



City of Burien
400 SW 152nd Street
Suite 300
Burien, WA 98166-1911

P 206.241.4647
F 206.248.5539

burienwa.gov

Dear Burien community member,

I am writing to inform you of a community planning project that is occurring in Burien along the Ambaum Corridor and in Boulevard Park. The purpose of this planning effort is to partner with the community to envision the next 20 years for these two neighborhoods and recommend strategies to carry out that vision.

Part of the planning process includes looking at changing zoning in the neighborhoods. A zoning change, also known as a “rezone”, changes how property can be used and developed in the future. Over the next several months, the Burien Planning Commission and City Council will be talking about the Ambaum and Boulevard Park Plan and rezone before making final decisions in the summer or fall of 2023. For more information on the project and to subscribe to project updates, please visit burienwa.gov/ambaumbldpark.

During the planning process, we have heard many questions from the community. Below are some answers to frequently asked questions, but if you have other questions, please reach out to us at planning@burienwa.gov or (206) 439-3152.

Frequently Asked Questions

1. Why is the City of Burien doing a community planning project in these neighborhoods?
 - The Ambaum Corridor is the future home of the King County Metro RapidRide H Line. Burien’s planning project aims to plan for the corridor’s role as a high-capacity transit corridor. Service on this new bus line began March 18, 2023.
 - Boulevard Park was annexed into Burien in 2010 and the neighborhood has seen little investment since that time. Planning efforts in Boulevard Park are intended to encourage and direct investments in the neighborhood.
2. How will the plan be implemented?
 - The plan will be implemented over a long time, likely decades. Investments by the City, like new parks or sidewalks, will take place over time when resources and funding become available. Changes to zoning are an important part of implementing this plan.
 - New zoning will take effect later this year, but redevelopment of private property under new zoning regulations will likely be gradual. New developments are mostly completed by private property owners.

3. What is zoning and what does it mean for properties that are being considered for new zoning?
 - Zones say how land can be used and what can be built on that land. Zoning governs activities, building types and heights, and design features. Activities and buildings that were established before the rezone may continue to operate. Future construction or new activities on a property with new zoning would need to meet the zoning laws in place at the time of new development.
4. I am a renter. What happens if the property where I live is rezoned?
 - A rezone does not necessarily mean that property owners will choose to redevelop. The draft plan includes strategies to lessen the impacts of possible displacement of residents and businesses. Additionally, Burien has renter protection policies that require landlords to provide at least 120 days' notice before increasing rent by 3% or more or if they intend to demolish a building. Owners of affordable apartments (five units or more with at least one unit that is affordable to someone making 80% or less of the area median income) are also required to notify the City of Burien if they intend to sell their property. Additional resources for renters can be found at burienwa.gov/renting.
5. How can I voice my opinion on this planning process?
 - There will be many more public meetings and hearings where the Planning Commission and City Council will be listening to public comment on the proposed plan and rezone. To be notified of such meetings, subscribe to project updates at burienwa.gov/ambaumbldpark. Or you may email planning@burienwa.gov to be added to the email list.

Sincerely,

Alex Hunt
Senior Planner

(206) 439-3152

planning@burienwa.gov