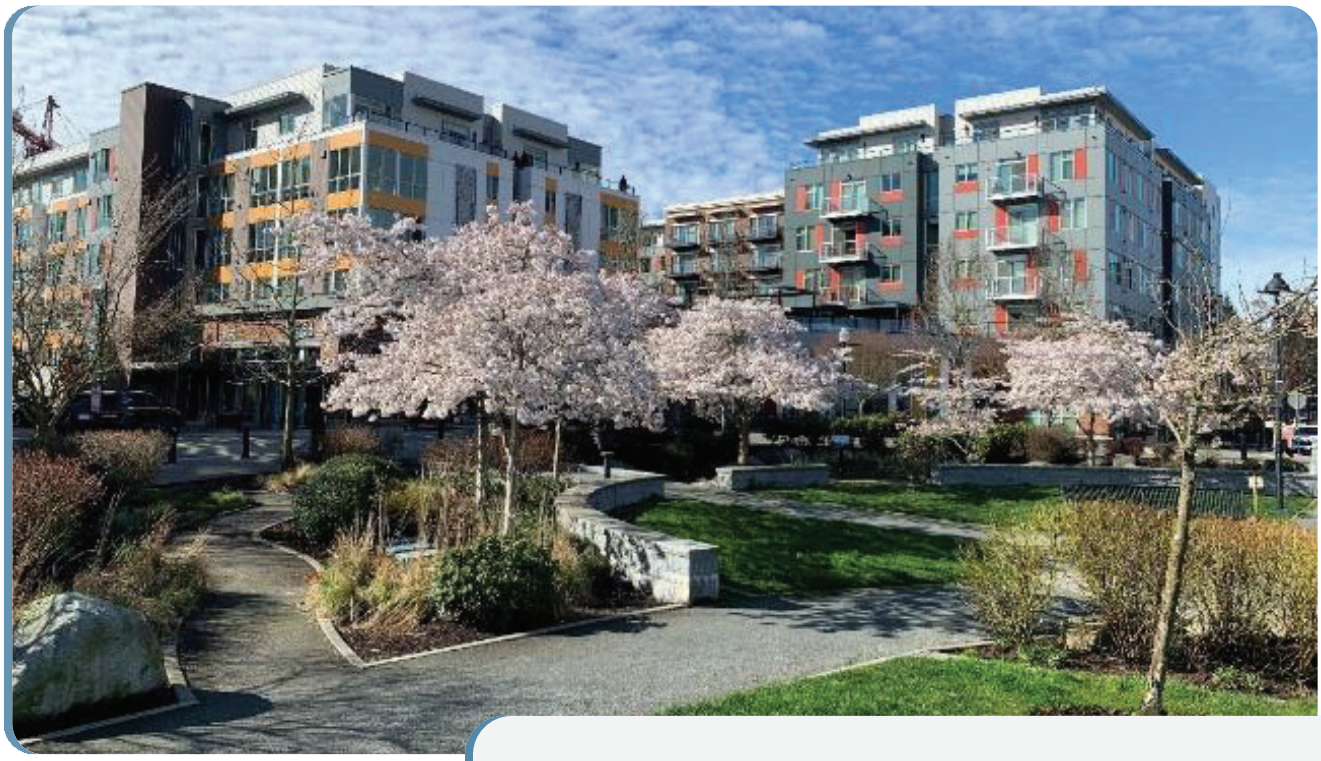
2 Land Use



What You Will Find in this Chapter

- Information about how land should be used to support the range of activities Burienites do sustainably and equitably.
- A description of the City's plan for growth and development
- Goals and policies that intersect with all the other elements in this plan.

Our Land Use Vision

Growth in Burien contributes to the vibrancy of downtown and neighborhood centers, supports local businesses, increases housing opportunities for all, improves community and cultural spaces, and supports a healthy environment.

Introduction

The Land Use Element guides the shape and layout of Burien's districts and development over time. It provides a framework for Burien to distribute land uses and intensities across the city to meet residential, employment, services, recreation, public facilities, and other land use needs equitably, efficiently, and for a prosperous, safe community. The Land Use Map helps to define where focus and investment would be most impactful. The envisioned development pattern will include:

- Downtown as Burien's major civic and commercial hub.
- Vibrant neighborhoods that are well-connected to transit, services, and amenities.
- Plentiful homes for a range of income levels and ownership and rental options (discussed further in the Housing Element).
- Consideration for how public and private investment may affect displacement of Burien's residents and businesses.
- Places for local jobs at a full range of pay levels, as well as good connections to regional jobs.
- Thoughtful placement of activities to avoid and/or mitigate air pollution and noise impacts from overhead flights corridors with high traffic volumes.
- New development avoids areas with sensitive environmental features and natural hazards like landslide and flood risk.
- Design that improves the health of natural systems, reduces greenhouse gas emissions and pollution, and increases resiliency and adaptation to future climate impacts.
- Safe and people-friendly places and opportunities for social activities, arts, and entertainment.
- Infrastructure that supports development and increases in intensity.

Where We're Headed

The future development pattern described in this section reflects outcomes from:

- Engagement with stakeholder focus groups and Burien residents
- Analysis of racially disparate impacts from past policies
- Guidance from the Advisory Committee
- Planning Commission Recommendations and City Council Consideration

Conditions and Trends

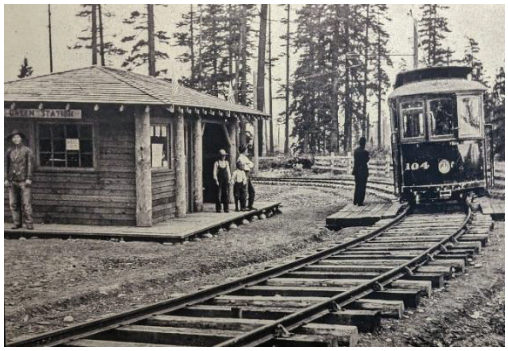
Today's Conditions

Historical Development

Burien's existing land use (**Exhibit 2-1 and Exhibit 2-2**) is shaped primarily by the interaction of historical settlement patterns and subsequent land use regulations that control where different kinds of buildings can be developed. Prior to European colonization, Lushootseed-speaking peoples, including the Duwamish, Suquamish, Muckleshoot, and Puyallup, established winter towns near the Duwamish River waterway, including in and around Burien and summer camps on the Puget Sound shore for fishing, hunting, trading, and gatherings. The lands that now make up Burien were rich with forest wildlife, cranberry bogs, and a network of trails connecting the Puget Sound to the Duwamish, Black, White, and Green rivers. However, as a result of the large scale processes of colonization and forced removal of Indigenous peoples, there a few discernable traces of Burien's first people on land use patterns today.

In the late 19th and early 20th centuries, regional transportations systems including roads, rail, and mosquito-fleet ferries facilitated the settlement and construction of homes, farms, and businesses. Areas like Olde Burien, Boulevard Park, Three-Tree Point, and Sunnydale attracted settlers and speculators, who helped establish the block and street grid patterns, business districts, and neighborhood centers which continue to shape the urban fabric of the city to this day. As the city grew into its role as a Seattle suburb, postwar market forces and more formalized rules from the County government shaped development patterns, including the broad expansion of low-density neighborhoods, the growth of business clusters along major arterials, and construction of apartment complexes on large parcels.









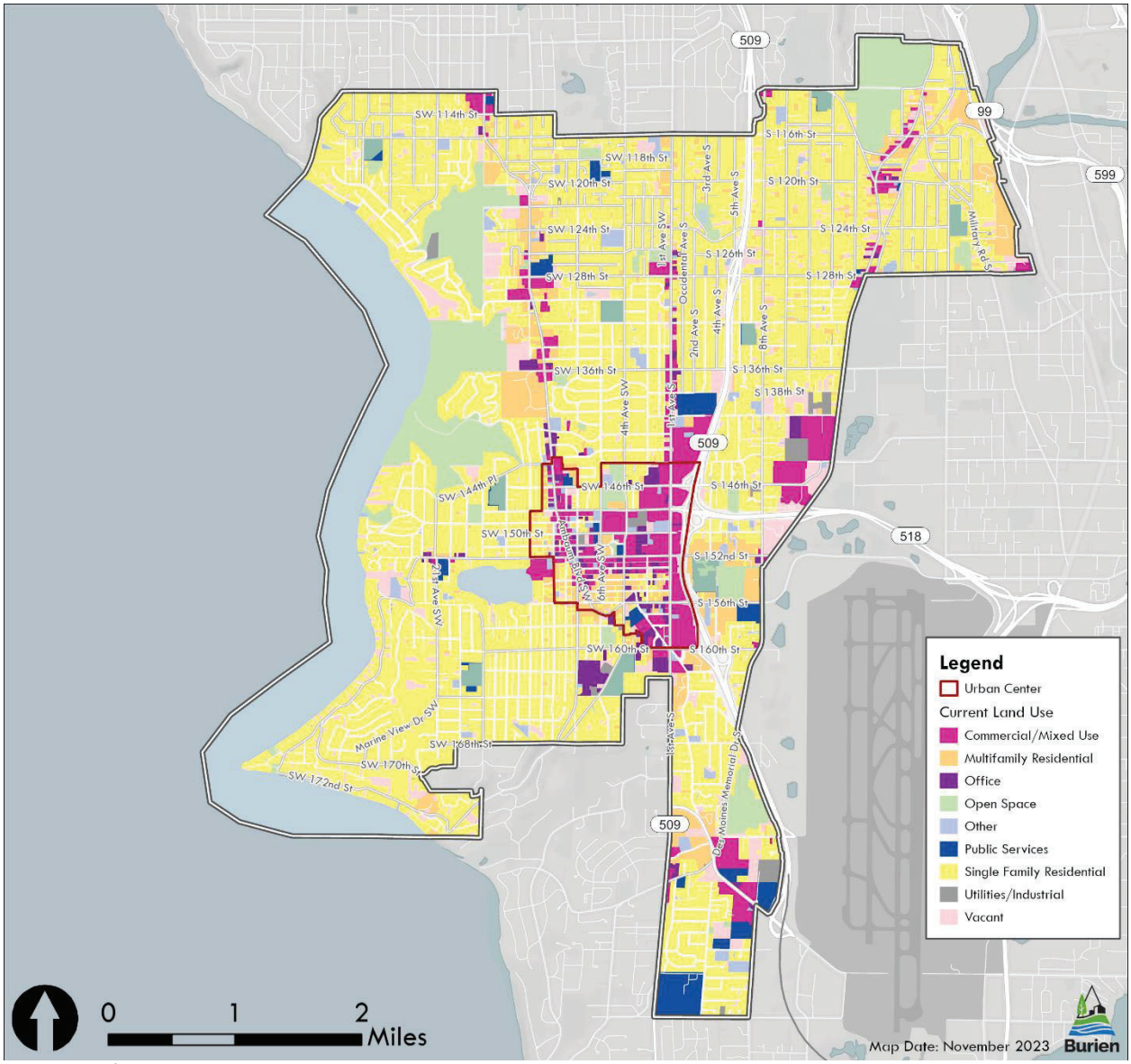
Clockwise from top left: Three-Tree point ferry dock 1910 (1), Ambaum trolley circa 1918 (2), Burien Co-op 1920 (3), Burien Gardens construction 1947 (4).
Sources: Public domain (1), Highline Heritage Museum (2 and 3), and Seattle Municipal Archives.

Exhibit 2-1. Existing Land Use Chart

Land Use	Parcels	Acres
Single-unit Residential	12,122	3,204
Multi-unit Residential	698	393
Commercial or Mixed Use	422	431
Office	147	82
Public Services	39	198
Utilities/Industrial	39	44
Open Space	47	376
Other	270	753
Vacant	872	379

Source: King County Assessor 2022

Exhibit 2-2. Existing Land Use Map

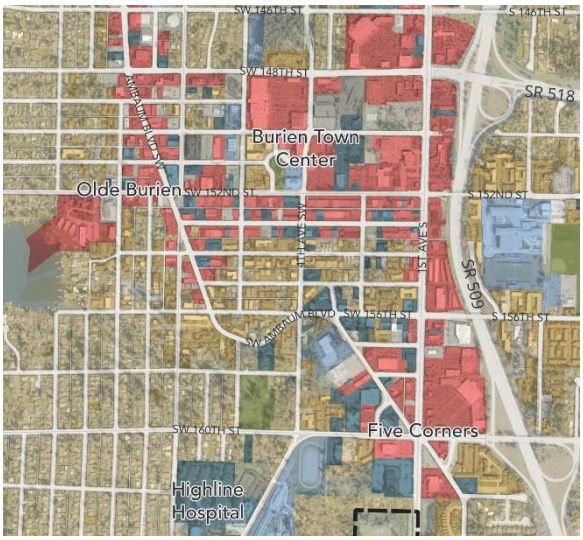


Source: Makers, 2023.

Burien Places

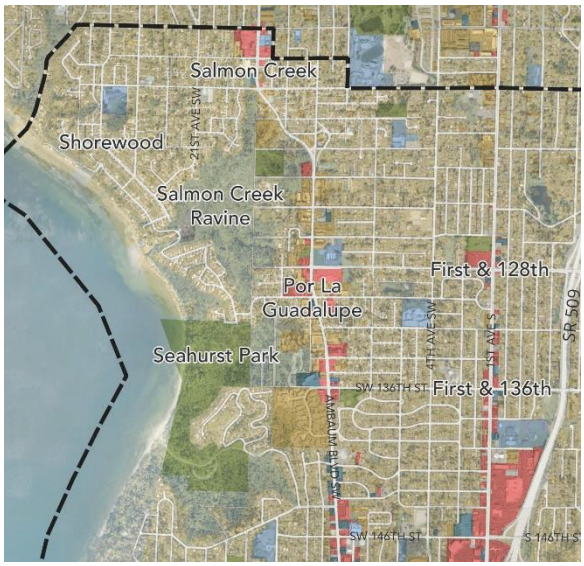
Downtown Burien

Downtown Burien is centrally located in the city and is considered Burien's commercial, arts and entertainment, and civic hub. It includes the historic main street along 152nd St, with Olde Burien and Burien Town Center with City Hall and a public library, businesses on the southern portion of Ambaum Boulevard, businesses on First Ave and the Five Corners intersection, Highline Hospital and related medical services, and mixed housing (including condominiums and apartments), offices, and businesses in surrounding areas.



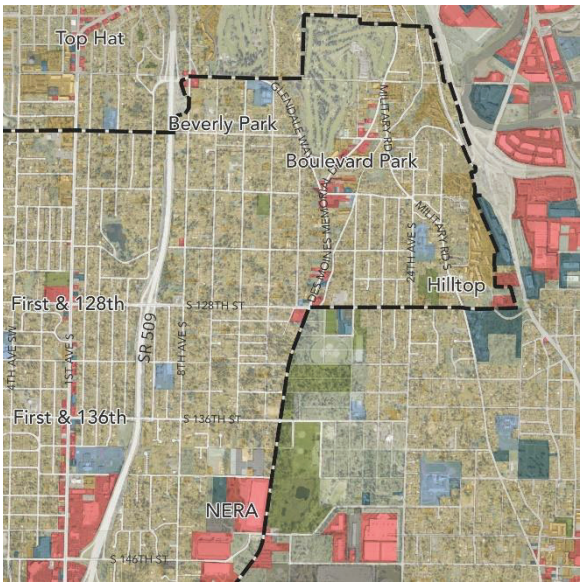
Northwest Burien

Northwest Burien consists of the area north of downtown and west of SR 509. It includes most of Ambaum Boulevard, with several clusters of businesses, services, and dense housing along its length. Seahurst Park and Salmon Creek Ravine occupy much of the western slope and Puget Sound shoreline in this area. The Shorewood neighborhood is located in the far northwest corner, near the Salmon Creek business node. The broad, fairly flat area between Ambaum Boulevard and 1st Ave S is covered primarily by low-density detached housing, including the Chelsea Park and Evansville neighborhoods and several small parks. 1st Ave is a major thoroughfare, with businesses along much of its length, and major commercial nodes at 128th St and 136th St. SR 509 forms a barrier to neighborhoods to the east, with relatively few street connections that cross the highway.



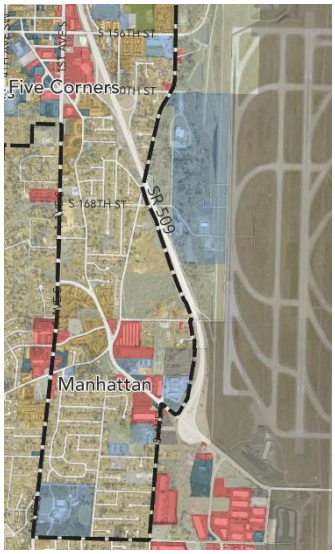
Northeast Burien

Northeast Burien lies east of SR 509 and north of SR 518. The Boulevard Park neighborhood is centered on the business cluster at Des Moines Memorial Drive and S 120th St. The hill running parallel to SR 509 is covered with low-density residential areas with



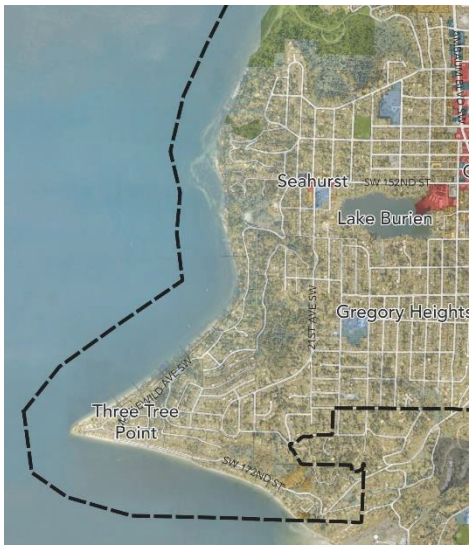
widely-spaced streets and steep slopes, especially sloping toward Des Moines Memorial Drive. Hilltop, near the eastern edge of the city and the border with SeaTac, has a park, school, and small medical cluster that extends into the City of SeaTac. The Northeast Redevelopment Area (NERA) hosts industrial and commercial uses on lands impacted by air and noise from Sea-Tac Airport. The Federal Aviation Administration (FAA) restricts land uses in approximately half of the NERA.

Southeast Burien



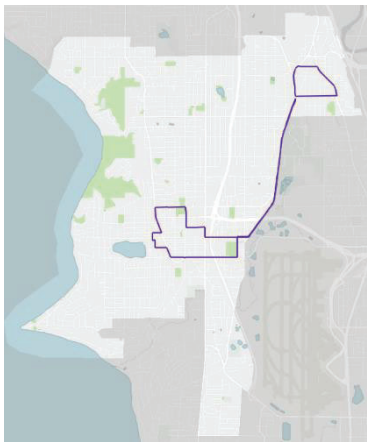
Southeast Burien consists of the areas south of SR 518 and east of 1st Ave S, including the Sunnydale and Manhattan neighborhoods and the Five Corners Commercial Node. This narrow section of the city is crossed by SR 509, creating a barrier between the higher-density housing of Sunnydale and lower density areas to the south. Industrial/commercial uses are clustered around the intersection of SR 509 and Des Moines Memorial Drive. The Manhattan neighborhood has two commercial nodes, one on 1st Ave S and one on Des Moines Memorial Dr with apartments between and around them. The southern end of the neighborhood has lower-density residential uses, with several large non-residential facilities, including the Washington State Criminal Justice Training Center, Highline Big Picture High School, religious institutions, and airport-oriented businesses located immediately across 8th Ave S in the City of SeaTac.

Southwest Burien



Southwest Burien consists of the areas south of Seahurst Park and east of downtown and Highline Hospital bounded to the west by the Puget Sound. Much of this area is covered in low-density residential uses, including the Lake Burien, Gregory Heights, Maplewild, and Three-Tree Point neighborhoods. The Seahurst neighborhood business node is centered at W 152nd St and 21st Ave SW with several small shops and services. The Three Tree Point area features a distinctive lot pattern with relatively small and narrow residential lots along the water and a small historic store in an area otherwise dominated by residential uses.

Creative District



The Burien Creative District (BCD) was created to foster collaboration and strategic partnership with Arts organizations as well as businesses and the community. It includes a core area of downtown and extends to the northeast neighborhood of Boulevard Park.

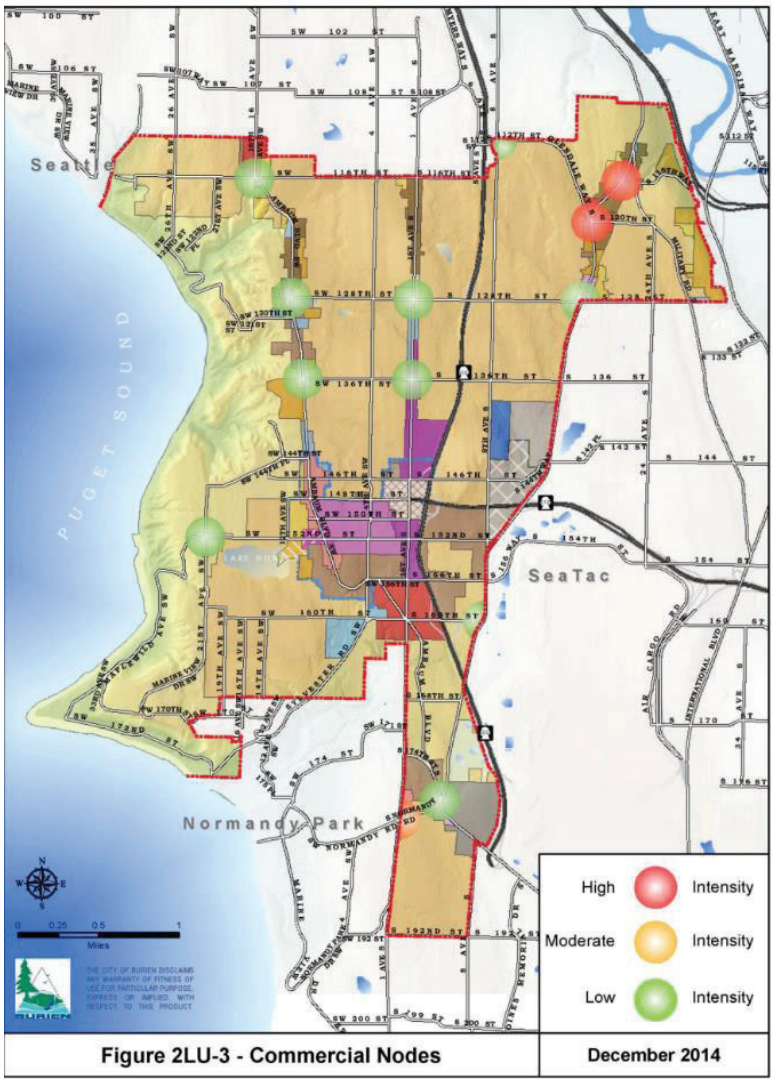
Neighborhoods

One of the core concepts of the 1999 Burien Comprehensive Plan was to strengthen the city's residential neighborhoods. See **Exhibit 2-3**. To further this goal, the city defined eighteen neighborhoods, and the plan recommended that each neighborhood develop a neighborhood plan. However, due to resource constraints only one neighborhood plan has been developed to date (Salmon Creek, 2004).

In addition to designated neighborhoods, a system of commercial nodes was identified in the 2014 update to the comprehensive plan. These nodes were identified as "focal points for employment, commerce, and culture for their adjacent residential neighborhoods."

This comprehensive plan revisits and updates the concept of the neighborhood center as a key focal point for community members and proposes multiple walkable centers. For more, see Neighborhood Centers.

Exhibit 2-3. Burien Designated Neighborhoods and Commercial Nodes



Source: City of Burien, 2014.

Assets and Hazards

Burien's natural and human-made landscape makes certain areas well or poorly suited to different land uses and intensities.

Natural Areas. Burien's assets include its forested natural areas, Puget Sound shorelines, Lake Burien shoreline, streams and wetlands. These places provide diverse habitats, help to moderate temperatures, process stormwater, and provide recreational and aesthetic amenities for residents.

Services. Businesses, government agencies, and community, religious, and non-profit organizations provide services to Burien residents. Services like the public library, City Hall, Burien Community Center, schools, supermarkets, shops, and culturally relevant businesses are clustered downtown

and to a lesser extent in neighborhood centers around the city. The closer residents are to these services, the easier they are to access.

Transit. Bus routes operated by King County Metro provide mobility options for Burien residents to move throughout Burien and the region. Frequent high-quality bus service, like the RapidRide F and H lines make it easier for people to accomplish daily tasks without the need for a car. Because most transit service is accessed by foot or rolling, having homes and businesses close to bus stops makes them easier to use.

Steep slopes and liquefaction. Awesome views of the Olympics, Puget Sound, and Vashon Island are a beloved natural amenity in Burien, but the steep bluffs that make these views possible are also vulnerable to landslides during heavy rain and/or earthquake events. Most of the western edge of Burien consists of landslide-prone slopes. Steep slopes are also found in Boulevard Park, especially on the eastern slope above the Duwamish River. Seismic hazard zones, where soil liquefaction can occur during an earthquake, are also located along the shoreline near Three Tree Point and southwest of Five Corners (1st Ave S & S 160th St).

Airport flightpath and highways. Immediately east of Burien is SeaTac airport, a major hub for domestic and international travel serving an average of 1,100 flights daily.[2] Many of these flights cross over parts of Burien, especially Boulevard Park, at low altitude creating air and noise pollution that impacts quality of life, health, and well-being for area residents. Air and noise pollution near highways and heavy-traffic arterials can also negatively impact people. Experts recommend limiting dense residential development and sensitive uses in areas where noise volumes exceed 70 dBA or within 500 feet of roads with more than 100,000 daily trips. [3]

Flooding. Glacial till, the predominant soil type in Burien, allows limited water infiltration, meaning that heavy rain can quickly lead to localized flooding where stormwater is not managed adequately. Heavy rainfall events are projected to become more frequent and intense due to climate change, exacerbating flood risk in certain areas in Burien.

Housing and Jobs

See Housing and Economic Development elements for housing and jobs data and density maps.

[2] 401,351 flights annually, per https://www.portseattle.org/page/sea-airport-basics.
[3] FAA and California Air Resources Board.

Tomorrow's Projections

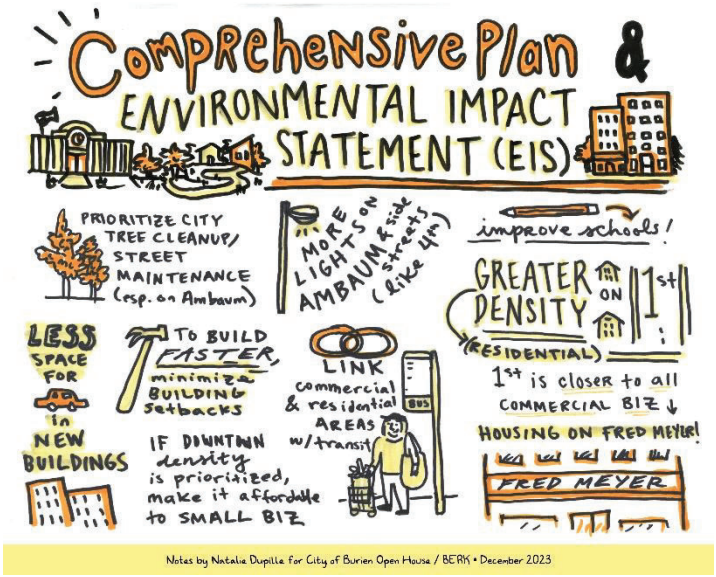
Refer to:

- Housing and Economic Development Elements for housing and jobs data
- Climate Element for increasing risks (especially heat, precipitation (flooding and landslides))
- Climate and Transportation Elements for land use pattern connection to GHG
- Equity Element and Community Health and Wellbeing for climate impacts on vulnerable populations

Challenges and Opportunities

Based on the housing and economic analyses, the racially disparate impacts analysis, the climate vulnerabilities analysis and zoning code audit, and community engagement and stakeholder interview results, land use challenges and opportunities include the following.

- Continue downtown as Burien's central, most important, and vibrant hub; focus investment for impactful results. The recent Burien Urban Center Plan provided a strong vision and needs implementation.
- Foster walkable and connected neighborhood centers. Burien has long had unique residential neighborhoods with varying degrees of commercial center development and nearby amenities. Community members would like to be able to meet daily needs within short walkable trips.
- Increase opportunities for housing close to transit access. Leverage recent RapidRide improvements and continued regional transit investment while improving access to opportunity for more people.
- Increase opportunities for more home-based or small businesses throughout neighborhoods. Similar to the walkable neighborhood centers concept, community members would like to see more businesses in walking distance.
- Create new opportunities for homeownership, increase housing variety, and protect affordability by accommodating a greater variety of housing types, especially "middle housing," throughout Burien neighborhoods, while balancing tree canopy goals, stormwater management, and infrastructure capacity. Burien currently has large swaths of land zoned primarily for one to three housing units



per lot, some areas for apartment/condominium development.

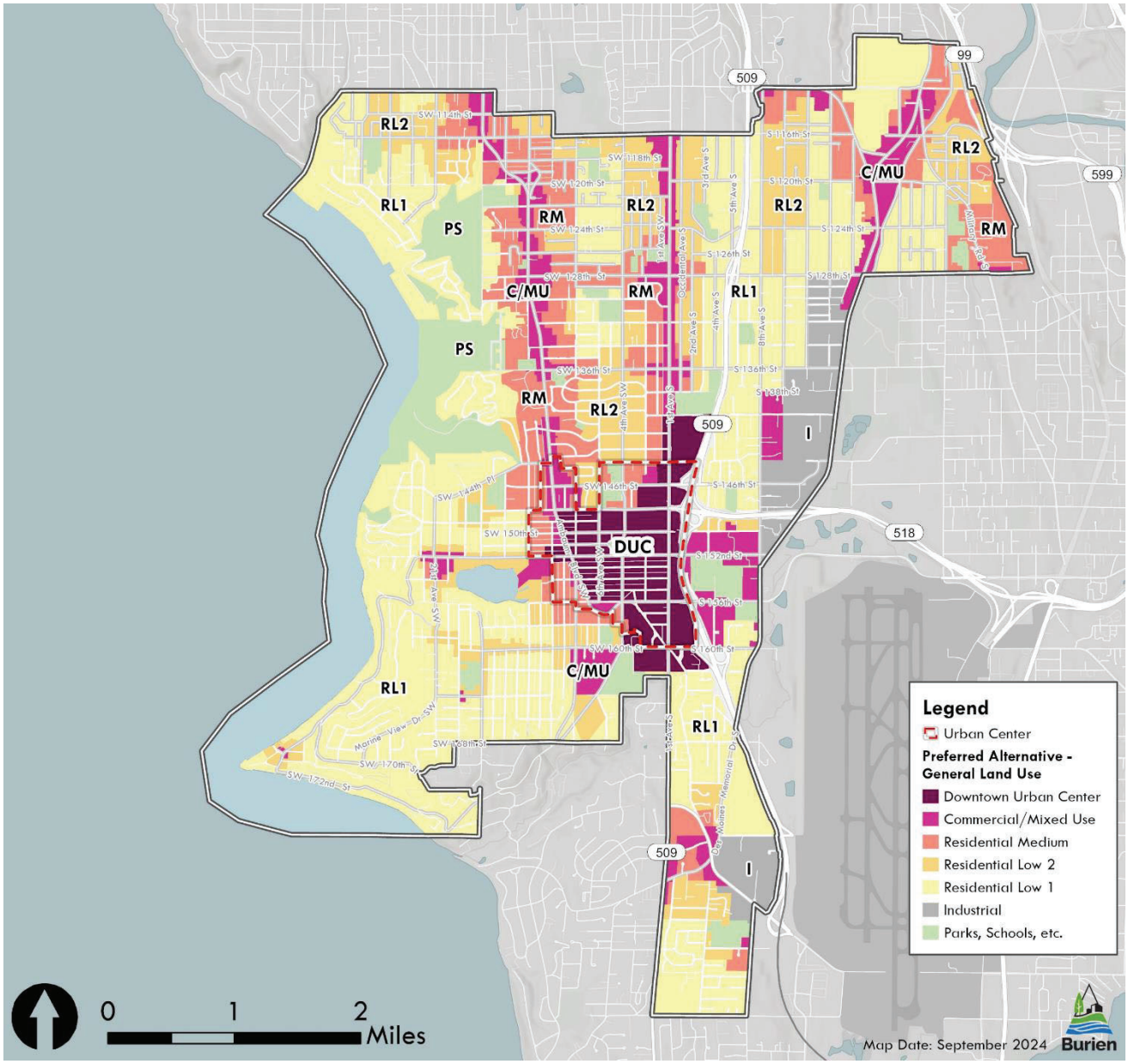
- Make it easier for property owners to adapt to changes in family, income, and physical ability through different life stages by increasing flexibility in residential zoning rules.
- Avoid and/or mitigate Sea-Tac Airport's impacts on air and noise quality, especially in eastern Burien. Air and noise pollution have significant health impacts.
- Avoid and/or mitigate air and noise impacts, as well as safety impacts of fast-moving vehicles, along arterials with high volumes and speeds. Although electric vehicles may reduce some types of air pollution, their tires continue to add other types of air pollution and continue noise impacts. Children are especially vulnerable to air pollution, health impacts and fast-moving vehicles.
- Reduce and/or mitigate displacement risks for racially and culturally diverse residents and businesses. Burien is proud of its racial and cultural diversity and the affordable spaces it has today that help build communities.
- Address climate impacts, including:
  - Urban heat. Design of future development could improve shade and efficient cooling. Public investments could focus on priority "cool corridors" that equitably connect high volumes of people to transit, emergency shelter, job centers, and other critical places during extreme heat events.
  - Flooding. Needed additions to the housing supply, as well as the conditions of streets developed prior to modern stormwater standards, have the potential to cumulatively increase impervious surfaces at the same time that climate change exacerbates flooding risks. Investments in regional stormwater improvements may be needed to mitigate flood risks and maintain development feasibility.
- Accommodate Burien's jobs growth target. Burien's current commercially-zoned land does not have adequate capacity for the needed jobs. Keep existing businesses and allow for increased commercial development through the strategies noted above—increase allowances and remove barriers to greater job opportunities in downtown, industrial and employment-focused areas, neighborhood centers, and organic development or building renovation throughout Burien.

Note: the factors listed above intersect with subjects addressed in other chapters. This list aims to focus on topics that influence decisions about the land use designations and their mapped extents.

Our Land Use Plan

This plan presents a future land use in Burien using the following designations in **Exhibit 2-4. Future Land Use Plan**.

Exhibit 2-4. Future Land Use Plan



Source: City of Burien, MAKERS, BERK, 2024.

The Future Land Use Map provides for more dense downtown development and strong neighborhood nodes. There is a focus on the Greater Downtown in the Urban Center and along 1st Avenue S, and nodes for mixed uses along corridors, particularly Ambaum Corridor, 1st Avenue S and Des Moines Memorial Drive. It includes a variety of housing types including Residential Medium along corridors. It provides for a range of middle housing types in Residential Low 1 and 2. Jobs are focused in the Greater Downtown and the Northeast Redevelopment Area (NERA).

Goals and Policies

General

Goal 2.1 Establish a development pattern that is true to the vision for Burien by supporting the vitality of the downtown core, neighborhoods, and employment areas.

Policy 2.1-1 Exhibit 2-4. Future Land Use Plan illustrates the future distribution and location of generalized land uses within Burien. Exhibit 2-5. Land Use Designations establishes land use designations, densities, and intensities.

Policy 2.1-2 Reflect community values (see Vision & Plan Introduction) in the City's land use and decision making processes. Recognize the rights of individuals to use and develop private property in a manner consistent with City regulations.

Policy 2.1-3 Focus growth and investment in the urban center and neighborhood centers well-served by transit and amenities, such as businesses, parks, trails, schools, libraries, community centers, and other civic/community institutions.

Policy 2.1-4 Encourage a mix of residential, office and commercial uses within Burien's Urban Center to create a vibrant city center that reduces reliance on the automobile and provides a range of housing opportunities. Reduce or mitigate the risk of displacement of affordable commercial space and naturally occurring affordable housing.

Policy 2.1-5 Downtown Burien and surrounding areas have been designated a regional growth center in accordance with Vision 2050 and the King County Countywide Planning Policies. The boundaries of the Urban Center are shown on Exhibit 2-6. Urban Center Boundary).

Policy 2.1-6 Expand Burien's economic base by attracting the types of economic activities that best meet the needs and desires of the community, while considering compatibility between uses.

Policy 2.1-7 Encourage redevelopment and development of underutilized and vacant land to be compatible with the envisioned scale and design of surrounding development. Consistent with Burien's Parks, Recreation, and Open Space Plan, Shoreline Master Program, and Critical Areas Ordinance, such properties may be considered for open spaces designed and sited to connect habitat, walking trails, and outdoor recreation throughout the city.

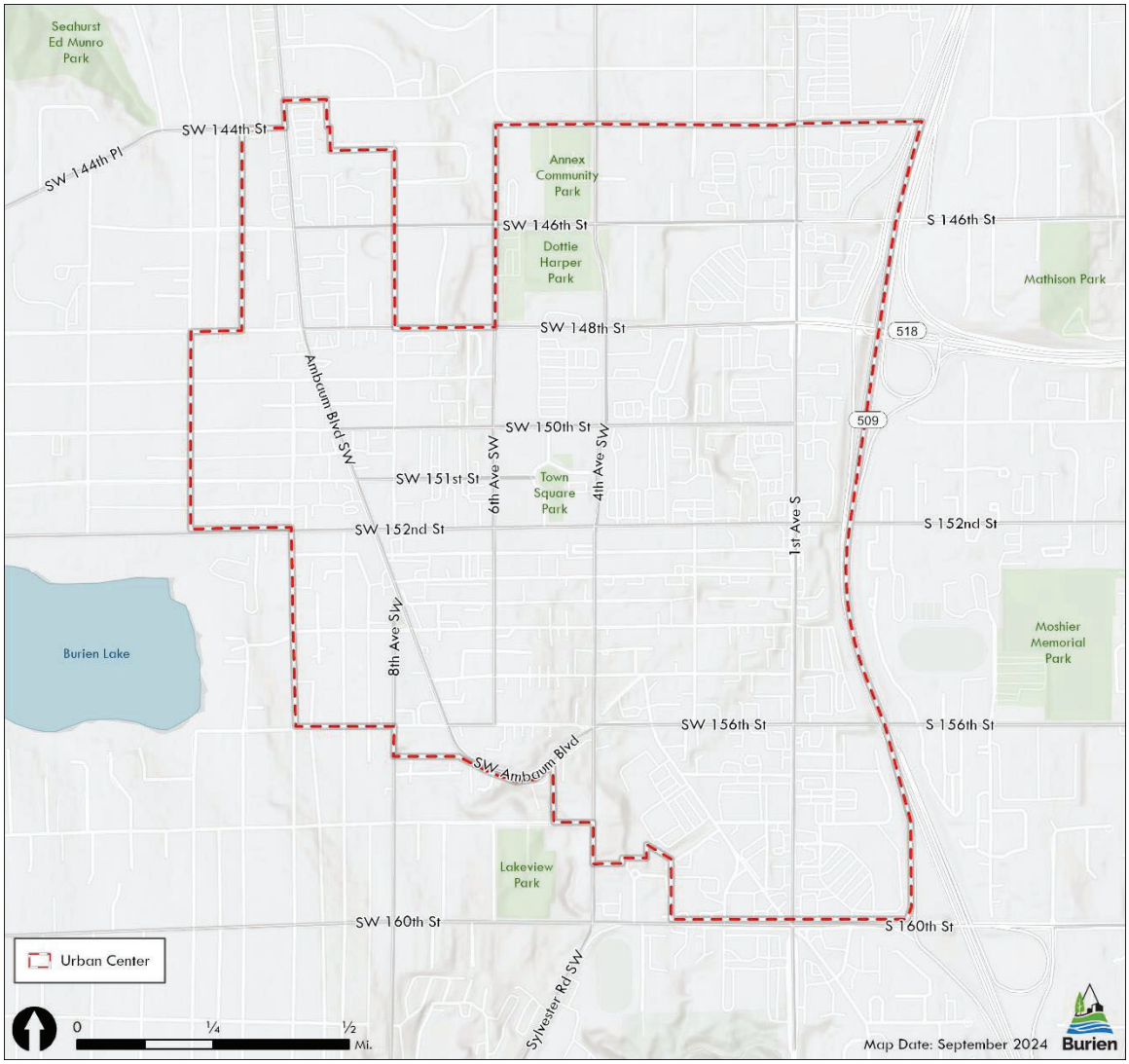
Exhibit 2-5. Land Use Designations

Name	Future Land Use Description
Downtown Urban Center	Purpose: This designation is intended for areas close to and within Burien's Urban Center, the most active place in Burien. It reinforces downtown as Burien's civic center with a focus on employment, an urban neighborhood, transit-orientation, arts and culture, and entertainment. Development will be pedestrian-oriented with focus on street level activity and design. Principal uses & intensity: Burien's most intense mix of commercial, office, residential, mixed use, and civic uses. Development will range from low-, mid-, and high-rise in scale. Active ground floor uses may be required along some streets and encouraged elsewhere. Approximate density: 60-200 units per acre.
Commercial/Mixed Use	Purpose: This designation promotes pedestrian-oriented commercial and mixed-use development in neighborhood centers near transit and/or amenities to provide services, employment, and housing opportunities for nearby residential areas. It is intended to foster centers of activity, reduce automobile trips, and encourage other travel modes. These high intensity areas make use of existing neighborhood anchors, such as groceries, parks, schools, and other business. Principal uses & intensity: A variety of commercial (including services, restaurants, groceries, offices, retail, light manufacturing, general commercial, etc.), mixed-use, residential, and civic uses. This designation also includes hospitals and medical centers. Intensities range from single-story to midrise development. Active ground floor uses may be required along neighborhood main streets and encouraged elsewhere. Approximate density: 40-100 units per acre. Apply a minimum density near transit station areas and transit corridors served by high-capacity or frequent transit.
Residential Medium	Purpose: This designation allows a mix of housing types, including multi-dwelling structures near transit, amenities, and employment centers. It creates a transition from higher intensity areas, such as mixed-use neighborhood centers, to lower intensity residential areas. Principal use & intensity: Primarily multi-story residential buildings, including low-rise and midrise apartments/condominiums, townhouses, and other building types. Some small commercial uses are permitted on the ground floor. Approximate density: 20-80 units per acre.
Residential Low 2	Purpose: This designation provides for moderate-scale multi-dwelling/middle housing development to expand housing options in neighborhoods, especially ownership options. Appropriate locations include areas somewhat close to transit or amenities or lots which have suitable characteristics for more intense middle housing types. Principal uses & intensity: Primarily moderate-scale middle housing types, including a mix of townhouses, multiplexes, courtyard apartments, and detached houses. New development should be harmonious with the scale and pattern of the surrounding neighborhood. Approximate density: 15-40 units per acre.

Name	Future Land Use Description
Residential Low 1	Purpose: This designation allows a low-scale mix of housing types to modestly expand housing choices throughout Burien. Principal uses & intensity: Primarily detached houses with some duplexes, cottage clusters, and other low-scale middle housing types. New development should be harmonious with the scale and pattern of the surrounding neighborhood. Approximate density: 8-20 units per acre.
Industrial	Purpose: This designation is intended for a wide range of employment-oriented, land-intensive uses, such as manufacturing, distribution, flex-tech, and auto sales, in areas with freight access and appropriate conditions for land-intensive uses. This designation is intended to make appropriate use of land impacted by air and noise pollution, such as the NERA. Development should be located and designed to minimize visual, traffic, noise, or other impacts on the surroundings areas. Principal uses & intensity: Primarily warehouses, workshops, light and heavy manufacturing and industrial facilities, processing and distribution, business park and flex-tech, research and development, general service, small office or flexible buildings, and auto sales.
Parks & schools	Purpose: This designation allows for recreational facilities and services that define and enhance the livability of surrounding residential areas and viability of nearby business areas. Principal uses & intensity: Parks, schools, community centers, trails, open spaces, and other public and quasi-public facilities and properties.

Sources: City of Burien; 2024.

Exhibit 2-6. Urban Center Boundary



Source: City of Burien, 2024

Goal 2.2 Plan for Burien's share of regional growth consistent with state and regional goals directing growth to urban areas.

Policy 2.2-1 Accommodate growth targets for the planning period ending in 2044 as shown in Exhibit 2-7. Growth Targets. Implement appropriate zoning regulations and develop infrastructure to create opportunities for housing and jobs in Burien.

Exhibit 2-7. Growth Targets

Target Type	Target Number
Jobs 2019-2044	4,770
Housing 2019-2044	7,500

Target Type	Target Number
Income Level 2019-2044	Breakdown
0-30% PSH*	759
0-30% Other	1,444
30-50%	524
50-80%	407
80-100%	574
100-120%	650
120%+	3,142
Emergency housing and shelter beds	1,443

*Permanent Supportive Housing

Policy 2.2-2 Provide sufficient land area and densities to meet Burien's projected needs for housing, employment and public facilities.

Policy 2.2-3 Zone sufficient buildable land, create adequate usable development capacity and allow for an appropriate mix of housing types to accommodate not less than Burien's projected share of King County population growth and housing targets by income band over the next 20 years. See **Exhibit 2-7. Growth Targets** and **Exhibit 2-8** below.

Exhibit 2-8. Land Capacity Analysis - Land Use Plan at Midpoint and Optimal Densities

Land Use Designation	Implementing Zones	Acreage	Housing Capacity	Job Capacity
Commercial/Mixed Use	MU-1 MU-1 BP MU-2 MU-2 E MU-C SPA-2	465	1,620 - 2,321	1,288 - 1,418
Downtown Urban Center	MU-2 MU-2 CD MU-A MU-DT	267	2,751 - 3,759	970 - 1,127
Industrial	I	270	--	1,129
Parks, Schools, etc.	PRS	531	--	-
Residential Low 1	R2/R1	2,219	2,777 - 3,143	518 - 588
Residential Low 2	R3	762	1,614 - 1,627	309 - 311
Residential Medium	R4 R5	717	2,640 - 3,424	463 - 589
Grand Total		**5,230**	**11,402 - 14,274**	**4,677 - 5,162**

Source: Makers, 2024; BERK 2024.

Policy 2.2-4 Ensure that any rezoning results in an overall increase in residential capacity and/or employment targets and will contribute toward the City achieving its population,

housing, affordability, emergency shelter, and employment targets under the Growth Management Act and King County Planning Policies. Consider linking increases in capacity due to rezones to affordable housing incentives or inclusionary zoning.

Policy 2.2-5 Establish minimum density standards in targeted areas to discourage underdevelopment of land resulting in reduced capacity for housing and jobs.

Policy 2.2-6 Coordinate with surrounding jurisdictions to enhance the consistency of land use goals and policies, particularly at Burien's borders.

Downtown/Urban Center

Goal 2.3 **Plan for growth and implement City- and community-led strategies in the Burien Urban Center to ensure an Urban Center that is artistic, creative, and unique; diverse and resilient; and connected, green and healthy. See Exhibit 2-6. Urban Center Boundary.**

Land Use and Development

Policy 2.3-1 Accommodate the employment and housing density needed for a successful urban center.

Policy 2.3-2 Prepare the Urban Center for development readiness through specific guidelines and updated environmental review. Consistent with the City's stormwater management plan and regulations, incentivize Low Impact Development, roof gardens, and other green infrastructure tactics.

Urban Form

Policy 2.3-3 Designate different sub-districts to encourage and promote a diversity of uses, cultures, and activity.

Policy 2.3-4 Define gateways into the Urban Center and update street design standards that create inviting and memorable places for different modes and to organize and direct uses and activities.

Policy 2.3-5 Support upgrades and design continuity throughout the Urban Center.

Housing

Policy 2.3-6 Support the development of affordable housing within the Urban Center.

Policy 2.3-7 Minimize the amount of housing displacement created from development.

Policy 2.3-8 Encourage development and redevelopment of a wider variety of housing types.

Economic Development

Policy 2.3-9 Support small business retention and expansion.

Policy 2.3-10 Take steps to alleviate the risk of displacement of existing businesses.

Policy 2.3-11 Support employment growth by redeveloping key areas of the Urban Center.

Public Services

Policy 2.3-12 Plan for, prioritize, and implement infrastructure improvements in the Urban Center.

Policy 2.3-13 Implement community development initiatives in the Urban Center.

Multi-Modal Transportation

Policy 2.3-14 Strengthen parking management and reduce barriers for development infill.

Policy 2.3-15 Encourage multi-modal connections.

Policy 2.3-16 Reduce single occupancy vehicle trips in the Urban Center to 60%.

Policy 2.3-17 Coordinate with King County Metro for safe and efficient transit options.

Parks and Public Space

Policy 2.3-18 Add public spaces and "green" amenities near activity areas and housing while reducing impervious surfaces.

Policy 2.3-19 Apply the Adaptive Streets Model into lower volume streets.

Policy 2.3-20 Develop and implement a Downtown Clean and Safe Program to provide enhanced cleaning, safety, and services.

Policy 2.3-21 Examine developer requirements for higher-density housing/mix use to contribute to level of service for parks and recreation. Locate additional public space for recreation and social gathering in comfortable walking distance of dense housing and activity areas.

Policy 2.3-22 Increase green infrastructure (i.e., trees, pervious surfaces and stormwater gardens, vegetation) within the downtown/urban center through development requirements and city properties/ right-of-way.

Environment

Policy 2.3-23 Follow guidance of the City's Stormwater Management Program Plan (SWMP) to preserve, protect, and improve water resources.

Policy 2.3-24 Develop a sustainable design policy that incentive building retrofitting, LEED certification, and other energy saving techniques.

Policy 2.3-25 Pursue plans and programs to reduce Burien's impacts on climate change.

Arts and Culture

Policy 2.3-26 Develop an arts district within the Urban Center to incentivize, enhance, and showcase Burien's culture, and to support the arts.

Policy 2.3-27 Develop and support the growth of Burien's artistic and creative industries, creating a destination that serves the local community as well as the region. Attract and support the creative community of Burien, fostering local business, diverse opportunities and a unique lively and resilient economic future. To concentrate and amplify Burien's cultural heritage and foster a growing arts and entertainment community, to benefit the livelihoods of all residents and enhance Burien's identity and livability.

Additional Implementation

Policy 2.3-28 Develop Comprehensive Plan land use designations and accompanying zoning regulations and design standards to ensure consistency with the final vision articulated for the urban center.

Policy 2.3-29 Leverage local, regional, state, and federal agency funding for needed public facilities and services within Burien's urban center. Prioritize transit service and improvements as well as other transportation projects that will increase mobility to and from the center.

Policy 2.3-30 Periodically review development within the urban center to identify and resolve barriers to efficient and predictable permitting.

Policy 2.3-31 Support effective administration of policies, regulations, and strategies to achieve the goals and objectives and the vision of the Burien Urban Center Plan.

Neighborhood Centers

Goal 2.4 Provide a broad range of attractive and strategically located business and civic activity centers/nodes that serve the everyday needs of the surrounding neighborhoods within short trips.

Policy 2.4-1 Maintain and strengthen areas that serve as neighborhood focal points with services, amenities, employment, commerce, civic and public places, educational, cultural, and community connection opportunities. Recognize their roles in providing commercial and community services, acting as community gathering places, and helping establish unique neighborhood identities.

Policy 2.4-2 Support mixed residential and commercial development in centers in a manner that is compatible with nearby uses. Promote compact growth with opportunities to live near services and employment opportunities.

Policy 2.4-3 Foster centers as multimodal transportation hubs and optimize pedestrian and bicycle access from adjacent neighborhoods, reducing automobile trips and promoting non-motorized connections.

Policy 2.4-4 To support services and amenities within walking and rolling distance, allow home-based businesses and small-scale storefronts or eating establishments if they are compatible with residential uses.

Active Living

Goal 2.5 Support and enhance a greater mixing of residential and commercial uses, especially in neighborhood centers, to make it easier to choose active (i.e., non-vehicular) modes of transportation to meet every day needs.

Policy 2.5-1 Encourage and support the development of subarea or neighborhood plans to foster complete neighborhoods where daily needs can be met with short, comfortable trips. Supply the administrative support and personnel to support neighborhoods in their plan development process. Integrate planning for park and public space improvements with neighborhood plan development. Once adopted each plan should be periodically reviewed.

Policy 2.5-2 Maintain and update design standards as needed to ensure mixed-use and commercial development in neighborhoods employs appropriate human-oriented amenities and design elements (e.g., benches, canopies, bike parking) to encourage a sense of community, convey the impression of a neighborhood focal point, and promote non-motorized access.

Policy 2.5-3 Encourage the types of uses which attract people, such as active ground floor uses like restaurants and shops, to locate in neighborhood centers and use the sidewalk to create a welcoming human experience.

Goal 2.6 Integrate development patterns with transportation systems to support active living.

Policy 2.6-1 Provide multimodal and other non-motorized travel facilities consistent with Burien's Transportation Master Plan, giving priority to community pathways that connect public places, such as parks, recreation facilities, open spaces, downtown, schools, and neighborhood gathering spots.

See Transportation for additional policies to support multimodal travel and transit-oriented development.

Policy 2.6-2 Enhance walking/rolling/biking in neighborhoods by encouraging the development of a system of paths and trails linking neighborhoods with each other, open spaces, parks, activity centers, shopping, and employment centers.

Policy 2.6-3 Ensure that sidewalks, paths, through-block connections, and trails, are furnished, when appropriate and needed, with lighting, seating, landscaping, trash receptables, bike racks, railings, and all ages and abilities access to encourage people walking/rolling/biking. Amenities such as sculptures, planters shade producing vegetation, and water features should be provided to encourage human activity in focal points.

Policy 2.6-4 Encourage and, where appropriate, require multimodal connections through large blocks and to connect adjacent properties. Linkages should be located and designed to be obvious, inviting, and set up for the success of future connections.

Policy 2.6-5 Integrate appropriate street tree species and other vegetation in planting strips and other landscaped right of way areas. Prioritize linking these areas for human and wildlife use. Provide adequate rooting space to limit damage to street infrastructure.

Policy 2.6-6 Design streets to be visually appealing connections between different parts of the city for motorists, bicyclists, and pedestrians. Street design guidelines should incorporate elements in roadway design consistent with the Pedestrian and Bicycle Facilities Plan. These elements include collector lanes, wider sidewalks, separated sidewalks, planting strips, benches, curb line trees and pedestrian oriented streetlights.

Policy 2.6-7 New developments, including multifamily, commercial, retail, office, and industrial uses, should be designed to incorporate features that encourage alternative modes of travel, such as transit, biking, walking, and rolling.

Housing Opportunities

Goal 2.7 Provide for a range of housing choices that reinforce livable and sociable neighborhoods and meet the needs of existing and future Burien residents.

Policy 2.7-1 Diversify and expand housing types and choices beyond centers and arterials to meet the changing needs of the community.

Policy 2.7-2 Support home ownership opportunities by encouraging a variety of housing types and sizes for all income levels throughout Burien, such as duplexes, triplexes, townhouses, courtyard housing, cottage housing, and condominiums and considering affordable housing incentives or inclusionary zoning.

Policy 2.7-3 Provide for greater residential development in areas that are served by transit, commercial services, employment opportunities, and amenities.

Policy 2.7-4 Monitor long-range transit plans for light rail, and amend the Comprehensive Plan Land Use Plan, such as to consider best locations for transit-oriented development.

Policy 2.7-5 Revisit Boulevard Park land use designations and zoning as soon as 5-10 years from the Periodic Update adoption in 2024 to consider potential improvements in environmental impacts (e.g., air pollution, noise, other).

Jobs and Economy

Goal 2.8 Provide a broad range of employment-supportive areas that make efficient use of Burien's transportation and transit infrastructure and are compatible with nearby uses and conditions.

Policy 2.8-1 Provide areas for businesses that serve neighborhoods, the community, and the region, and minimize traffic congestion, visual, and other impacts on the surrounding residential areas.

Policy 2.8-2 Encourage concentrations of employment-focused land uses near high-capacity transit.

Policy 2.8-3 Monitor Burien's job centers and employment trends to consider land use changes, if needed, to maintain business vitality and job opportunities in Burien.

Policy 2.8-4 Facilitate economic development and provide flexibility for airport-compatible uses in the Northeast Redevelopment Area (NERA) identified on **Exhibit 2-4**.

Policy 2.8-5 Make best use of air and noise impacted land that is unhealthy for humans, especially in the Sea-Tac Airport flight path and near highways, by allowing employment uses where people can work in controlled environments or land uses that are not harmed by air and noise pollution.

Policy 2.8-6 Promote light industrial makers spaces and supporting services in the industrial areas along Des Moines Memorial Drive facing North SeaTac Park.

Policy 2.8-7 Monitor work-from-home and home-based business trends and allow and encourage jobs in neighborhoods when compatible with residential uses.

Community and Cultural Space

Goal 2.9 Preserve and develop inviting and distinctive gathering spaces to enhance and support Burien's culturally and racially diverse communities.

Policy 2.9-1 Identify priority locations to provide opportunities for small business/incubator spaces in existing buildings or through development. Recognize small business/incubators' power to serve as community gathering spaces.

Policy 2.9-2 Take proactive actions and identify priority areas to reduce or mitigate risk of displacement and closure of community-serving business when creating and amending land use plans and making infrastructure investments.

Policy 2.9-3 Preserve and expand the development of amenities, services, and facilities that are supportive of all families, such as parks, open space, community centers, and day cares.

Policy 2.9-4 Maintain and adopt development regulations that encourage usable public open space in mixed use and commercial areas.

Policy 2.9-5 Pursue strategic public-private partnerships with large developments to leverage high quality public space integrated with new development.

Policy 2.9-6 Encourage community co-creation/co-design of public spaces throughout Burien.

Policy 2.9-7 Recognize the value of arts and culture as a placemaking strategy to enhance unique neighborhood identity.

Discussion: Refer to Burien PROS plan for goals, strategies and action items related to parks, open space, community centers, and program expansion. The City should

What are the most important themes would you like to see addressed in Burien's long-range plans? (Visioning, Fall 2022)

Top Responses – *English Spoken at Home* (n= 100)

- Neighborhoods where it is easy to meet daily needs, e.g., 15 minute walk…
- Equitable investments in city infrastructure and services
- Access to parks, trails, and shorelines
- Prosperity and opportunity for jobs and businesses…
- Transportation connections by all modes…

Top Responses – *Spanish and Other Non-English (n=24)*

- Housing variety and affordability
- Prosperity and opportunity for jobs and businesses…
- Access to parks, trails, and shorelines
- Neighborhoods where it is easy to meet daily needs, e.g., 15 minute walk…
- Recognizing and supporting cultural customs, arts, and social institutions of Burien's diverse community

coordinate park planning, acquisition and development with other City projects and programs that implement the comprehensive plan.

Healthy Environment

Goal 2.10 **Promote land use and developments that foster healthy environments to sustain and protect people, neighborhoods, wildlife, and natural environment.**

Policy 2.10-1 Proactively steward natural systems and discourage development and land use decisions that adversely impact the natural environment.

Policy 2.10-2 Ensure that developments are sensitive to the built and natural environments, such as air and water quality, traffic congestion and noise, by providing impact management to maintain the quality of life in Burien.

Policy 2.10-3 Adopt development regulations that encourage the integration of parks, open space, and recreational amenities for all Burien residents, especially in high priority locations, such as near multifamily developments, and to enhance livability of Burien's neighborhoods.

Policy 2.10-4 Consider the appropriateness and compatibility of land uses and human activity. Facilitate a complementary mix of uses between industrial uses and residential and recreational use. Avoid conflicts between land uses through land use designation and separation, or mitigation measures such as vegetation buffer.

Policy 2.10-5 Coordinate park planning, acquisition and development with other City projects and programs that implement the comprehensive plan.

Noise and Air

Goal 2.11 **Prevent community and environmental degradation by limiting air and noise impacts to safeguard the health and safety of Burien's residents as progress and change occur.**

Policy 2.11-1 Discourage the introduction of noise levels or air pollution which are incompatible with current or planned land uses.

Policy 2.11-2 Encourage the reduction of incompatible noise levels and air pollution.

Policy 2.11-3 Discourage the introduction of new land uses into areas where existing noise levels and air pollution are incompatible with such land uses.

Policy 2.11-4 Work with other jurisdictions and agencies to encourage the reduction of noise and air pollution from Seattle-Tacoma International Airport and heavy and fast traffic corridors.

Policy 2.11-5 Work with the Port of Seattle and the Federal Aviation Administration to develop and implement airport operational procedures that will decrease adverse noise and air quality effects.

Policy 2.11-6 Where possible and most impactful, invest in appropriately designed infrastructure that mitigates air and noise impacts, such as street trees and vegetation.

Historic Preservation

Goal 2.12 Identify, protect, interpret, and celebrate Burien's historic, cultural, and archaeological resources.

Policy 2.12-1 Protect local historic and cultural resources through designation and incentives for their preservation.

Policy 2.12-2 Encourage building re-use to make use of embodied carbon and avoid waste.

Policy 2.12-3 Leverage economic development opportunities provided by Burien's historic resources.

Policy 2.12-4 Promote transparency and predictability in Burien's historic preservation and landmarking program.

Policy 2.12-5 Promote continued use, exhibition, and interpretation of historic and cultural resources to educate, foster civic pride, and build community.

Policy 2.12-6 Consider the potential impacts of development to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds.

(1) Consult with tribes and agencies with expertise such as the Washington State Office of Archaeology and Historic Preservation and Washington Department of Fish and Wildlife, and federal services.

(2) Provide appropriate notices, application review, and conditions of approval to mitigate impacts.

(3) Require Inadvertent Human Remains Discovery Language recommended by DAHP to be added to permits as a condition of project approval.

Policy 2.12-7 Require developers to immediately stop work and notify the City, Washington State Office of Archaeology and Historic Preservation, and tribes with tribal treaty rights if any artifacts of possible historic, cultural, or archeological value are uncovered during excavation.

Land Use Plan Implementation

Goal 2.13 **Ensure that development is served by adequate levels of public facilities and services that are necessary for development.**

Policy 2.13-1 Prior to permit approval, new development must comply with any adopted levels of service for schools, water, fire protection, sewer, general government services, transportation, and parks. Allow development to occur, if adequate facilities are provided concurrently (as defined or funded and to be constructed within six years of development). (Amended Pol. PF 1.1)

Goal 2.14 **Implement the goals and policies of the land use plan through a variety of means and mechanisms which are coordinated and consistent.**

Policy 2.14-1 Ensure the Comprehensive Plan, development regulations, functional plans and budgets are mutually consistent and reinforce each other.

Policy 2.14-2 Prepare and maintain development regulations that are consistent with other City plans, activities, and development requirements.

Policy 2.14-3 Clearly write development regulations and avoid duplicative, uncoordinated, or unclear requirements.

Policy 2.14-4 Provide for different levels of permit review processes, including administrative, appeal and hearing processes, based on the proposed use and its degree of potential impacts on the community.

Policy 2.14-5 Ensure Burien's development regulations and zoning map are consistent with the future land use map (see Exhibit 2-4).

Implementation

Below are proposed outcomes and metrics (Exhibit 2-9) to be refined and used to evaluate alternatives. Eventually these can be modified and included in this implementation section for the five-year progress report after the Comprehensive Plan is adopted.

Exhibit 2-9. Equity and Climate Resilience Outcomes and Metrics – Land Use Element

Outcomes	Metrics
▶ Land use patterns that promote healthy, active lifestyles with affordable and convenient places to live, work and play. ▶ Reduced hazard exposure for socially vulnerable.	▶ Acres zoned with development standards that would increase perviousness. ▶ At least 7 diverse uses present within ¼ mile of major transit stops.

Outcomes	Metrics
	▶ Demonstrate housing and job capacity to accommodate growth targets. ▶ Number of sensitive uses (i.e., schools, daycares, medical facilities) located in significant air pollution exposure areas. ▶ See parks and community health and well-being.