

Burien 2044 Advisory Committee Meeting #6: Meeting Summary – Preferred Alternative

January 24, 2024, 5:30-7:30 pm | Burien City Hall, City Council Chambers and Zoom

Workshop Objectives

- Provide Preferred Alternative Recommendations

Attendees

Staff and Consultants

- Jeffrey Watson, Interim Community Development Director
- Michele Barrera, City of Burien, Administrative Assistant
- Lisa Grueter, Principal, BERK
- Ian Crozier, Associate 2, MAKERS
- Rachel Miller, Senior Associate, MAKERS

Advisory Committee Attendance

- Croon, Paul, Planning Commission
- Halpin, Joshua, Planning Commission
- Ivey, Jessica, Planning Commission
- Martin, Daniel, Human Services Commission
- Matta Jr, Jimmy, Planning Commission
- Mouser-Guerra, Holly, Airport Committee
- Ostrander, Sam, Planning Commission
- Park, Shelli, Planning Commission
- Turner, Heidi, Planning Commission
- Davis, Kim, Business and Economic Development Partnership

Not in Attendance

- Gould, David, Planning Commission
- Brittingham, Shelley, former Arts Commission member, Burien 2044 member

Llanes, Diana, Community Connector

Estevez, Sofia, Community Connector

Kassa, Mesti, Community Connector

Trinh, Elly, Community Connector

Presentation

The consultants summarized goals the preferred alternative needs to meet, including Burien's residential and employment growth targets and residential affordability by income band. The consultants also described major differences between the alternatives and choices the Advisory Committee should weigh in on. See slides provided with meeting packet for details.

Preferred Alternative Discussion

The Advisory Committee reviewed the three land use alternatives – Alternative 1 Current Land Use, Alternative 2 Neighborhood Center, and Alternative 3 Greater Downtown. The Committee divided into two small groups to discuss concepts and map boundaries they would like in the preferred alternative (a mix and match from the alternatives) and any concepts that concerned them.

The staff/consultant team directed the groups to start with the alternative they thought was closest to the preferred alternative. Group 1 selected Alternative 2, and Group 2 selected Alternative 3 (see their notes in the following graphics). After the small group discussion, the groups came together and reported the features of their preferred alternatives. The following notes summarize where they were in alignment, as well as differing opinions and new ideas:

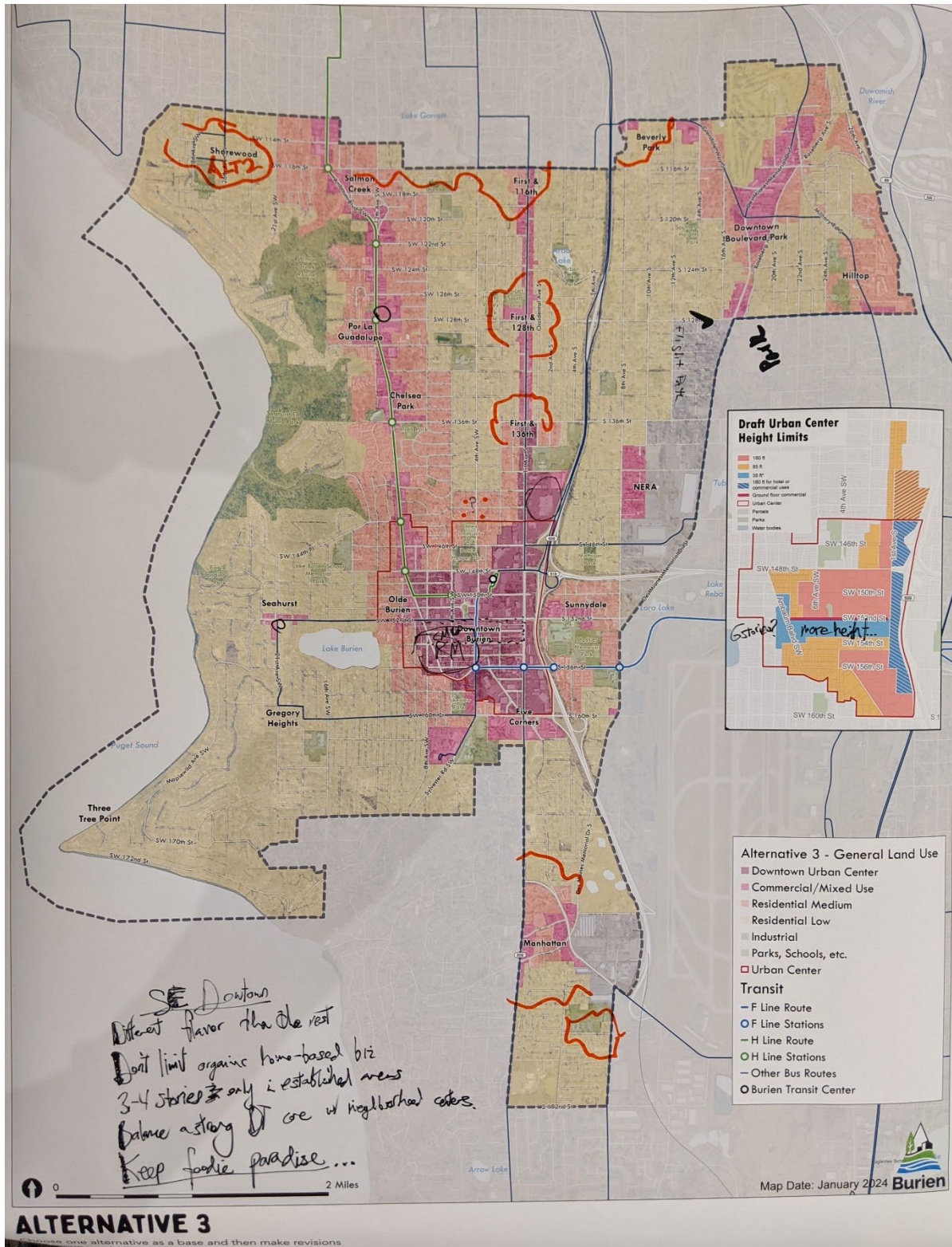
- Residential and middle housing:
 - Apply Alternative 3's version of Residential Low (RL)—criteria-based middle housing on all residential lots—throughout Burien.
 - Apply Alternative 2's version of Residential Low 2 (RL2)—a slightly more dense version of middle housing—around neighborhood centers along Burien's northern boundary—Shorewood, First & 116th, and Beverly Park—and Manhattan.
 - Like density on 1st Ave & 128th and 1st Ave & 136th. Unclear direction on precise boundaries.
 - One group liked Alternative 2's more extensive mixed use and Residential Medium designations at Seahurst. The other group was concerned about challenging topography, limited transit options, and that changes would be perceived as too different from existing conditions.
 - Apply Residential Low 2—a slightly more dense version of middle housing—with greater opportunities for commercial along SW 160th St.

Mixed views on the Urban Center. Both groups supported the Alternative 3 extents of the Downtown Urban Center designation but disagreed on height limits.

- One group was concerned that a 35' height limit between SW 152nd St and SW 154th St could deter development. They would like to support small businesses and allow for new buildings.

- Mixed views on maximum height. One group strongly supported 160' buildings; other group did not; past AC/PC support for 160' heights downtown.
- Interest in expanding allowances for commercial uses (C/MU) in places not studied as part of any alternative:
 - Highway 509 near 128th. The group believed there was transit access at 509 and 128th and that commercial uses were better suited to a highway location than residential due to highway noise, air, fast traffic, and connectivity impacts.
 - 1st Ave south of Five Corners. The group noted transit and amenities access and a development pattern of higher density residential.
 - East of Five Corners. The group recommended focusing on commercial (non-residential) uses in airport-impacted areas.
- Expand NERA to S 128th St (like in Alternative 3); one group recommended further expansion.
- Interest in green streets and trails.
 - Neighborhood center “green streets” along Ambaum and in central Boulevard Park.
 - Identified SW 162nd St as a green connector street between the medical center and Gregory Heights.
 - Promote trail from Three Tree Point to downtown in conjunction with mixed use and greater density.

Group 2's preferred alternative notes



Summary and Next Steps

The consultant team will describe and map the Advisory Committee's direction on the preferred alternative, noting where views diverged. The team will reference other recent engagement results, including an online survey, open house, and Draft Environmental Impact Statement comments, as well as the draft Comprehensive Plan's values and vision statements, to propose an initial draft preferred alternative.

Draft