Burien Housing Code and Zoning Map

Revised SEPA Addendum
June 2025

Prepared by:
BERK Consulting

Prepared for:
City of Burien

Burien

1 Fact Sheet

Project Title

Burien Housing Code and Zoning Map Amendments

Proposed Action

Burien proposes to amend the Burien Municipal Code and update the official zoning map of the City that aims to expand the number and type of housing units permitted and encourage housing development in residential areas across the city. Proposals would also allow neighborhood commercial uses based on criteria in order to support a walkable community and service needs.

The changes would implement land use and housing goals and land use plan of the Burien 2044 Comprehensive Plan. These amendments focus on achieving equitable housing growth, mitigating displacement, removing impediments to development, and meeting state legislative requirements.

Proponent and Lead Agency

City of Burien Community Development Department

Location

Burien city limits

Tentative Date of Implementation

June 30, 2025

Responsible SEPA Official

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Required Approvals

Planning Commission recommendations and consideration and adoption by City Council. Prior to City action, the State of Washington Department of Commerce will coordinate state agency review of the legislative proposal.

Authors and Contributors

Under the direction of Burien the consultant prepared the Addendum as follows:

- BERK Consulting

Addendum Date of Issuance

June 6, 2025

Date of Final Action

Scheduled June 30, 2025

Prior Environmental Review

- Burien 2044 Comprehensive Plan Update Final Environmental Impact Statement, October 18, 2024. Available at: https://connect.burienwa.gov/wp-content/uploads/2024/10/FEIS_2024_10_wAppx.pdf.
- The Final EIS completes the Draft EIS, available at: Burien 2044 Draft Environmental Impact Statement (EIS) (January 10, 2024) and EIS Appendices (January 10, 2024). SEPA Register 202404620
- Addendum, Burien Housing Code and Zoning Map Amendments, SEPA Register 202501478, April 10, 2025

Location of Background Data

You may review the project website for more information at https://connect.burienwa.gov/projects/housing-code-and-map-amendment/. If you desire clarification or have questions please see the contact person above.

Availability of Addendum

The Addendum is posted on the Burien website at https://connect.burienwa.gov/projects/housing-code-and-map-amendment/ .

Distribution List

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Washington Department of Fish and Wildlife
Washington State Department of Commerce
Washington State Department of Ecology
Washington State Department of Health
Washington State Department of Social and Health Services
Washington State Department of Transportation

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City of Des Moines
City of Normandy Park
City of SeaTac
City of Tukwila
Highline Public Schools
Highline Water District
King County Fire District 2
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City of Tukwila
King County Department of Natural Resources
King County Department of Environmental Services
King County Department of Public Health
King County Metro Transit
Port of Seattle
Puget Sound Clean Air Agency
Puget Sound Regional Council
Sound Transit

Community Organizations & Individuals

Burien Shape Your City Contact List
B-Town Blog
Seattle Times
Seahurst Community Club
Shorewood Community Club
Parsons, Randall and Carol
Spani, Marco
Commenters per 2024 Final EIS
Commenters per 2025 Addendum(s)

- Dr. C. Edgar and Dr. R. Edgar
- Cheryl Merritt

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2 Proposal & Prior SEPA

2.1 Introduction

This document addends the Burien 2044 Comprehensive Plan Environmental Impact Statement (EIS).

- Burien 2044 Comprehensive Plan Update EIS, October 18, 2024. Available at: https://connect.burienwa.gov/wp-content/uploads/2024/10/FEIS_2024_10_wAppx.pdf.

The City has independently reviewed the prior environmental document and finds that they are directly relevant to the current proposal and provide information about the type and degree of environmental impacts that may reasonably be expected to be caused by the Burien Housing Code and Zoning Map Amendments. This Addendum builds on the analysis contained in the prior EIS, but does not significantly change the analysis, nor identify new or significantly different impacts.

The Addendum analysis indicates that the Burien Housing Code and Zoning Map Amendments will result in similar impacts, compared to the findings of the prior EIS.

This Addendum includes the following sections to compare impacts and integrate mitigation measures of the 2024 Proposal and the Revised Proposal:

1. Fact Sheet
2. Proposal & Prior SEPA
3. Environmental Review

2.2 Overview of the Proposal

Burien proposes to amend the Burien Municipal Code and update the official zoning map of the City that aims to expand the number and type of housing units permitted and encourage housing development in residential areas across the city. Proposals would also allow neighborhood commercial uses based on criteria in order to support a walkable community and service needs.

The changes would implement land use and housing goals and land use plan of the Burien 2044 Comprehensive Plan. These amendments focus on achieving equitable housing growth, mitigating displacement, removing impediments to development, and meeting state legislative requirements such as:

The Housing Code and Zoning Amendments effort will address the following:

- HB 1110, passed in 2023 and SB 2321 requires regulations allowing for middle housing on all lots zoned predominantly for residential use.
- HB 1337, passed in 2023 requires regulations allowing two accessory dwelling units (ADUs) per lot.
- HB 1998, passed in 2024 requires development regulations allowing co-living as a permitted use.

2.3 Preferred Alternative 2024

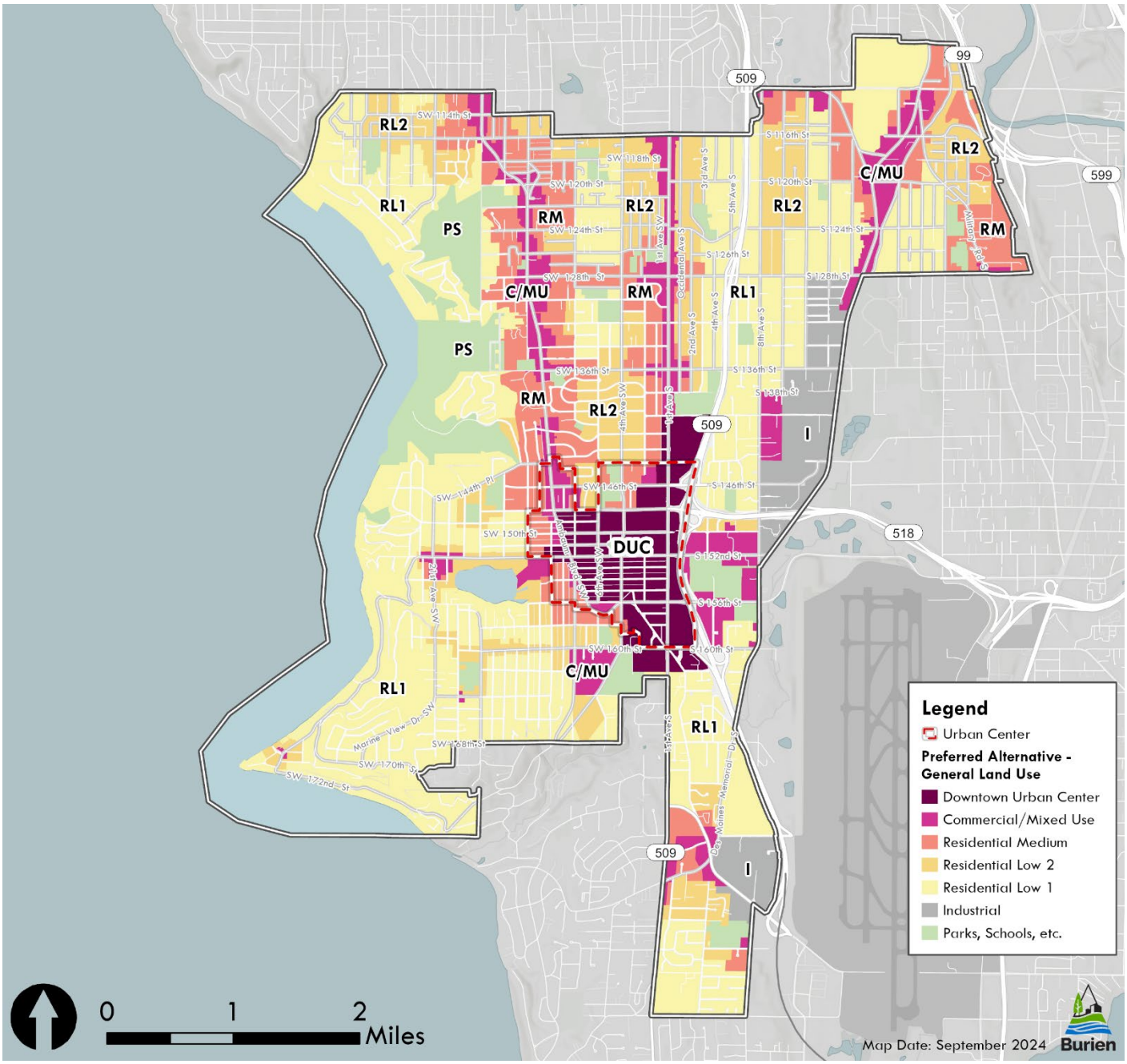
In 2024, the City of Burien completed a periodic update of its Comprehensive Plan addressing a 20-year growth target for housing and jobs, a new future land use map and zoning districts, and updated goals and policies that fulfill Burien's vision and requirements in the Growth Management Act, Countywide Planning Policies, and VISION 2050.

The Burien 2044 Comprehensive Plan promotes increasing middle housing in low density areas, increasing multifamily and mixed-use areas along existing and future transit routes and nodes, and implementing new zoning regulations. Housing Element policies address 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 were integrated into the land use and housing elements.

The Final EIS evaluated a Preferred Alternative with a Greater Downtown in the Urban Center and along First Avenue, as well as offering mixed-use and multifamily opportunities in corridors and nodes in Ambaum and Boulevard Park as well as other locations. The zoning was developed for the mixed use and multifamily areas in 2024. The Preferred Alternative allows for middle housing (townhouses, multiplexes, accessory dwelling units, etc.) in Residential Low areas. The State allowed development of middle housing regulations by June 2025 and provided guidance and a model ordinance.

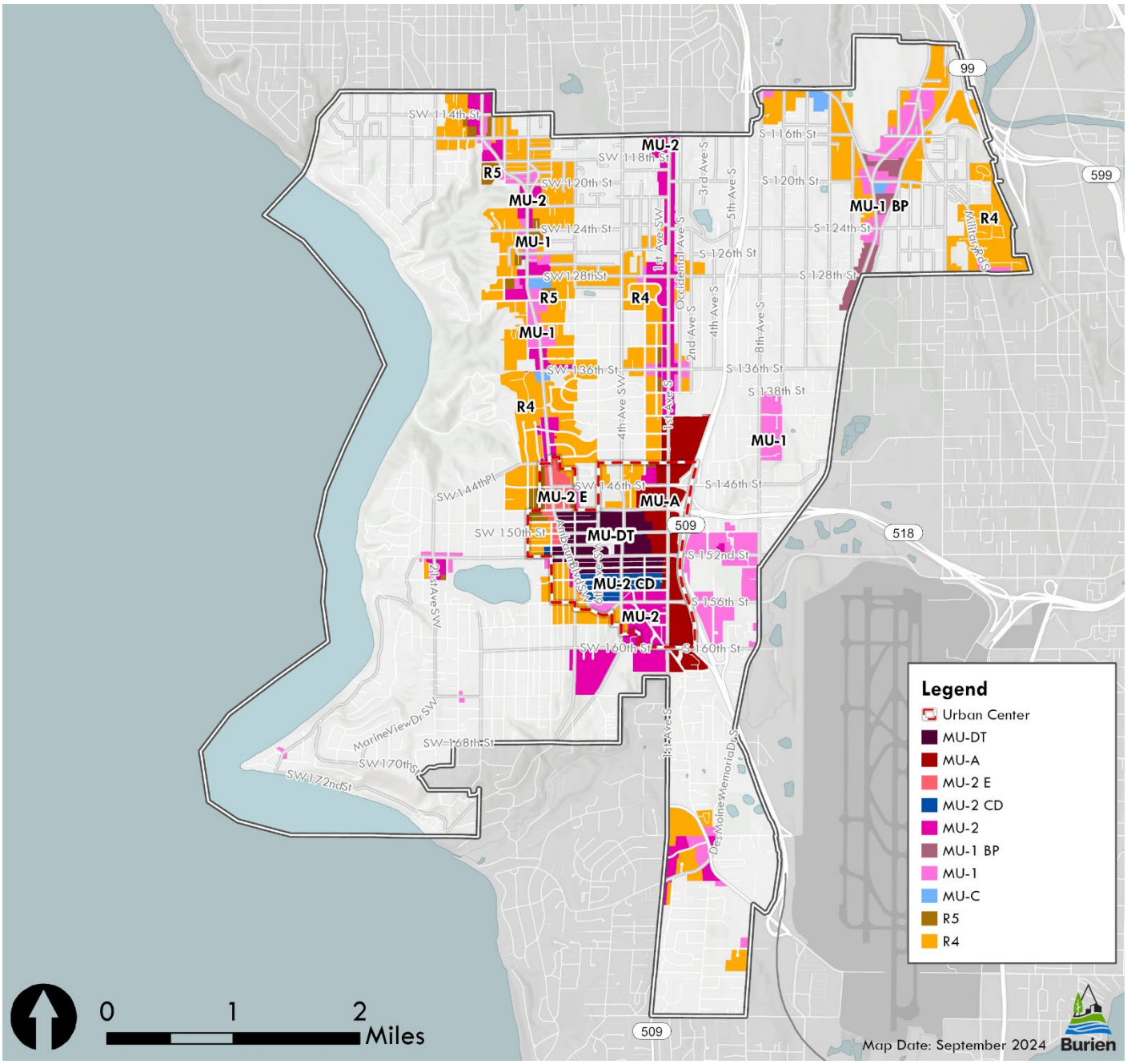
The Preferred Alternative (adopted) land use map and first phase of zoning changes is shown in Exhibit 1 and Exhibit 2.

Exhibit 1: Preferred Alternative Land Use Plan



Source: Makers, 2024; BERK 2024.

Exhibit 2: Preferred Alternative Zoning – Mixed Use and Multifamily Zones



Source: Makers, 2024; BERK 2024.

The Preferred Alternative identified the relationship between the land use designations and implementing zones. Residential Low 1 allows for R1 and R2 zones and Residential Low 2 is implemented by R3. See Exhibit 3.

Exhibit 3: 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.

Selected relevant goals policies include:

Land Use Chapter:

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.

Housing Chapter:

Goal 4.2 Create capacity, incentives, and requirements for housing development to meet the needs of all economic segments in Burien.

Policy 4.2-4 Encourage new and innovative housing types that meet the evolving needs of Burien households, and expand housing choices in all neighborhoods to meet the goals set under RCW 36.70A.020(4). These housing types include but are not limited to: single-family dwelling units; moderate density housing; mixed use and multifamily dwelling units; accessory dwelling units; cottage housing; pre-fabricated homes such as manufactured, modular, and mobile homes; multi-generational housing; co-housing; and clustered housing or clustered services.

Policy 4.2-5 Implement strategies for affordable housing including but not limited to:

- allowing accessory dwelling units and middle housing opportunities in predominantly single-family detached housing districts.
- allowing middle housing in low density residential neighborhoods.

Goal 4.3 Provide moderate density housing options in low density single-family districts.

Policy 4.3-1 Promote the development of accessory dwelling units (ADUs) within new and existing single-family developments to provide additional housing choices for all economic income levels, multi-generational households, and smaller households in residential neighborhoods. Regulations should:

- Allow two ADUs on lots in single-family detached housing districts, attached and detached.
- Allow ADU/DADU conversions to existing structures on site.
- Allow for condominium ownership opportunities.
- Apply standards consistent with state laws regarding height, parking, impact fees and others.
- Apply airport noise and critical area regulations similar to standards for the principal unit.
- Consider incentives for new housing developments that include a percentage of ADUs as part of the new construction, as well as explore opportunities to promote ADU construction in existing homes.

Policy 4.3-2 Enable and encourage development of middle housing serving those with low or moderate incomes. This includes multi-unit or clustered residential buildings that provide relatively smaller or alternatives to single family housing such as accessory dwelling units, duplexes, triplexes, fourplexes, cottage clusters, townhouses, courtyard apartments, and small apartments, cohousing, or shared housing options.

Goal 4.6 Undo impacts of policies and regulations on racial disparities and exclusion in housing and promote equitable housing ownership and rental housing opportunities.

Policy 4.6-1 Implement policies that increase affordable homeownership opportunities and projects that promote access to opportunity and wealth-building opportunities for Black, Indigenous, and People of Color communities. Address changes to exclusionary zoning, promote a range of housing types, offer incentives, and amend regulations per Goal 4.2, Goal 4.3, and Goal 4.4 and associated policies.

Goal 4.7 Reduce displacement pressures in the application of zoning regulations.

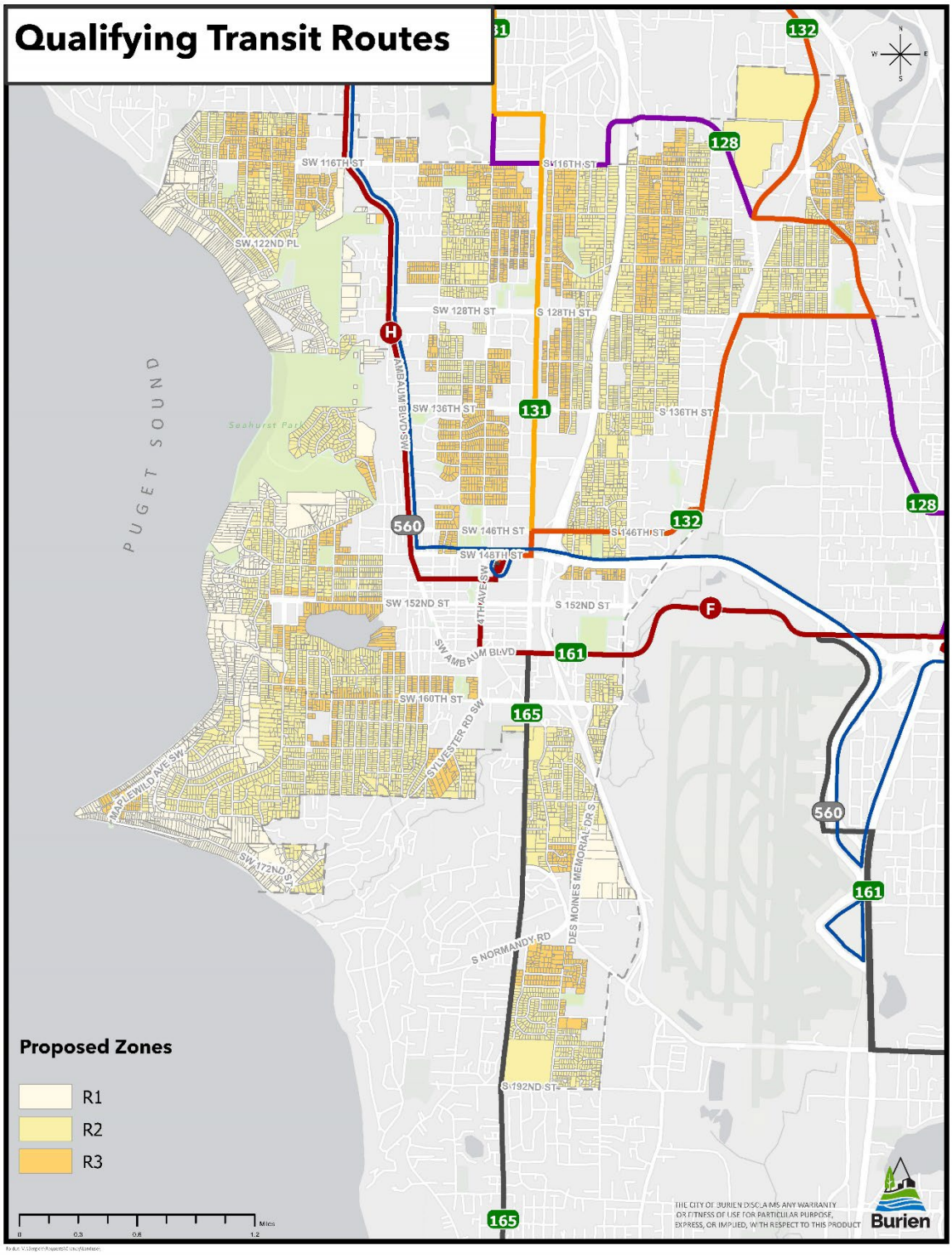
Policy 4.7-1 Prioritize zoning changes allowing increased densities in areas with relatively low risk of displacement and within proximity to designated centers, corridors with frequent service transit, and transit stations.

2.4 Housing and Zoning Map Amendments 2025

To implement state laws and the Burien 2044 Comprehensive Plan, the City of Burien has proposed a zoning map to rezone lands designated Residential Low 1 and 2 from the old zones RS 7,200 and RS 12,000 or RA to the new zones R1, R2, and R3. See Exhibit 4. The proposal would allow parking exemptions and bonus units for middle housing within specified distances of operating transit stops in addition to “Major Transit Stop” as defined in the RCW 36.70A. The proposal would also allow a bonus for retention of existing structures and affordable housing in some areas.

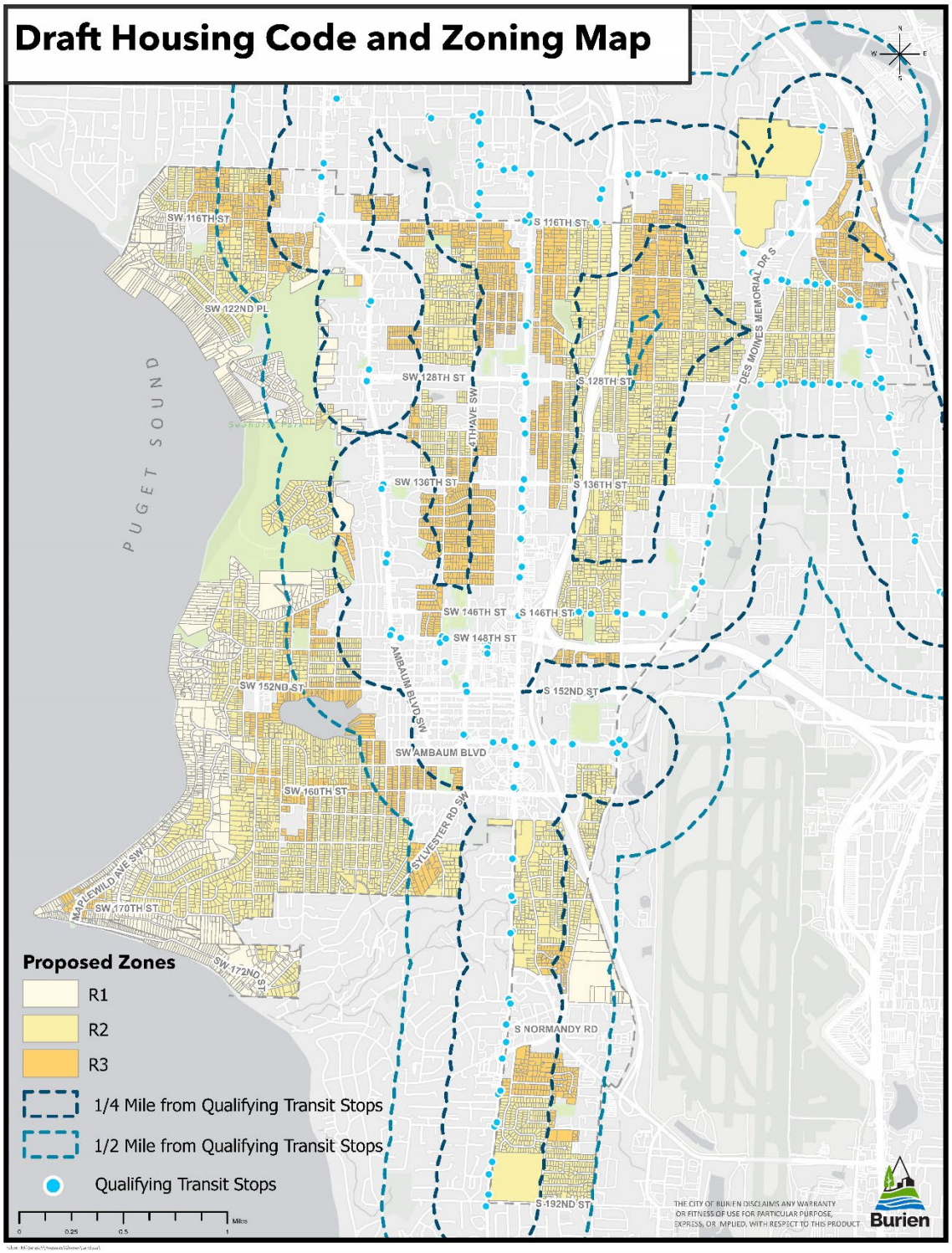
A second map in Exhibit 5 illustrates the locations where parking exemptions and bonus units would be allowed for middle housing within specified distances from “Major Transit Stop” as defined in the RCW 36.70A.

Exhibit 4: Draft Housing Code and Zoning Map – Qualifying Transit Routes



Source: City of Burien, 2025.

Exhibit 5: Draft Housing Code and Zoning Map – Buffers from Qualifying Transit Stops



Source: City of Burien, 2025.

The expected allowable dwelling types are shown in Exhibit 6 and development standards associated with the zones are listed in Exhibit 7.

Exhibit 6: Allowed Housing Types

	New Zones			Adopted R Zones	
Zone	***R1***	***R2***	***R3***	**R4**	**R5**
Single Detached	✓	✓	✓		
Middle Housing	✓	✓	✓		
Townhouse	✓*	✓*	✓*	✓	✓
ADUs*	✓	✓	✓	✓**	✓**
Apartment				✓	✓

*Allowed through Middle Housing definition.
**ADUs are permitted in R-4 and R-5 if a single detached dwelling unit currently exists as a non-conforming use.

Exhibit 7: Middle Housing Dimensional Standards

New Zones	Adopted R Zones	*New Zones*	Adopted R Zones	*New Zones*	Adopted R Zones
Criteria	**R-1**	**R-2**	**R-3**	**R-4**	**R-5**
Minimum Lot Size*	6,000 SF	5,000 SF	3,500 SF	3,000 SF	
	*Minimum lot size does not apply to individual townhouse lots.				
Maximum Building Height	35 ft	35 ft	35 ft	35 ft	65 ft
Maximum Building Height with Affordable Housing Height Bonus:				45 ft	75 ft
Front Setback	20 ft	15 ft	15 ft	10 ft	10 ft
Interior Setbacks	5 ft	5 ft	5 ft	5 ft	5 ft
Impervious Surface Coverage	50%	70%	80%	85%	90%
Note: Building Coverage Requirement has been removed from the code.					
Residential Unit Bonuses					
Baseline Dwelling Units Allowed Per Lot	3 units	4 units	4 units		
HB 1110 Bonus Unit(s)	1 unit	1 unit	2 units		
Preservation Bonus Unit		1 unit	1 unit		
Total Maximum Dwelling Units Possible	**4 units**	**6 units**	**7 units**		

Source: City of Burien, 2025.

A summary of proposed code changes that help implement the R1, R2, and R3 zones is shared in Exhibit 8.

Exhibit 8: Title 19 Zoning Code Change Description

Code Section	Proposed Changes
Chapter 19.01 User Guide	
19.01.005 How to use this Code.	Remove table of zones.
Chapter 19.05 General Provisions	
19.05.120 Zones, map designations, and purpose statements.	Add purpose statements for new zones.
Chapter 19.10 Definitions	
Multiple edits to existing dwelling definitions (e.g., accessory living, apartment, cottage, etc.) and addition of new ones (e.g., middle housing, townhouse, etc.).	Amend uses to be consistent with proposed housing types.
Chapter 19.15 Zone Regulations	
19.15.001 User Guide	Minor clarifications to guide for code users.
19.15.005 Single-Family Residential Zones, RS Zones Regulations Chart	Edits to use allowances, dimensional standards, and special regulations
Table 19.15.015.1 Uses Permitted in Residential Zones	Amend uses and regulations to match intent of zones and desired housing types.
19.15.010 Multi-Family Residential Zones	Repeal Section Completely
19.15.015 Residential Zone	Add R-1, R-2, and R-3 zones to Table 19.15.015.1 Establishes use allowances, dimensional standards, and special regulations for these zones, and amendments are made for new or adjusted housing types
Table 19.15.015.2.B Dimensional Standards for All Uses in Residential Zone Table 19.15.015.2.C Dimensional Standards for Residential Uses in Residential Zones Table 19.15.015.2.D Setback Standards for Nonresidential Uses in Residential Zones	Amend dimensional standards similar to summary in Exhibit 6.
19.15.020 Mixed-Use Zones	Amend uses and regulations to match intent of zones and desired housing types.
Table 19.15.020.2.B Minimum Interior Setbacks in Mixed-Use Zones	Adjust names of unit types and Special Regulations
Table 19.15.020.3 Dimensional Standards for Mixed-Use Zones	Amend special use conditions with adjusted terms
Chapter 19.17 Miscellaneous Use, Development and Performance Standards	

Code Section	Proposed Changes
19.17.010 Multifamily Recreation Space	Amend standards and apply as residential open space
19.17.013 Residential Recreation Space 19.17.014 Residential Recreation Space Fee in Lieu	Amend standards Break out subsections into 19.17.014 Subdivision Open Space Requirements
19.17.015 Transition Standards	Address applicability with new zone names
19.17.040 Cargo Containers	Amend terminology regarding impervious surfaces
19.17.060 Residential Accessory Uses	Amend terminology with housing types. Address family day care home facilities.
19.17.070 Accessory Living Facility	New section to address requirements for accessory living facilities.
19.17.075 Accessory Dwelling Units	Amend for consistency with state laws and guidance.
19.17.080 Bed and Breakfast Establishments	Amend standards.
19.17.085 Neighborhood Commercial (new)	Add standards (see Section 2.5)
19.17.090 Home occupations	Adjust unit type wording.
19.17.135 Affordable Housing Bonus Incentives.	Currently section addresses height bonuses and instead section would address a range of incentives, and consider Commerce model ordinance.
19.17.150 Calculations – Allowable dwelling units.	Address unit lot subdivision.
19.17.155 Preservation Bonus.	Allow an additional dwelling unit if current unit is retained and is naturally occurring affordable housing.
19.17.160 Lot area – Prohibited reduction.	Refer to unit lot subdivision.
19.17.230 Setbacks – Projections allowed.	Allow balconies as projections; other clarifications to terms.
19.17.235 Outdoor seating design. (new)	Address outdoor seating with corner stores and eating and drinking establishments.
19.17.340 Cottage Housing	Adds standards.
Chapter 19.18 Affordable Housing Demonstration Program	
Trial period to identify potential adjustments to regulatory standards for affordable units.	Repeal. Provisions have sunset as of December 31, 2024.
Chapter 19.20 Parking and Circulation	

Code Section	Proposed Changes
19.20.030 General requirements [Parking]	Relocated parking exemptions in MU-DT and Old Burien Overlay zones to new section.
19.20.040 Computation of required off-street parking spaces	Address middle housing parking. Allow for exemptions for some housing types near frequent transit. Address Neighborhood Commercial.
19.20.045 Exemptions to parking requirements	Moved and amended from 19.20.040.
19.20.090 Pedestrian circulation and access.	Require pedestrian connections.
19.20.100 Off-street parking plan design standards.	Amend driveway standards. Amend parking space width.
19.20.110 Off-street parking construction standards.	Allow grass block pavers to count to minimum requirements.
19.25 Landscaping	
19.25.010 User Guide (Landscaping)	Amend categories referenced in user guide.
19.25.040 Landscaping buffer standard	Address updated zone names.
Chapter 19.26 Tree Retention	
19.26.040 Exceptional trees.	Adjust development standard departures allowed in order to retain exceptional trees.
19.26.050 Minimum tree credits.	Impervious surfaces terminology modified.
19.30 Signs	
19.30.030 Definitions	Amend sign type definitions.
19.30.050 Residential zones	Address signs for neighborhood commercial use.
19.30.055 Mixed-Use and all other zones	Address sign allowances for mixed uses.
TABLE 19.30-1 Table of Permitted Signs	Amend zone names. Remove shingle signs.
Chapter 19.55 Non-Conformance	
19.55.025 Nonconforming and continuing uses	Allow nonconforming SF houses to expand use with accessory uses
Other	
Other Miscellaneous Code Sections	Update names of zones that are referenced or cross references to amended or new sections of code.

2.5 Neighborhood Commercial

Historically, Burien has allowed limited small business opportunities within residential zones through home occupations and family daycare uses. However, these uses have restrictions that limit their ability to serve the broader community, add vitality, and cultivate economic activity.

In recent years, Burien expanded opportunities for small businesses by adopting Section 19.17.320 Legacy Retail Storefronts in Residential Zones for preserving pre-1950 commercial structures in residential areas. However, these regulations maintain operational limitations, such as restricting retail spaces to 1,500 square feet, limiting employees to four per site, and imposing strict outdoor dining constraints.

Comprehensive Plan goals and policies include:

> **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.

Burien adopted new residential zoning designations to support diverse housing options. Higher residential densities and transit options help promote more walkable neighborhoods. The proposed changes expand commercial opportunities in all residential zones for both standalone uses and the creation of mixed-use site.

A summary of the proposed changes are below:

1. Qualifying neighborhood commercial uses in the residential zones include corner stores, eating and drinking establishments, and office spaces.
2. The neighborhood commercial uses are only allowed in R-1 on corner lots. However, neighborhood commercial uses are allowed anywhere in R-2 and R-3.
3. Neighborhood commercial uses shall not exceed 1,500 square feet. Outdoor seating for dining shall not exceed 1,000 square feet. However, the Director may grant exceptions to the interior floor area limitation to allow better utilization of existing spaces.

4. Neighborhood commercial uses shall provide a minimum of 2 short-term bicycle parking spaces and at least one on-site accessible parking stall. No more than two on-site parking spaces are allowed unless adequate off-site parking is not available.
5. C. A maximum of two on-site parking spaces is allowed per Neighborhood Commercial use. Burien may require a parking study and additional onsite parking if adequate off-site parking is not available.
6. D. Parking areas shall be screened
7. Any neighborhood commercial use in any zone is subject to the following performance standards per BMC 19.17.085.2. The neighborhood commercial use:
    a. Shall not be located within a cul-de-sac.
    b. Shall not operate outside of the hours between 7am-9pm;
    c. Deliveries shall only occur during hours of operation.
    d. Deliveries shall not be made by vehicles exceeding a Class 4 rating (gross vehicle weight rating over 16,000 pounds).
    e. The following uses and features are prohibited as part of Neighborhood Commercial:
        i. Drive-through facilities
        ii. Uses listed under BMC 19.17.090.4.A. Prohibited home occupations
    f. All building and site lighting shall be shielded to prevent light spillover onto neighboring properties
    g. The following screening standards apply:
        i. A 10-foot Type 1 buffer or a 6-foot solid fence is required for side and rear perimeter lot lines adjacent to residential uses.
        ii. No landscape buffer or fence is required in the front yard unless outdoor seating is provided, in which case accordance with BMC 19.17.235, outdoor seating design is required.

3 Environmental Review

This chapter describes compares the evaluation of the Preferred Alternative in the Final EIS to the middle housing and code proposals. Exhibit 9: Environmental Review summarizes impacts and mitigation measures for each environmental topic and discusses the relationship between the housing and zoning code proposals and the 2024 EIS.

Exhibit 9: Environmental Review

Topic	Final EIS 2024 Findings	Housing & Zoning Code 2025
Natural Environment	No significant impacts identified assuming critical areas code and stormwater management regulations are met. Balanced rezoning of both the central area of the city as well as along corridors and neighborhood nodes may lead to redevelopment and improvement in stormwater management and tree canopy with redeveloped parcels.	The housing and zoning code proposals include changes that implement the Preferred Alternative in the Final EIS with similar boundaries of zoning and similar housing types. Critical areas and shoreline regulations will apply. The potential for redevelopment to implement more modern stormwater standards continues.
Air Quality	Fugitive dust emissions are typically generated during construction phases. Criteria air pollutants would be emitted during construction activities from demolition and construction equipment, much of it diesel-powered, trucks used to haul construction materials to and from sites, and from vehicle emissions generated during worker travel to and from construction sites. Because of the combination of regulatory improvements and the Climate Action Plan strategies for a circular economy and King County recycling and diversion requirements, construction related GHG emissions associated with all alternatives would result in minor adverse climate impacts. Changes in operational GHG emissions associated with growth under the alternatives would result from increases in vehicle miles traveled (VMT) and improvements to the	Future growth allowed under housing and zoning code proposals has a similar potential to cause dust during construction, but mitigation measures including temporary erosion control measures and stormwater standards would apply. Greenhouse gas (GHG) emissions could be generated but the housing and neighborhood commercial proposals are consistent with alternatives studied in the Final EIS. More density is placed along routes with frequent transit. Mitigation measures to implement climate actions remain.

Topic	Final EIS 2024 Findings	Housing & Zoning Code 2025
	vehicle fleet, electrical and natural gas usage, and solid waste generation. No significant unavoidable adverse impacts to air quality and GHG emissions are anticipated. Through mitigation implementation, local and state climate actions, and expected continued regulatory changes, the alternatives may result in lower GHG emissions on a per capita basis compared to existing conditions.	
Land Use Patterns	The Preferred Alternative proposes housing and mixed uses in nodes, corridors and the Greater Downtown. More middle housing types would occur under studied alternatives in Residential Low areas. There would be a generalized increase in building height and bulk and development intensity over time, as well as the gradual conversion of low-intensity uses to higher-intensity development patterns. Mitigation consists of updated Comprehensive Plan policies, and Title 19 standards such as landscaping, tree protection, recreation space, signage, and others.	The housing and zoning code proposals include changes that implement the Preferred Alternative in the Final EIS with similar boundaries of zoning and similar housing types. The application of R1 or R2 matches the Comprehensive Plan Future Land Use Map, and recognizes current densities or access to transit. The code proposals apply landscaping, tree protection, recreation space, and other standards, with some adjustments as appropriate to the implementing zones and use types. Adjusted use allowances such as for Neighborhood Commercial and associated outdoor seating are subject to standards for landscaping/barriers.
Plans & Policies	The action alternatives would adopt a new Comprehensive Plan with a new growth strategy. The new Housing Element also incorporates the newest requirements to address racially disparate impacts in housing and provide opportunities for housing under a range of income categories per GMA amendments and recent legislation requiring more flexible standards for middle housing and accessory dwelling units.	The proposals implement state laws and regional policies to promote middle housing and services in proximity to residences. See Section 2.4.
Socioeconomics	Under all alternatives, additional growth would occur in the city. All alternatives could see some risk of displacement of existing residents or businesses; this risk would be higher under action alternatives but so would the capacity for relocation in new housing units. Increasing affordable housing programs and incentives for providing units affordable to diverse income groups and to investment in affordable housing development could offset affordability pressures.	The proposals to add middle housing types are meant to add opportunities for ownership and rental housing in lower density areas. More opportunities would be provided for small businesses within residential neighborhood. The added capacity for housing and jobs was anticipated in the Preferred Alternative

Topic	Final EIS 2024 Findings	Housing & Zoning Code 2025
	Measures to encourage and retain small businesses would also help avoid displacement and create a more vibrant urban hub. The capacity of alternatives together with mitigation measures encouraging and requiring affordable housing and a variety of employment space should avoid significant adverse impacts.	studied in the 2024 EIS, and helps avoid displacement impacts.
Noise	Under all studied alternatives, increased residential and employment growth could result in increased traffic volumes, though the resulting noise increases are not anticipated to exceed 5 dBA, the threshold of change that is clearly perceptible, nor the substantial increase standard of 10 dBA established by WSDOT. The location of noise sensitive receivers (e.g., residential uses) near traffic, airports, or commercial/industrial noise sources could occur under all alternatives. Implementation of residential noise mitigation described in the previous subsection should adequately reduce noise experienced by noise-sensitive receivers.	The proposals for housing and neighborhood commercial are similar to the alternatives studied in the 2024 EIS. None of the alternatives were found to increase noise above thresholds. Adjusted use allowances such as for Neighborhood Commercial and associated outdoor seating are subject to City noise standards. Outdoor dining provisions also include locational, size, and screening standards, and operational times (e.g. 7am-9pm). The City's adopted noise standards as well as the additional policies and mitigation in the Comprehensive Plan (e.g., 500 foot buffer from freeway) should avoid noise impacts to sensitive receivers such as residents.
Aesthetics	There are no significant unavoidable adverse impacts to transitions in scale, shadows on public space, or social wellbeing. Over time, Burien would be more likely to redevelop with positive design characteristics for vibrant, sociable neighborhoods that support active living under action alternatives.	The middle housing and neighborhood commercial proposals would be subject to height, coverage, and other standards that fit the housing types. There would be continued application of standards that support compatible design, recreation, and promotion of walkability (e.g., homes to neighborhood commercial).
Transportation	The PSRC model estimated that overall traffic volumes in the city would increase by approximately 27% and several intersections need improvement to meet levels of service standards. All alternatives would create demand for transit. Significant unavoidable adverse impacts were not identified under any of the studied alternatives. The mitigation strategies should address traffic operations at intersections generating impacts and satisfy the City's Level of Service (LOS) standards.	The middle housing and neighborhood commercial proposals are similar to the studied alternatives in the 2024 EIS. City LOS standards and regulations would continue to apply. The Transportation Master Plan (TMP) would be implemented to address multiple modes of travel.

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Public Services	Increased housing and employment in Burien over the 2019-2044 period would increase demand for public services including police and fire emergency services, schools, and parks. Mitigation measures include application of the City level of service standards, adequate facilities code, onsite recreation standards, and building and fire codes. Mitigation measures include application of the City level of service standards, adequate facilities code, onsite recreation standards, and building and fire codes.	The middle housing and neighborhood commercial proposals are similar to the studied alternatives in the 2024 EIS. City public service LOS standards and regulations would continue to apply including parks plans, building and fire codes, and others.
Stormwater	Under current zoning, impervious surfaces could be increased to moderate or high levels. Similar impervious surface standards are anticipated under action alternatives. Although pollutant loads would increase under all alternatives, all new development and redevelopment must comply with current stormwater regulations to be approved. No significant unavoidable adverse impacts to stormwater are anticipated.	The middle housing and neighborhood commercial proposals could increase impervious surfaces similar to the studied alternatives in the 2024 EIS. The code proposals would incentivize retention of trees. All development would be subject to stormwater regulations.
Water & Sewer	The Preferred Alternative (as well as Draft EIS Alternatives 2 and 3) would alter all single-family residential housing types to include some level of middle housing. What this means for utilities is that the level of demand on utilities for the traditional “residential” type of land use designation would increase, but the severity of that increase is undetermined since this type of housing can vary greatly in actual density and therefore utility use. All redevelopment or new development in each study area are subject to Burien Municipal Code, Chapter 13.05 Sewage Disposal Systems Code and Chapter 19.70 Adequacy of Public Facilities and Services. Development would construct and pay for upgrades to aging infrastructure and extensions to utility systems to unserved areas, providing for system longevity. However, sewer improvements especially would financially impact utility districts and homeowners (either directly with connection	Similar to 2024 EIS alternatives, middle housing could increase the level of demand on utilities but adequate facility requirements would continue to apply to new development.

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	costs or through rate increases to fund system improvements).	