

# State Environmental Policy Act Notice of Availability of Draft Environmental Impact Statement



## Burien 2044 Comprehensive Plan Update

**Date of Issuance:** January 10, 2024

**Lead agency:** City of Burien

**Agency Contact:** Alex Hunt, Senior Planner, [planning@burienwa.gov](mailto:planning@burienwa.gov), (206) 439-3152

**Description of proposal:** The City of Burien is conducting a periodic update of its Comprehensive Plan addressing a new 20-year growth target for housing and jobs, a new future land use map and zoning districts, and updated goals and policies that fulfill Burien's vision and requirements in the Growth Management Act, Countywide Planning Policies, and VISION 2050. The proposal also includes adoption of the new Transportation Master Plan and Capital Facilities Plan.

The Burien 2044 Comprehensive Plan Update proposes increasing middle housing in low density areas, amending multifamily and mixed-use areas along existing and future transit routes and nodes, and implementing the Urban Center Plan with new zoning regulations. New policies are proposed to undo racially disparate impacts of prior plans and zoning and reduce housing displacement pressures and exclusion. Also, housing targets for all incomes and for emergency housing would be integrated into the land use and housing elements.

The City is considering designating an infill exemption or planned action for the Urban Center consistent with RCW 43.21C.229 or RCW 43.21C.440.

Three alternatives under review in the Draft Environmental Impact Statement (Draft EIS) include:

- **Alternative 1: No Action** – Continues the current Comprehensive Plan and zoning regulations.
- **Alternative 2: Neighborhood Centers** – Updates the Comprehensive Plan and zoning code to meet new state and regional requirements, and adds greater housing variety, affordability, and capacity including low density, moderate density, and high-density housing and mixed-use areas. The future land use pattern would focus mixed uses and multifamily in neighborhood centers with primary nodes in Downtown and along transit corridors including Ambaum Boulevard, First Avenue South, and Boulevard Park.
- **Alternative 3: Greater Downtown** – Updates the Comprehensive Plan and zoning code to meet state and regional policies and requirements and Burien's new vision for 2044. Alternative 3 Greater Downtown would also increase housing variety, affordability, and capacity including low density, moderate density, and high-density housing and mixed-use areas. The land use pattern would emphasize investment in the Urban Center and along First Avenue South with potential for high rise buildings. The Northeast Redevelopment Area would be expanded westward for mixed use and northwards with light industrial job opportunities.

The Draft EIS compares and contrasts the alternatives for a range of topics including: natural environment (earth, water resources, plants and animals), air quality, land use patterns, plans & policies, socioeconomics, noise, transportation, public services (police, fire/emergency services, parks, and schools), stormwater, and water & sewer.

**Location of proposal:** The study area for the Comprehensive Plan and EIS consists of the city limits. Additional study areas in the city include the Urban Center, Ambaum Corridor and Boulevard Park subareas.

**Comments:** The City of Burien is requesting comments from citizens, agencies, tribes, and all interested parties on the Draft EIS from January 10, 2024 to March 11, 2024. Comments are due by **5:00 PM, March 11, 2024.**

All written comments should be directed to:

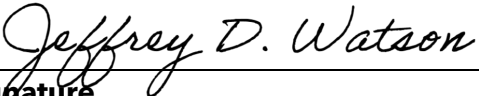
Alex Hunt, Senior Planner  
400 SW 152nd St, Suite 300  
Burien, WA 98166  
[planning@burienwa.gov](mailto:planning@burienwa.gov)  
(206) 439-3152

Submittal of comments by email is preferred. Please include in the subject line "Burien 2044 Comprehensive Plan Update Draft EIS Comments."

To view the Draft EIS and for other public participation opportunities, please see the Comprehensive Plan Update Community Hub:

<https://connect.burienwa.gov/projects/comprehensive-plan-update/>

**Responsible Official:** Jeffrey Watson, Interim Burien Community Development Director, [planning@burienwa.gov](mailto:planning@burienwa.gov), (206) 248-5501

  
**Signature**

01-05-2024

**Date**