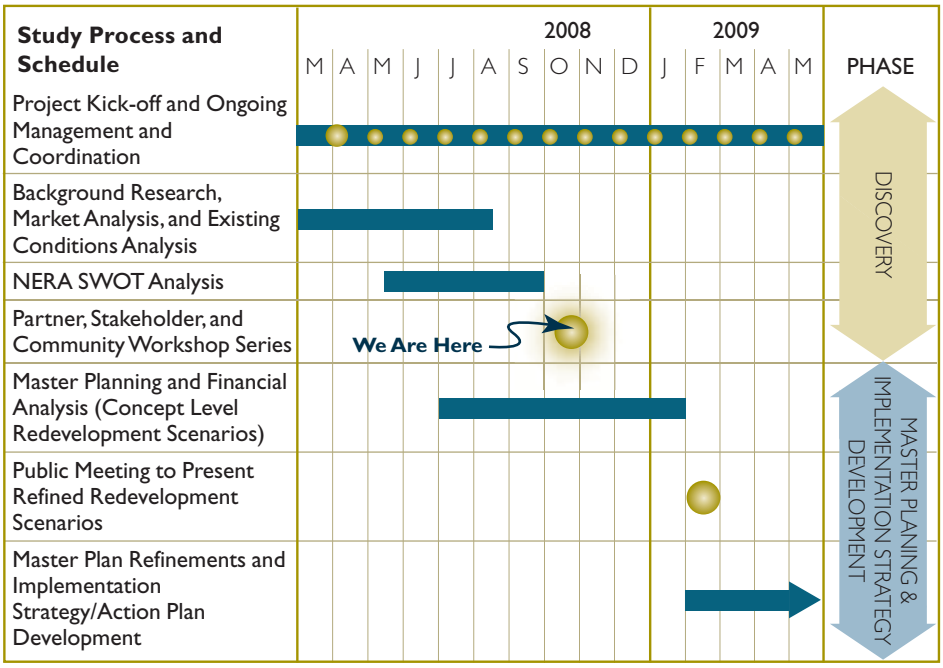
Provide Your Input at a Public Meeting

October 23, 2008
6:30pm to 8:00pm

Cedarhurst Elementary School
Cafetorium
611 South 132nd Street
Burien, WA 98168

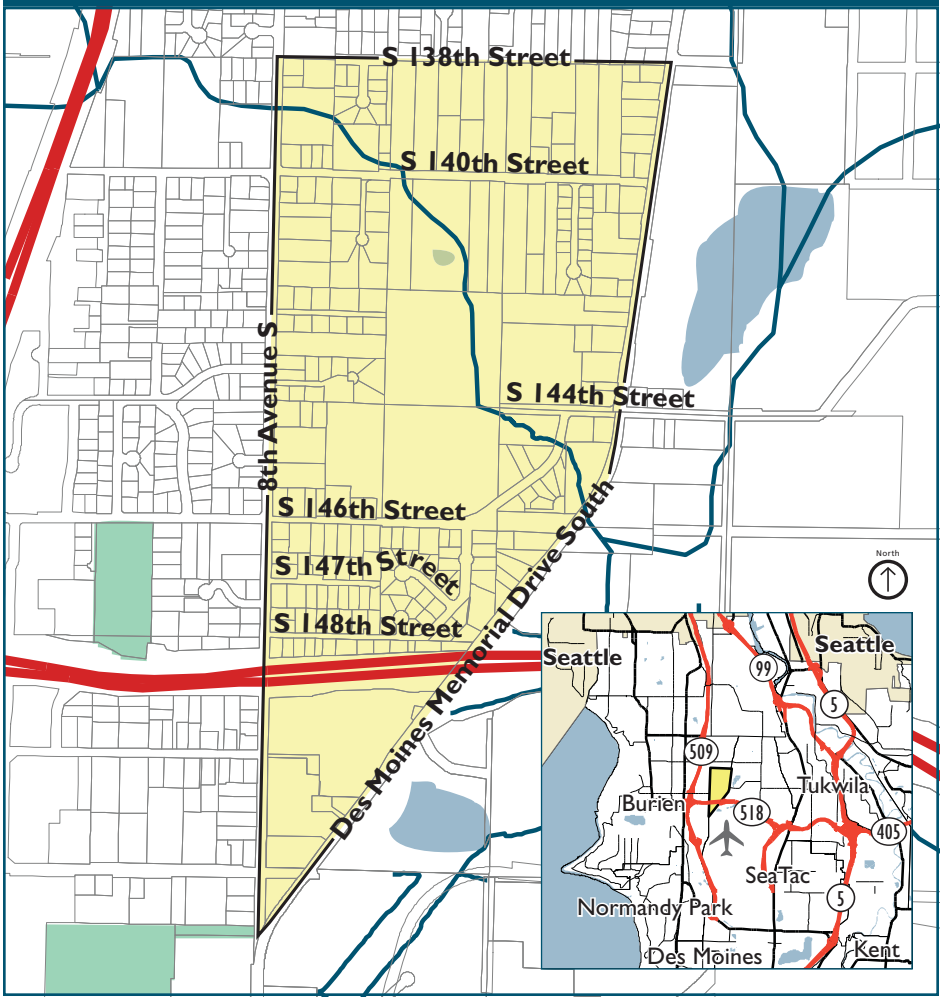
Your input will help shape the NERA Strategy. Please join us at the public meeting to share your comments and perspectives. We will cover discussion related to the following topics:

- Market and economic conditions
- Land uses – community and airport compatibility
- Transportation
- Utilities and infrastructure
- Environmental considerations



Burien NERA Strategy Project Area

The Northeast Redevelopment Area (NERA) is bounded by 138th Street to the north, 8th Avenue South to the west, and Des Moines Memorial Drive South to the east and south. The NERA is located just north and northwest of the new third runway at Sea-Tac International Airport.



Where We Are Now

Work to date has included existing conditions analysis, wetland and creek delineation, analysis of strengths, weaknesses, opportunities, and threats, and preliminary master planning of redevelopment scenarios on a conceptual level.

Important Dates

The Burien Northeast Redevelopment Area Strategy is scheduled to be completed by Summer of 2009. During the course of the project there will be two public meetings. The first meeting is designed to gather input from the public on broad, conceptual ideas and possibilities for the area. This meeting is scheduled for October 23, 2008. The second public meeting will be held in early 2009 to gather input on more specific redevelopment strategies. Please watch for future meeting announcements and project updates. You may feel free to contact us with any questions you may have at NERA@burienwa.gov.



Recently completed third runway

For More Information

– Kristen Clem –
Otak, Inc.
1218 Third Avenue, Suite 300
Seattle, WA 98101
425-739-7959
email: NERA@burienwa.gov

Additional project information will be available on the City of Burien website:
www.burienwa.gov

Redevelopment Concepts for Subareas in the NERA

October 23, 2008

Sub-area 1

- Good visibility and access
- Big box retail/commercial
- Airport-related Industrial
- Restricted Controlled Activity Area (CAA) in NE corner

Sub-area 2

- Retail, light industrial or airport related industrial use
- Analysis needed to assess benefits of upzoning from industrial to commercial

Sub-area 3

East

- Good visibility and access
- Airport related Industrial
- Parking (for area restricted to only parking use)
- Parking of cars related to automall use
- Continuation of automall if more capacity is needed
- Southern portion restricted to passive open space (no bird attraction)

West

- Majority restricted land for parking use only

Sub-area 4

- Developable airport compatible uses
- Airport related Industrial
- Non-airport “flex – tech” (higher percentage of office)
- Automall

Redevelopment Concepts for Subareas in the NERA *(continued)*

Sub-area 5

- Transitional from residential to other use
- Higher decibel levels to the east, may not be compatible for residential
- Restricted by wetland and stream buffers to the west
- Home-based business, small retail
- Office

Sub-area 6

- Transitional from residential to other use
- Home-based business, small retail
- Office

Sub-area 7

- Transitional from residential to other use
- Home-based business or office use
- Possibility of transportation improvements (SR 518 full diamond improvement)
- Little restriction, some present in southeastern portion due to presence of the Controlled Activity Area (CAA)
- Good visibility from 518 with little FAA restrictions present.

Infrastructure Improvement Area

- Possible SR 518 diamond improvement – cost/benefit analysis is needed
- Great use of restricted space

Miller Creek and Wetlands Corridor

- Trails/pathway system
- Linear nature park/open space amenity for future employment center

Ajax Parking Area

- What are the long-term redevelopment opportunities?

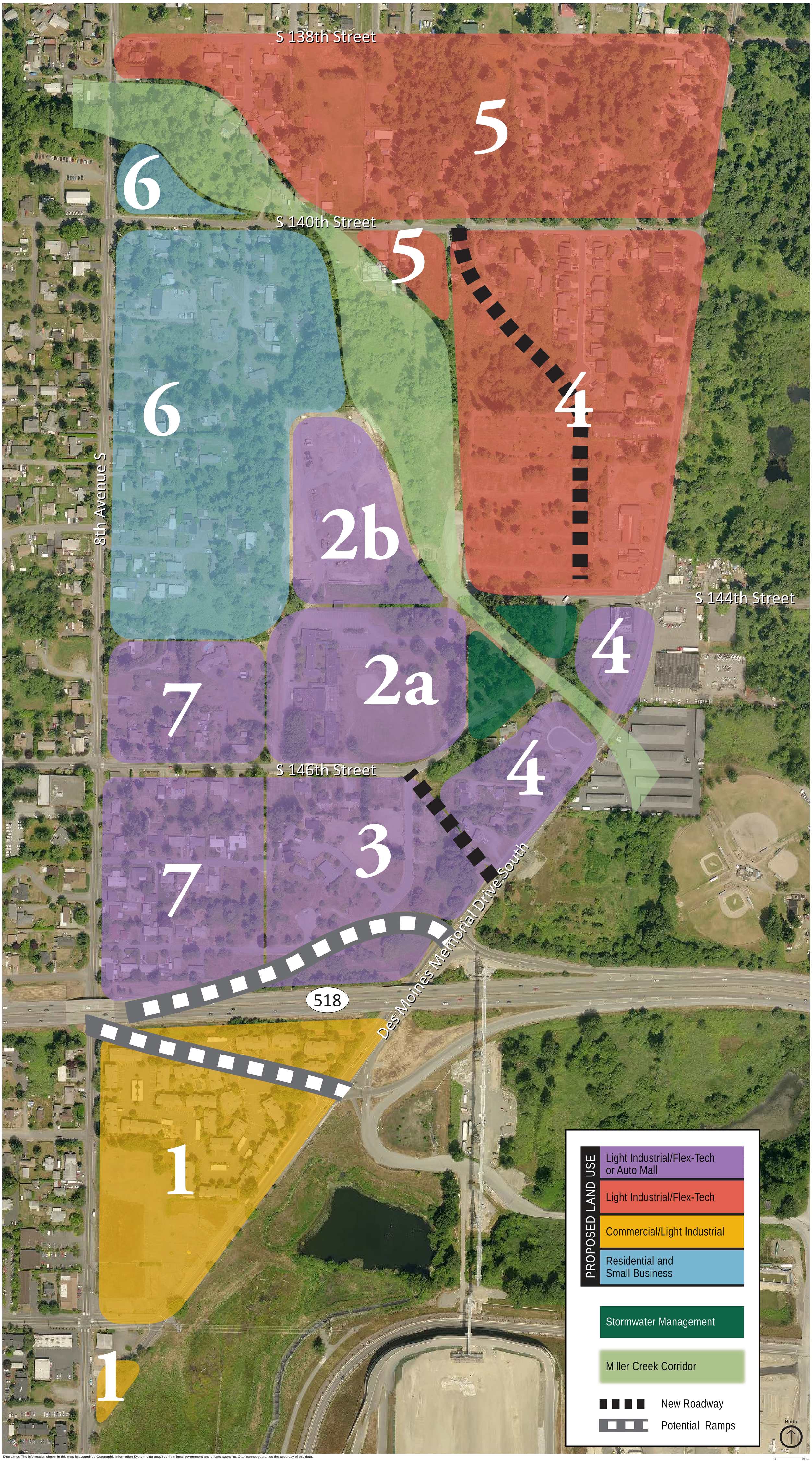
City of Burien and Port of Seattle

Northeast Redevelopment Area (NERA)

HEARTLAND

NERA Subareas

APRIL 2009



Disclaimer: The information shown in this map is assembled Geographic Information System data acquired from local government and private agencies. Otak cannot guarantee the accuracy of this data.

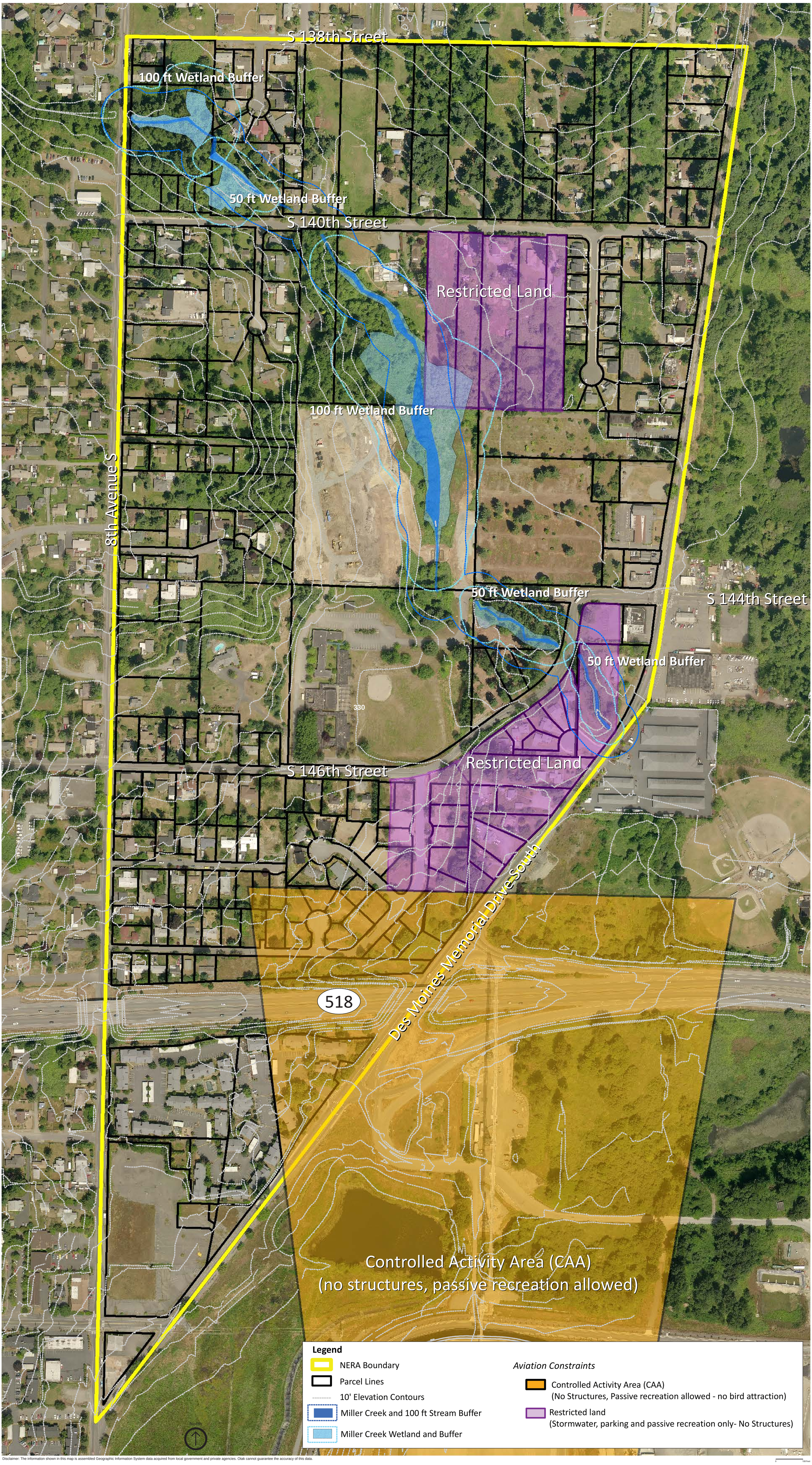
City of Burien and Port of Seattle
Northeast Redevelopment Area (NERA)

otak HEARTLAND

NERA Existing Conditions

31235

APRIL 2009



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Land Use Examples



RESIDENTIAL/SMALL BUSINESS

Redevelopment of Subarea 6 is very long term.

We will be looking at several options to allow property owners the ability to create small office and commercial uses in conjunction with their homes.

Residential and Small Business



Burien, WA

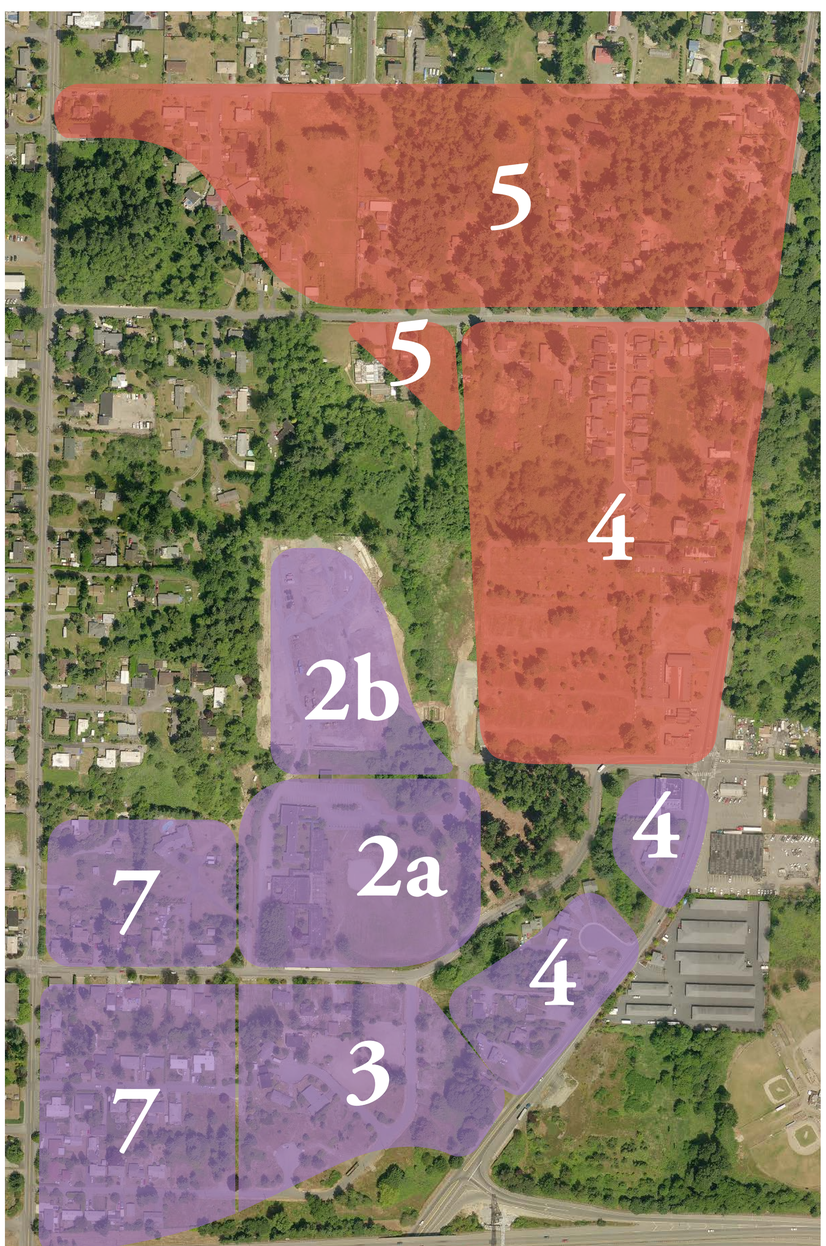


Burien, WA


Burien, WA



Burien, WA



INDUSTRIAL/FLEX-TECH

Land uses that allow for a range of industrial and technological uses.

Examples of users include:
- transportation companies
- printing warehouse
- professional office
- engineering firm
- web hosting company

Light Industrial/Flex-Tech or Auto Mall

Light Industrial/Flex-Tech



Seattle, WA



SeaTac, WA



Woodinville, WA


Redmond, WA

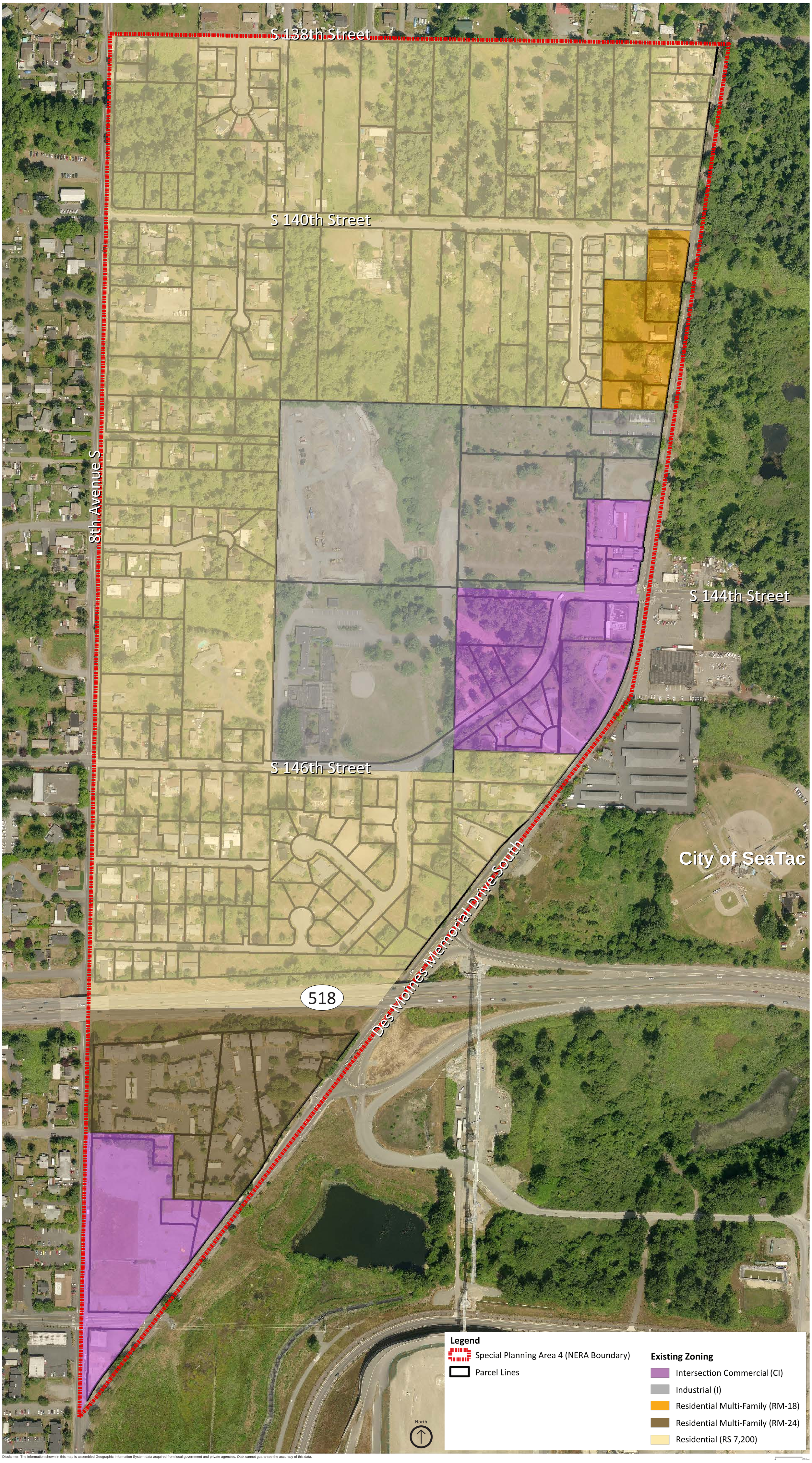
City of Burien and Port of Seattle
Northeast Redevelopment Area (NERA)

HEARTLAND

ALTERNATIVE 3: No Action (leave existing regulations in place)

31235

APRIL 2009



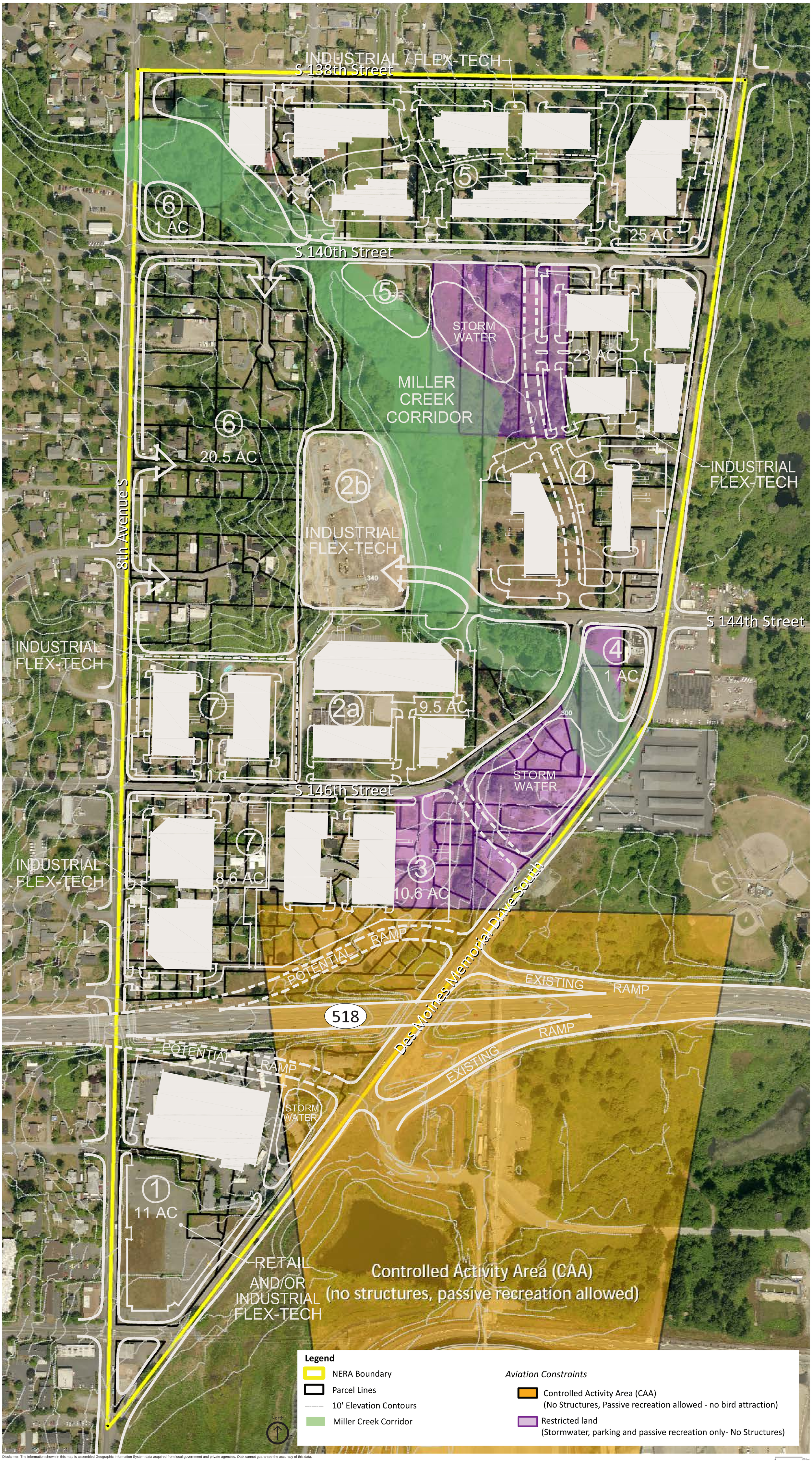
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City of Burien and Port of Seattle
Northeast Redevelopment Area (NERA)

HEARTLAND

ALTERNATIVE 2: Airport/Industrial Flex-Tech Option

APRIL 2009



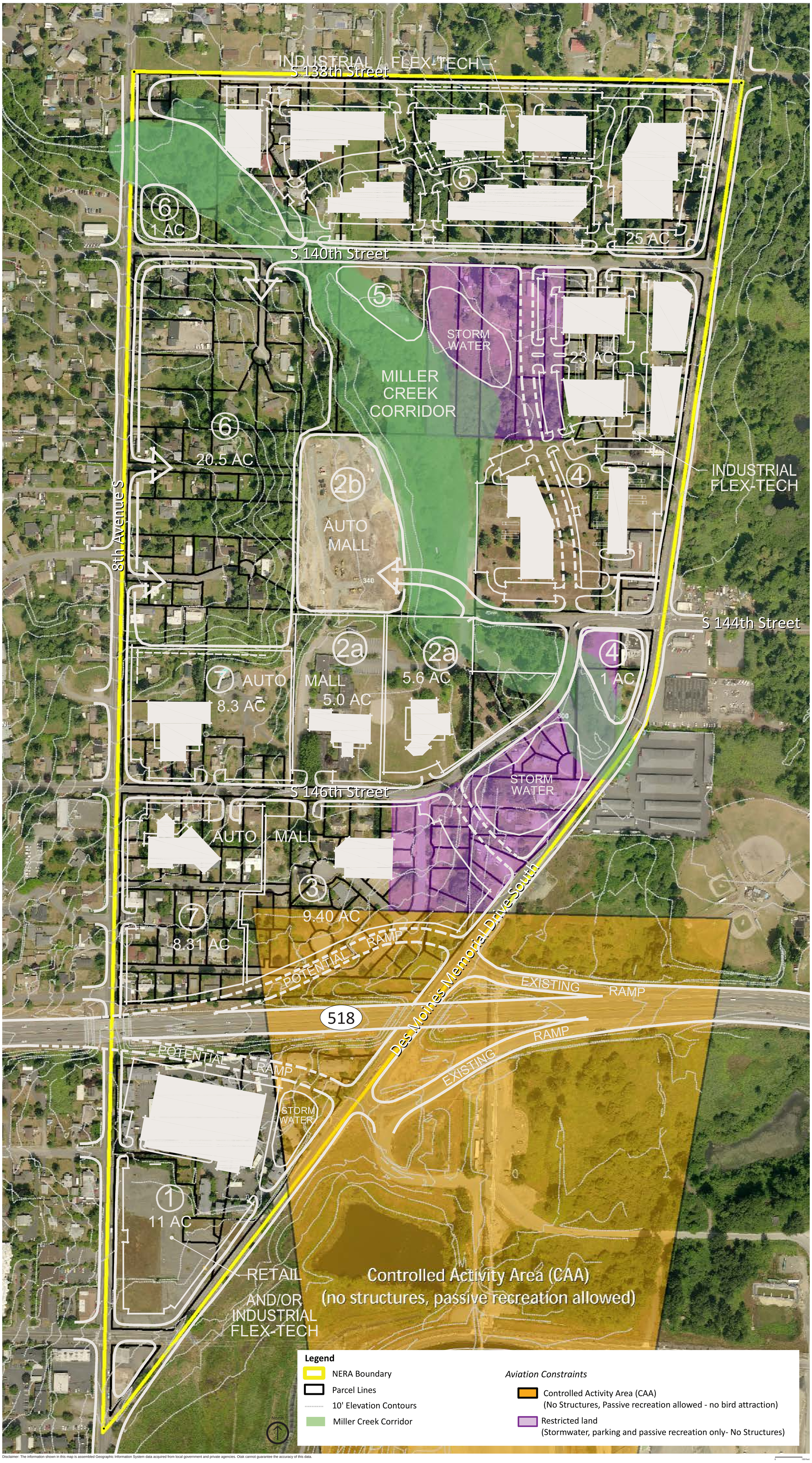
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City of Burien and Port of Seattle
Northeast Redevelopment Area (NERA)

HEARTLAND

ALTERNATIVE 1: Auto Mall/Flex-Tech and Light Industrial

APRIL 2009



Disclaimer: The information shown in this map is assembled Geographic Information System data acquired from local government and private agencies. Otak cannot guarantee the accuracy of this data.

City of Burien and Port of Seattle
Northeast Redevelopment Area (NERA)

otak HEARTLAND

NERA Property Ownership

31235

APRIL 2009

S 138th Street

S 140th Street

8th Avenue S

Ajax Parking Property

Highline School District Parcel

City of Burien Owned Parcels

S 144th Street

S 146th Street

Des Moines Memorial Drive South

518

Information updated as of March 2009

North

Legend

- NERA Boundary
- Private Property
- City of Burien Owned
- Highline School District Owned
- Port of Seattle Owns
- Port of Seattle Plans to Buy

Disclaimer: The information shown in this map is assembled Geographic Information System data acquired from local government and private agencies. Otak cannot guarantee the accuracy of this data.

0 100 Feet

FOR IMMEDIATE RELEASE
October 9, 2008

Contact: Kristen Clem
Otak, Inc.
425-739-7959
NERA@burienwa.gov

Public Input Sought for Burien Northeast Redevelopment Area (NERA) Strategy and Master Plan

The City of Burien, in partnership with the Port of Seattle (operators of Sea-Tac International Airport), is studying the Northeast Redevelopment Area (NERA), located north of the recently constructed third runway. The study will identify ways to help property owners transition their properties from a mixture of vacant, residential, public, and small commercial land uses to uses that are compatible with operations at Sea-Tac International Airport. The NERA redevelopment strategy and master plan will evaluate options that are flexible and respond to market conditions, as well as propose ways to guide long-term redevelopment in the NERA. This effort will build upon past planning and environmental studies.

The public is invited to attend a meeting on Thursday, October 23, 2008 from 6:30 pm to 8:00 pm at the Cafetorium in the Cedarhurst Elementary School (611 South 132nd Street in Burien) to share comments and perspectives related to strategies that are developing for the NERA. The evening's discussion will cover the following topics:

- Market and economic conditions
- Land uses – community and airport compatibility
- Transportation
- Utilities and infrastructure
- Environmental considerations

The consultant team working on the NERA strategy and master plan recently completed the existing conditions analysis, which included identifying the location of Miller Creek, adjacent wetlands and their protective buffers. A detailed market analysis also was prepared. The team has also been working with City of Burien and Port of Seattle staff to identify strengths, weaknesses, opportunities, and challenges in the NERA planning area, as well as to identify potential redevelopment scenarios. The results of this work to date will be summarized at the October 23, 2008.

If you have questions or would like to obtain additional information, you are encouraged to contact consultant team member Kristen Clem at Otak (phone number 425-739-7959). You can also send an email to the project email address: NERA@burienwa.gov or check the City's website at www.burienwa.gov.

Update on the Burien Northeast Redevelopment Area (NERA) Strategy

Study Overview

The City of Burien, in partnership with the Port of Seattle is preparing a redevelopment strategy for the 135-acre Northeast Redevelopment Area (NERA) located between 8th Avenue S., Des Moines Memorial Drive, S. 138th Street and SR-518. The purpose of the strategy is to transform the NERA from a mixture of vacant, residential, public, and small commercial land uses to uses that are compatible with operations at Sea-Tac International Airport and existing and planned surrounding land uses. The NERA redevelopment strategy will include flexible and market-responsive redevelopment scenarios, as well as recommended policies and development regulations to guide long-term redevelopment in the NERA. This effort will build upon comprehensive planning and environmental review work that has been completed to date.

Progress on Study Efforts

The consultant team is nearing completion of the existing conditions analysis phase, which includes the Miller Creek and wetland delineation and surveying. A market assessment that assesses market conditions to help identify opportunities for the NERA site to frame alternative economic development strategies is also nearing completion. The consultant team will be moving into analysis of strengths, weaknesses, opportunities, and threats for the NERA planning area and development of conceptual level redevelopment scenarios next.

Fall 2008 Public & Stakeholder Workshops

The NERA Strategy project team will conduct a series of public and stakeholder workshops this fall – tentatively scheduled for the week of October 20, 2008. For more information, please contact the City of Burien Dept. of Community Development at (206) 248-5510 or see our website at http://www.burienwa.gov/commdvlpmnt/commdvlpmnt.htm.

Update on the Burien Northeast Redevelopment Area (NERA) Strategy

Study Overview

The City of Burien, in partnership with the Port of Seattle is preparing a redevelopment strategy for the 135-acre Northeast Redevelopment Area (NERA) located between 8th Avenue S., Des Moines Memorial Drive, S. 138th Street and SR-518. The purpose of the strategy is to transform the NERA from a mixture of vacant, residential, public, and small commercial land uses to uses that are compatible with operations at Sea-Tac International Airport and existing and planned surrounding land uses. The NERA redevelopment strategy will include flexible and market-responsive redevelopment scenarios, as well as recommended policies and development regulations to guide long-term redevelopment in the NERA. This effort will build upon comprehensive planning and environmental review work that has been completed to date.

Progress on Study Efforts

The consultant team has completed the existing conditions analysis phase, which included the Miller Creek and wetland delineation and surveying, a market assessment that assessed market conditions and opportunities for the NERA and the completion of the analysis of strengths, weaknesses, opportunities, and threats for the NERA planning area. Conceptual level redevelopment scenarios have been produced and were presented at the Public Workshop on October 23rd and Stakeholder meetings on October 23rd and 24th. The Public and Stakeholder meetings provided valuable input that will shape the next phase of the study, which includes the development of specific redevelopment scenarios and phasing strategies for the NERA planning area. Input from both the Public and Stakeholders sessions included opportunities for public open space, retail, commercial, industrial and improved infrastructure within the NERA. If you would like to receive material available at the public meeting, please contact NERA@Burienwa.gov.

Next Steps

The NERA Strategy project team will conduct another series of public and stakeholder workshops at the end of Winter 2009. Exact meeting dates and times have not yet been scheduled. For more information, please contact the City of Burien Department of Community Development at NERA@Burienwa.gov or see our website at http://www.burienwa.gov/commdvlpmnt/commdvlpmnt.htm.

Update on the Burien Northeast Redevelopment Area (NERA) Strategy

Study Overview

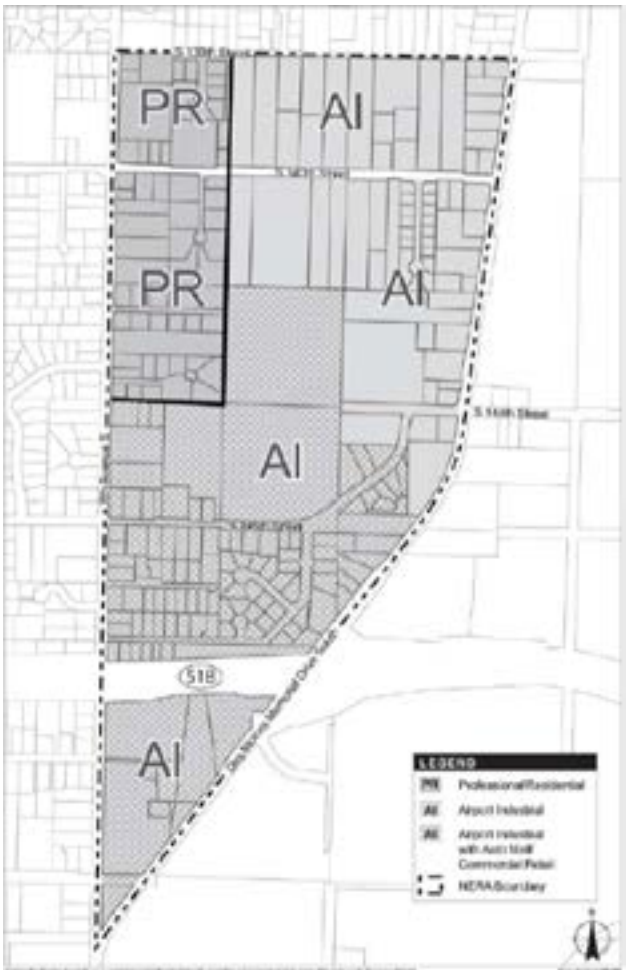
The City of Burien, in partnership with the Port of Seattle, has completed a redevelopment plan and implementation strategy for the 165-acre Northeast Redevelopment Area (NERA) located between 8th Avenue S., Des Moines Memorial Drive, S.138th Street and SR-518. The purpose of the strategy is to transform the NERA from a mixture of vacant, residential, public, and small commercial land uses to uses that are compatible with operations at Sea-Tac International Airport and existing and planned surrounding land uses. The NERA redevelopment plan and implementation strategy includes flexible and market-responsive redevelopment scenarios, as well as recommended policies and development regulations to guide long-term redevelopment in the NERA.

Progress on Study Efforts

A draft report for the NERA Redevelopment Plan and Implementation Strategy was completed in summer 2009. This report summarized all study efforts completed to date, including research into existing physical, environmental and market conditions and the analysis of potential redevelopment scenarios. The draft report also included recommendations for implementation of the study's redevelopment goals and a timeline action plan for implementation.

As an outcome of the NERA plan development, a preferred alternative was identified that would allow for a combination of commercial, business park, light industrial land uses in the southern, eastern, and northeastern portions of the NERA, designated as Airport Industrial (AI) and professional residential types of uses including home-based offices and professional services in the northwestern portion of the area, identified as Professional Residential (PR). Please refer to the map below. These land use designations were identified as the preferred alternative because it offers flexibility for redevelopment to adapt to changing market conditions over time.

A Final Supplemental Environmental Impact Statement (FSEIS), which analyzes the proposed redevelopment alternatives to the area was published on November 23, 2009. Comprehensive Plan and Zoning Code amendments to implement the preferred alternative were processed concurrently with the EIS and were formally adopted by City Council in December 2009.



For More Information

For more information, to review the NERA Master Plan & Implementation Strategy report and review all environmental documents, please contact the City of Burien Department of Community Development at NERA@Burienwa.gov or visit our website at http://www.burienwa.gov/index.asp?nid=320.

Update on the Burien Northeast Redevelopment Area (NERA) Strategy

Study Overview

The City of Burien, in partnership with the Port of Seattle, is nearing completion of the redevelopment plan and implementation strategy for the 165-acre Northeast Redevelopment Area (NERA) located between 8th Avenue S., Des Moines Memorial Drive, S.138th Street and SR-518. The purpose of the strategy is to transform the NERA from a mixture of vacant, residential, public, and small commercial land uses to uses that are compatible with operations at Sea-Tac International Airport and existing and planned surrounding land uses. The NERA redevelopment plan and implementation strategy includes flexible and market-responsive redevelopment scenarios, as well as recommended policies and development regulations to guide long-term redevelopment in the NERA.

Progress on Study Efforts

A draft report for the NERA Redevelopment Plan and Implementation Strategy was completed in summer 2009. This report summarized all study efforts completed to date, including research into existing physical, environmental and market conditions and the analysis of potential redevelopment scenarios. The draft report also included recommendations for implementation of the study's redevelopment goals and a timeline action plan for implementation. The consultant team is currently finalizing the report to be ready for publication early December.

A Draft Supplemental Environmental Impact Statement (SEIS), which analyzes the proposed alternatives to the area was published on October 5, 2009 with the comment period ending November 5, 2009. The Draft SEIS was developed based on the NERA Redevelopment Plan and Implementation Strategy. It presented two new land use alternatives and one "no action" alternative. The preferred alternative would allow a combination of commercial, business park, light industrial land uses in the southern, eastern, and northeastern portions of the NERA and professional residential types of uses in the northwestern portion of the area. This alternative is preferred because it would offer flexibility for redevelopment to adapt to changing market conditions over time. The Final SEIS will be published later this month and reviewed by City Council at their regularly scheduled December meeting. Comprehensive Plan and Zoning Code amendments to implement the preferred alternative are being processed concurrently with the EIS, with the intent of adoption by the end of the year.

For More Information

For more information, to review the NERA Master Plan & Implementation Strategy report and review all environmental documents, please contact the City of Burien Department of Community Development at NERA@Burienwa.gov or visit our website at http://www.burienwa.gov/index.asp?nid=320.

Update on the Burien Northeast Redevelopment Area (NERA) Strategy

Study Overview

The City of Burien, in partnership with the Port of Seattle is preparing a redevelopment strategy for the 135-acre Northeast Redevelopment Area (NERA) located between 8th Avenue S., Des Moines Memorial Drive, S.138th Street and SR-518. The purpose of the strategy is to transform the NERA from a mixture of vacant, residential, public, and small commercial land uses to uses that are compatible with operations at Sea-Tac International Airport and existing and planned surrounding land uses. The NERA redevelopment strategy will include flexible and market-responsive redevelopment scenarios, as well as recommended policies and development regulations to guide long-term redevelopment in the NERA.

Progress on Study Efforts

The consultant team has completed several steps leading to the development of the final NERA Strategy Master Plan Draft to be completed in the coming months. Initial research into existing physical, environmental and market conditions have been analyzed and redevelopment scenarios have been developed and were presented to the public in October 2008 and April 2009.

Next Steps

The NERA Strategy will now move forward with draft recommendations for the area based on past study research and findings from community and stakeholder participation regarding the area and the proposed redevelopment scenarios. The draft recommendations will be available this fall for public review and comment.

For more information, please contact the City of Burien Department of Community Development at NERA@Burienwa.gov or see our website at http://www.burienwa.gov/index.asp?nid=320.

Update on the Burien Northeast Redevelopment Area (NERA) Strategy

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Progress on Study Efforts

The consultant team has completed the existing conditions analysis phase, which included the delineation and surveying of Miller Creek and associated wetlands, a market assessment of properties, and analysis of the strengths, weaknesses, opportunities, and threats for the NERA planning area. Conceptual level redevelopment scenarios were presented at the public and stakeholder workshop sessions held in October 2008. The concepts were then further developed and analyzed given market and economic conditions and potential infrastructure development costs. The refined concepts were then presented at a public meeting held on April 29, 2009. Over 100 citizens and representatives from local businesses and agencies participated in the meetings, providing valuable input regarding concerns and visions for the future of the area.

Conceptual land uses for the NERA have been developed by subarea. Subareas were configured based on existing conditions of the area, including: topography, Miller Creek and associated wetlands, infrastructure and property ownership. Recommended land uses broken down by subarea include flexible light industrial, office, airport compatible uses including cargo and warehouse in areas east and south of Miller Creek (subareas 2, 3, 4, 5), and commercial/large retail for the area south of SR 518 (subarea 1). Land use recommendations include strategies for opportunities for redevelopment and investment in subareas 5, 6 and 7 where redevelopment is more long-term.

The potential redevelopment scenarios were further analyzed through the development of potential implementation strategies. Planning level cost estimates of potential development and infrastructure costs associated with that development were prepared to better understand each scenario. Preliminary financial analysis of the various redevelopment scenarios also were developed, detailing projected costs and potential revenue.

A scoping meeting was held in April, as mentioned above (the same meeting where revised redevelopment concepts were presented). The public was asked to make comments regarding potential environmental impacts of the redevelopment plan. The information gathered at this meeting will be incorporated into the redevelopment study recommendations and the next stage in work for the NERA -- updating the Supplemental Environmental Impact Statement.

If you would like to review the initial public meeting summary and materials presented at the April meetings, please visit the city website (address found below).

Next Steps

The NERA Strategy will now move forward with draft recommendations for the area based on past study research and findings from community and stakeholder participation regarding the area and the proposed redevelopment scenarios. The draft recommendations will be available this summer for public review and comment.
For more information, please contact the City of Burien Department of Community Development at NERA@Burienwa.gov or see our website at http://www.burienwa.gov/index.asp?nid=320.

Update on the Burien Northeast Redevelopment Area (NERA) Strategy

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Progress on Study Efforts

The consultant team has completed the existing conditions analysis phase, which included the delineation and surveying of Miller Creek and associated wetlands, a market assessment of properties, and analysis of the strengths, weaknesses, opportunities, and threats for the NERA planning area. Conceptual level redevelopment scenarios were presented at the public and stakeholder workshop sessions held in October 2008. Over 100 citizens and representatives from local businesses and agencies participated in the workshop meetings. Conceptual ideas for the area include flexible light industrial, office, airport compatible uses including cargo and warehouse, as well as commercial and large retail sites located south of SR 518. If you would like to review the public meeting summary, please visit the city website (address found below).

Over the past several months potential redevelopment scenarios have been developed for each subarea in the NERA. These potential scenarios have been further analyzed through the development of potential implementation strategies. Planning level cost estimates of potential development and infrastructure costs associated with that development have been put together to better understand each scenario. Preliminary financial analysis of the various redevelopment scenarios have also been developed, which details projected costs and potential revenue.

Next Steps

The NERA Strategy will now move forward with the refinement of the potential redevelopment scenarios, the financial analysis associated with the proposed scenarios, and the collection of information from NERA property owners regarding their individual interests in redevelopment. The project team will also conduct another series of public and stakeholder workshops in March to gather input on the draft strategy for the NERA. Exact meeting dates and times have not yet been scheduled. For more information, please contact the City of Burien Department of Community Development at NERA@Burienwa.gov or see our website at http://www.burienwa.gov/index.asp?nid=320.