

Land Capacity

Burien 2044 Alternatives

March 2024

Introduction

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 purpose of this document is to provide a summary of the land capacity under current land use designations in the Burien Comprehensive Plan and zoning, and to compare that to land use and growth alternatives under considering as part of the Burien 2044 Comprehensive Plan Periodic Update. This document helps the City meet the following requirements:

- ▶ **Urban Growth:** Based upon the growth management population projection made for the county by the office of financial management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period... As part of this planning process, each city within the county must include areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses. (See: [RCW 36.70A.110\(2\)](#))
- ▶ **Housing Element:** Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing. (See: [RCW 36.70A.070\(2\)\(c\)](#) amended in 2021, [WAC 365-196-410\(e\)](#) and [\(f\)](#))

Results of the land capacity analysis are included in the Draft Burien 2044 Comprehensive Plan and Burien 2044 Draft Environmental Impact Statement (Draft EIS).

- ▶ Main Page: <https://connect.burienwa.gov/projects/comprehensive-plan-update/>
- ▶ [Burien 2044 Comprehensive Plan \(January 2024 Draft\)](#)
- ▶ [Burien 2044 Draft Environmental Impact Statement \(EIS\)](#)
 - [EIS Appendices](#)

Alternatives

Burien’s Comprehensive Plan, particularly 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 City adopted a Comprehensive Plan in 1997 after incorporation in 1993. The City last amended its

Comprehensive Plan in 2022. The current plan is designed for the year 2035. Recently, based on the VISION 2050 Regional Growth Strategy applicable to Central Puget Sound and King County Countywide Planning Policies last amended in 2021 and 2023, the City has a new set of growth targets for the year 2019-2044.

The Growth Management Act (GMA) requires that King County and its cities allocate a fair share of housing over a 20-year period through Countywide Planning Policies. Burien is required to address housing targets at all income levels and has a target of 7,500 net new dwelling units, as well as 1,433 emergency housing and shelter beds. The City also has a jobs target of 4,770. See Exhibit 1.

Exhibit 1. Housing Targets with Income Bands and Emergency Housing: 2019-2044

Target Type	Target: Net Increase 2019-2044
0-30% Permanent Supportive Housing	759
0-30% Other	1,444
30-50%	524
50-80%	407
80-100%	574
100-120%	650
120%+	3,142
Housing 2019-2044	7,500
Emergency housing and shelter beds	1,433
Jobs	4,770

Source: King County, Countywide Planning Policies, 2023.

In 2021, King County published the Urban Growth Capacity (UGC) Report identifying how each city and the County was performing meeting its prior 2035 targets and its overall capacity for growth as of 2019 independent of a horizon year. The King County Urban Growth Capacity Report (2021) identifies the City can meet housing targets, but the underlying data had a formula error and the City can meet 90% of the housing target. The City cannot meet jobs targets under current Future Land Use Plan. Additionally, based on an alignment of current zones to the likelihood to produce units at the desired income levels, the current plan would not have the capacity to result in the housing needed. See Exhibit 2.

Exhibit 2. Alternative 1 Growth Capacity

	Target: 2019-2044	Urban Growth Capacity 2019	Capacity Reevaluation 2023/ Assumed for Study in EIS
Housing units	7,500	6,712*	6,499
Jobs	4,770	752	1,760

*Corrects results compared to the King County Urban Growth Capacity Report, 2021.

Source: King County, 2021; BERK 2023.

The City is considering two growth alternatives, Alternative 2: Neighborhood Centers and Alternative 3: Greater Downtown and evaluating those alternatives in comparison to the current plan, Alternative 1: No Action. Action alternatives would have capacity to create the housing units needed. Alternative 3 in particular would meet job targets.

- ▶ **Alternative 1: No Action**—Continues the current Comprehensive Plan and zoning regulations. The current plan provides capacity below growth targets of 7,500 housing units and 4,770 jobs.
- ▶ **Alternative 2 Neighborhood Centers** would focus mixed uses and multifamily residential uses in neighborhood centers with primary nodes in Downtown and along transit corridors including Ambaum Boulevard SW, 1st Avenue S, and Boulevard Park. Middle housing would be addressed in Residential Low with the widest range of middle housing in proximity to Neighborhood Centers or corridors, and a moderate range of middle housing in the balance of single-family residential areas. Jobs would continue to be focused in the Urban Center and in Industrial Areas with a mixed use expansion west of the Northeast Redevelopment Area. The alternative can meet housing growth targets for 2044 but is less than the target for jobs.
- ▶ **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 beyond along 1st Avenue S. The Northeast Redevelopment Area would be expanded westward for mixed use and northwards with light industrial job opportunities. The alternative can meet both housing growth targets and jobs growth targets.

Action Alternatives 2 and 3 update the Future Land Use Map and implement the map with amended zoning. The designations in the proposed Future Land Use Map are more simplified than the designations in Burien’s current Comprehensive Plan but similarly focus growth in the Downtown Urban Center and corridors with multifamily and mixed use categories. See Exhibit 3 and Exhibit 4. Larger size maps are found in the Appendix.

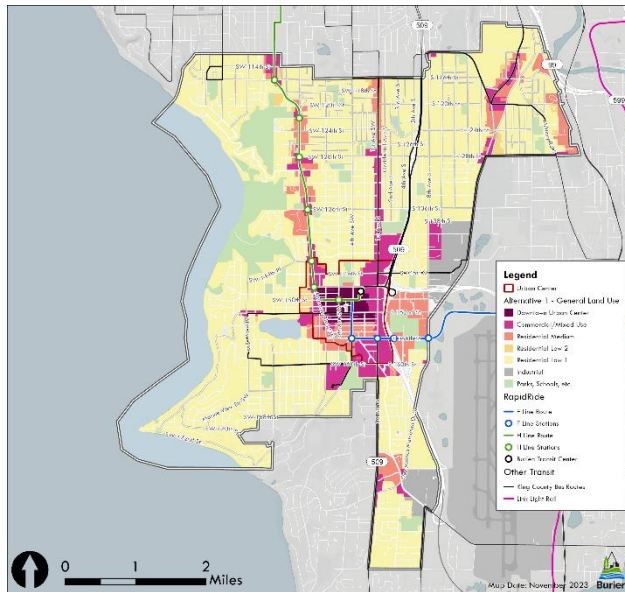
Exhibit 3. Alternatives 2 and 3 Future Land Use Description

Name	Future Land Use Description
Downtown Urban Center	Burien's most intense mix of commercial and residential development with a focus on jobs, transit orientation, Burien's civic center, arts and culture, and entertainment. Buildings may be a mix of low, mid, and high rise development.
Commercial/ Mixed Use	A mix of commercial, mixed-use, and residential buildings, ranging from single-story to midrise development that provides services, jobs, and housing to Burien's residents and are located near transit and/or amenities.
Residential Medium	Primarily multi-story residential buildings, including low-rise and midrise apartments/condominiums, townhouses, and other building types located near transit and/or amenities. Some buildings include small commercial ground floor uses.
Residential Low 2	Primarily moderate-scale middle housing types, including a mix of townhouses, multiplexes, courtyard apartments, and detached houses.
Residential Low 1	Primarily detached houses with some duplexes, cottage clusters, and other low-scale middle housing types.
Industrial	Primarily employment-oriented land uses like warehouses, workshops, manufacturing facilities, processing and distribution, business park and flex-tech, small office or flexible buildings, and auto sales.
Parks & schools	Parks, schools, community centers, trails, open spaces, and other public and quasi-public facilities and properties.

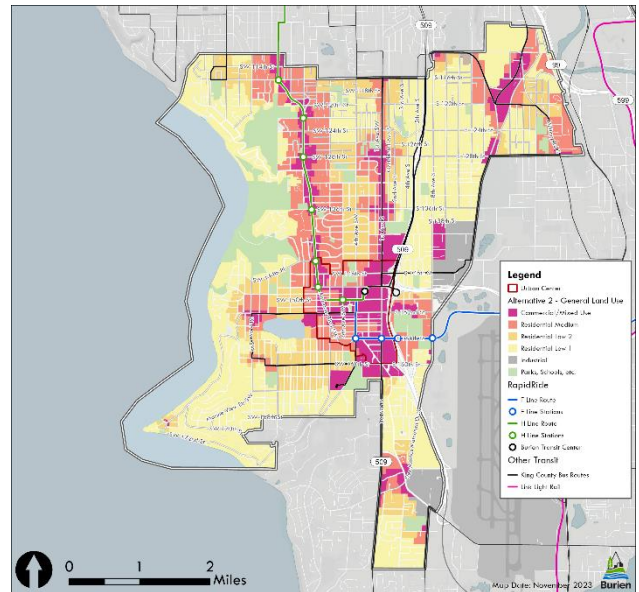
Source: Makers, 2023.

Exhibit 4. Land Use Designations Comparison

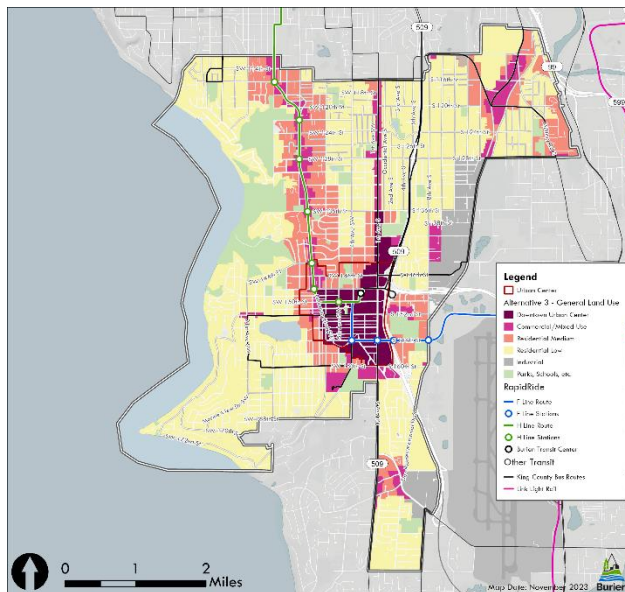
Alternative 1 No Action



Alternative 2 Neighborhood Center



Alternative 3 Greater Downtown



Note: Alternative 1 No Action combines several of Burien's official land use designations
Sources: City of Burien, MAKERS, BERK, 2023.

Zoning concepts are preliminarily under development based on Ambaum Boulevard Park Community Plan draft zoning, a Middle Housing grant in 2023, an Economic analysis of the City's

current zoning, and Urban Center zoning concepts studied in the Burien 2044 Draft EIS. The new land use designations and implementing zone names and abbreviations are listed in Exhibit 5.

Exhibit 5. Land Use Designations and Implementing Zoning (Conceptual)

Land Use Designation	Implementing Zone Name (Conceptual)	Abbreviations: Implementing Zones (Conceptual)
Downtown Urban Center	Mixed Use Urban Center	MUUC
Commercial/Mixed Use	Medical	MED
	Mixed Use Low	MU-1
	Mixed Use High	MU-2
	Commercial	C
Industrial	Industrial	I
Parks, Schools, etc.	Parks, Recreation, Schools	PRS
Residential Low 1	Residential 1, Residential 2	R1/R2
Residential Low 2	Residential 3	R3
Residential Medium	Residential 4	R4
	Residential 5	R5

For more background on zoning concepts: please see:

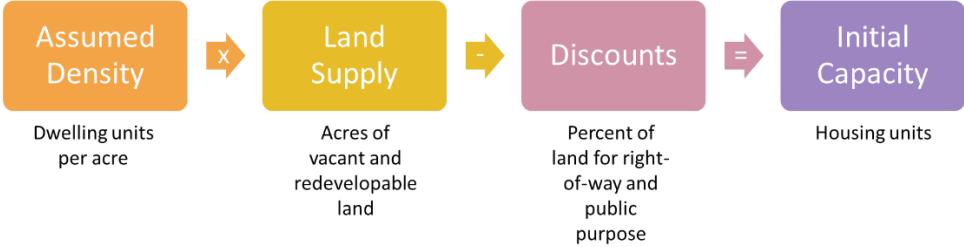
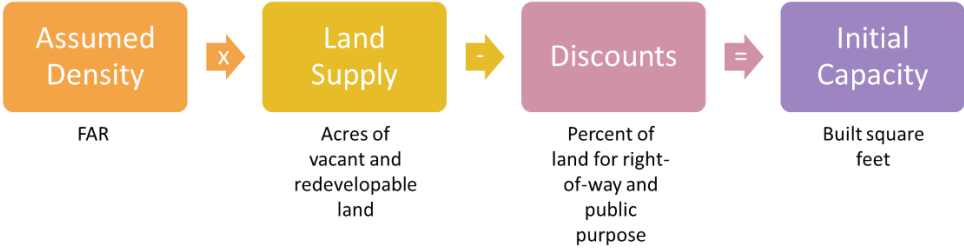
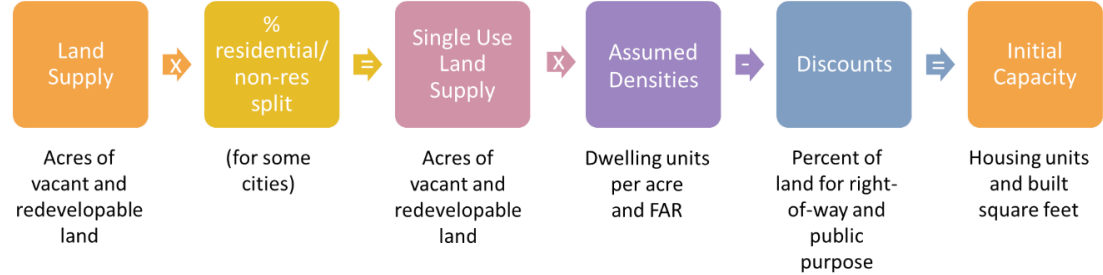
- ▶ Ambaum Boulevard Park: (Mixed use zoning concepts)
 - Main Page and Community Plan: <https://connect.burienwa.gov/final-draft-of-ambaum-and-boulevard-park-plan-published/>
 - The City issued the Final EIS for the Ambaum Corridor and Boulevard Park Planned Action in April 2023. See [Draft EIS](#) and [Final EIS](#).
- ▶ Racially Disparate Impacts (RDI) Evaluation and Middle Housing Zoning Concepts:
 - [Burien Housing Policy Evaluation: Racially Disparate Impacts, Displacement, and Exclusion in Housing](#) (Mixed use and middle housing zoning considerations)
 - [June 2023 Middle Housing Staff Report](#)
 - [June 2023 Middle Housing Staff Report Attachments](#)
 - [Spring 2023 Housing Community Engagement Summary](#) (Need for housing of all types)
- ▶ [Burien Economic Development Analysis](#) (Evaluation and developer interviews applicable to jobs and housing)
- ▶ [Burien 2044 Draft Environmental Impact Statement \(EIS\)](#) (Urban Center zoning and heights)
 - [EIS Appendices](#)

Method and Results

Land Capacity Method

The land capacity methodology in the King County Urban Growth Capacity (UGC) Report is summarized in the charts below together with adjustments to the method reflecting new land use alternatives and policies. See Exhibit 6.

Exhibit 6. Methodology – King County Urban Growth Capacity (UGC) Report (2019)

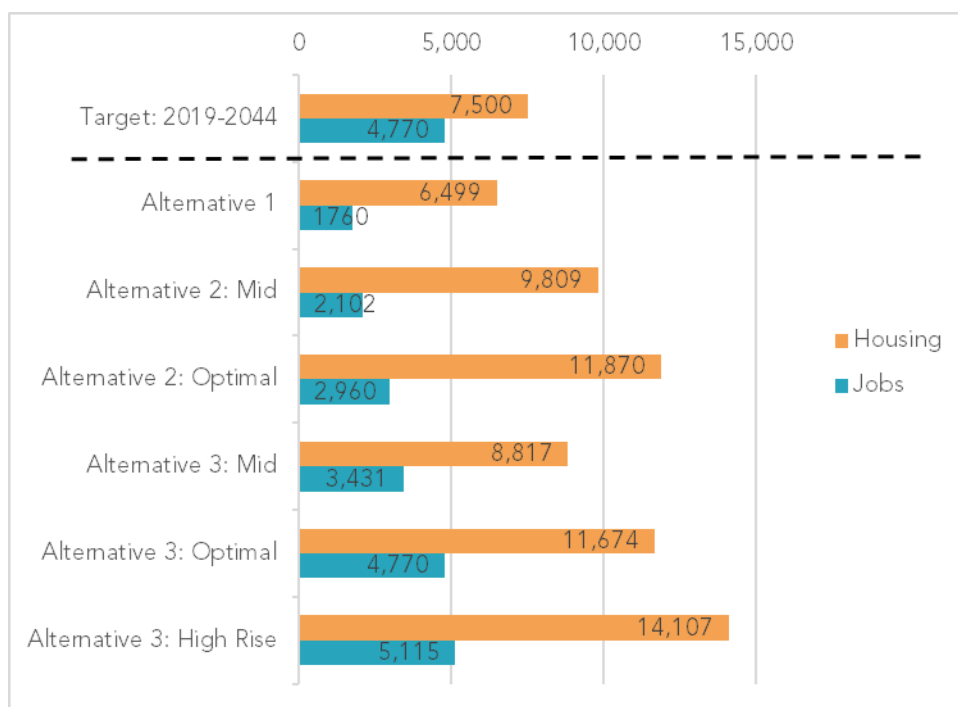
Calculating Residential Capacity	Adjustments
 <pre> graph LR A[Assumed Density Dwelling units per acre] -- x --> B[Land Supply Acres of vacant and redevelopable land] B -- = --> C[Discounts Percent of land for right-of-way and public purpose] C -- = --> D[Initial Capacity Housing units] </pre>	<ul style="list-style-type: none"> ▶ Assumed densities modified based on market and architectural evaluations. ▶ Redevelopable land updated to 2023 using methods in UGC. ▶ Discounts in range of 2019 UGC Report.
Calculating Non-Residential Capacity	
 <pre> graph LR A[Assumed Density FAR] -- x --> B[Land Supply Acres of vacant and redevelopable land] B -- = --> C[Discounts Percent of land for right-of-way and public purpose] C -- = --> D[Initial Capacity Built square feet] </pre>	<ul style="list-style-type: none"> ▶ Same as above plus the following. ▶ Floor area ratios (FAR) and job densities modified reflecting maturing city (like north county).
Calculating Mixed-use Capacity	
 <pre> graph LR A[Land Supply Acres of vacant and redevelopable land] -- x --> B[% residential/non-res split (for some cities)] B -- = --> C[Single Use Land Supply Acres of vacant and redevelopable land] C -- x --> D[Assumed Densities Dwelling units per acre and FAR] D -- = --> E[Discounts Percent of land for right-of-way and public purpose] E -- = --> F[Initial Capacity Housing units and built square feet] </pre>	<ul style="list-style-type: none"> ▶ Same as above plus the following. ▶ Adjusted mixed use split (job retention policies), and parking adjustments.

Source: King County Phase 3 Guidance Document, 2020.

Land Capacity Results – Draft Alternatives

The results of the land capacity analysis are presented in Exhibit 7 below. Alternative 1 No Action does not meet housing or job targets with present land use designations and zoning. Alternative 2 provides sufficient capacity at mid-range densities to meet housing targets, and greater capacity at optimal densities. Alternative 2 cannot meet job targets though it has greater capacity than Alternative 1. Alternative 3 meets both housing and job targets at either mid-range or optimal densities. While the City allows office uses in many zones, it is unlikely that the City would see multi-story office which often produces higher job densities. The jobs depend on productivity of commercial retail/services, mixed use, and industrial zones on the updated buildable land supply base with greater redevelopable land. It also depends on the ongoing home-based businesses and services that are found in residential areas (e.g., senior care).

Exhibit 7. Housing and Job Capacity



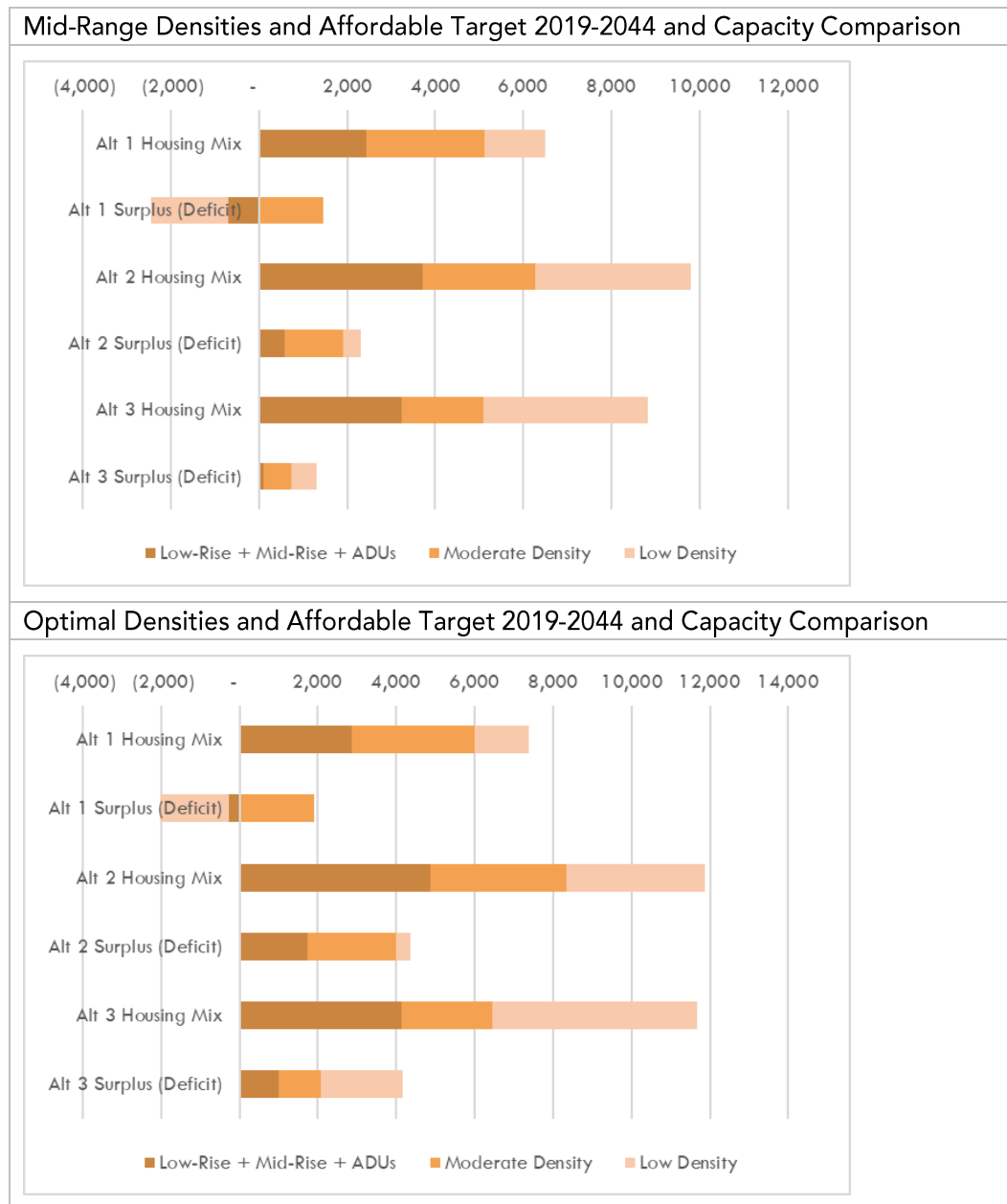
King County 2019, BERK 2024

Alternative 1 does not have enough capacity in zoning categories most likely to produce housing affordable to households earning 0-80% area median income (AMI) or above 120% AMI. See Exhibit 8.

From 2005 to 2021 the rate of new accessory dwelling units to the total number of residential units produced was 7%. ADUs are allowed in single-family residential zones across the city up to two per lot. Based on more recent trends for accessory dwelling units (ADUs) in Burien and recent legislation Alternative 1 could reverse the low income gap.

Alternatives 2 and 3 provide sufficient housing types at all income levels. See Exhibit 8. Optimal densities are those identified in market and architectural studies (see appendix). These densities would produce surplus capacity. Mid-range densities produce sufficient capacity with less “cushion” particularly Alternative 3. If only minimum densities were applied the affordable housing units would not be sufficient. See Exhibit 8 with details in Exhibit 9 to Exhibit 11.

Exhibit 8. Net Capacity Surplus (or Deficit) to meet Affordable Housing Targets Mid-Range and Optimal Densities



Mid-Range Densities for No Action do not include ADUs on top of land capacity following the Urban Growth Capacity Report methodology. Optimal densities include ADUs for No Action and reduce the deficit.

Exhibit 9. Alternative 1: Capacity Considering King County Urban Growth Capacity Land Base (2019)

Area Median Income	Projected Housing Need (2044)	Zone Categories	Aggregate Housing Need	Net Aggregate Housing Need	Total Housing Capacity	Capacity Surplus/Deficit (Gross)
0-30% PSH	759	Low-Rise, Mid-Rise	3,134	3,084	2,434	-700

Area Median Income	Projected Housing Need (2044)	Zone Categories	Aggregate Housing Need	Net Aggregate Housing Need	Total Housing Capacity	Capacity Surplus/ Deficit (Gross)
0-30% Other	1,444					
30-50%	524					
50-80%	407					
80-100%	574	Moderate Density	1,224	1,040	2,677	1,453
100-120%	650	Low Density	3,142	3,095	1,387	-1,755
120%+	3,142					
Total	7,500		7,500	7,219	6,498	-1,002

Exhibit 10. Alternative 2: Capacity Considering King County Urban Growth Capacity Land Base (2019)

Area Median Income	Projected Housing Need (2044)	Zone Categories	Aggregate Housing Need	Total Housing Capacity	Capacity Surplus/ Deficit (Gross)
0-30% PSH	759				
0-30% Other	1,444				
30-50%	524				
50-80%	407	Low-Rise, Mid-Rise	3,134	3,725	591
80-100%	574	Moderate Density	1,224	2,554	1,330
100-120%	650				
120%+	3,142	Low Density	3,142	3,530	388
Total	7,500		7,500	9,809	2,309

Exhibit 11. Alternative 3: Capacity Considering King County Urban Growth Capacity Land Base (2019)

Area Median Income	Projected Housing Need (2044)	Zone Categories	Aggregate Housing Need	Total Housing Capacity	Capacity Surplus/ Deficit
0-30% PSH	759				
0-30% Other	1,444				
30-50%	524				
50-80%	407	Low-Rise, Mid-Rise	3,134	3,240	106
80-100%	574	Moderate Density	1,224	1,856	632
100-120%	650				
120%+	3,142	Low Density	3,142	3,721	579
Total	7,500		7,500	8,817	1,317

Notes: Since 2020, about 281 units have been permitted with and it is likely the units mostly fall in the 80-120% AMI income level.

PSH = Permanent Supportive Housing.

Source: King County 2019 and BERK 2023.

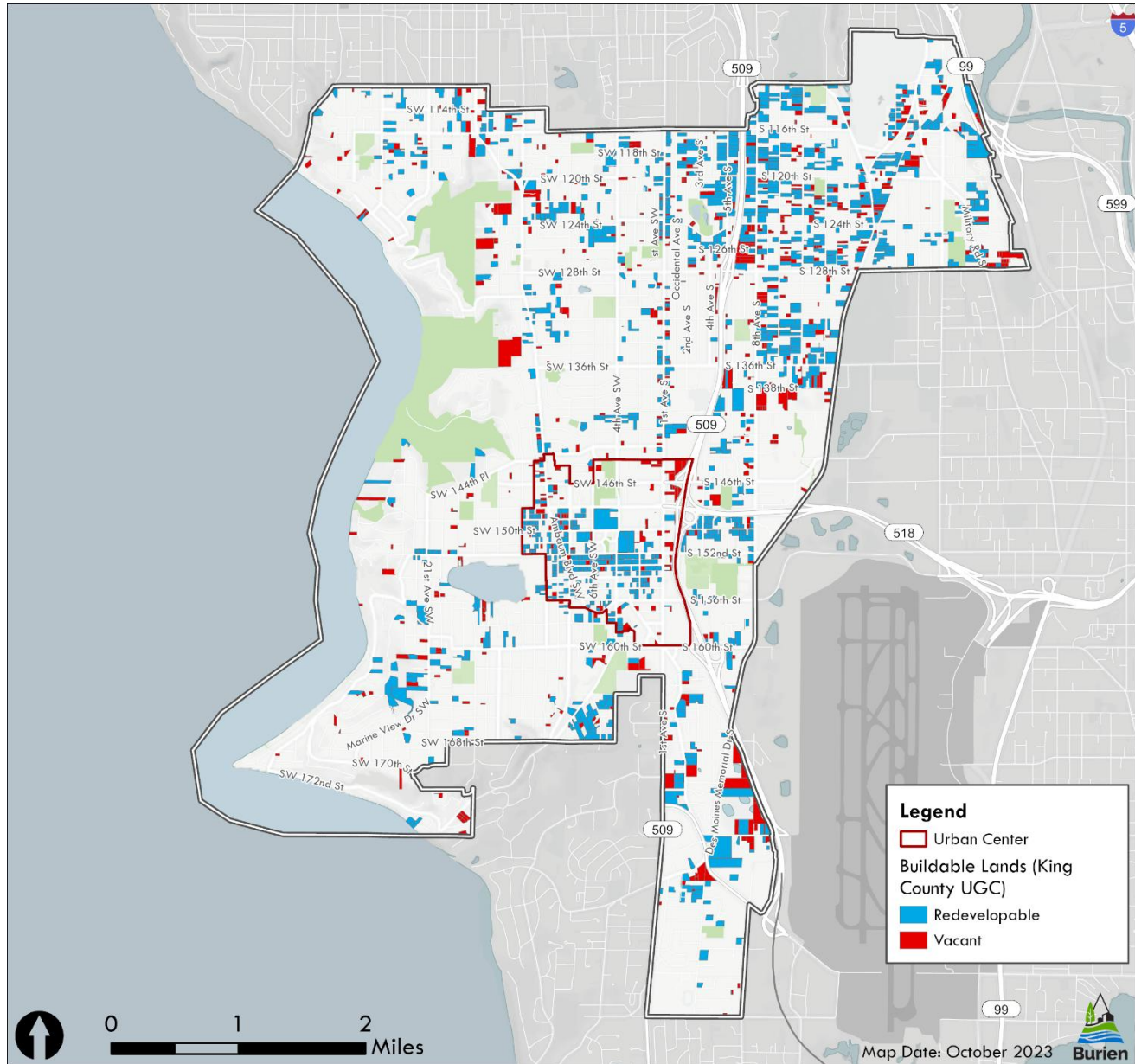
Next Steps

The Alternatives are under review in early 2024. It is expected that the Planning Commission will develop recommendations for a Preferred Alternative, which may mix and match features of the alternatives under review by the middle of 2024. Targeted zoning code changes are anticipated to implement the Preferred Alternative in order to meet growth targets. The City Council is scheduled to consider the Comprehensive Plan in late 2024.

While the Comprehensive Plan and zoning provides capacity for housing and jobs, individual decisions by property owners to develop properties under the plans and codes would still drive trends. The City will monitor the Comprehensive Plan and a progress report is due in 2029 (every 5 years).

Appendix: Land Capacity Assumptions

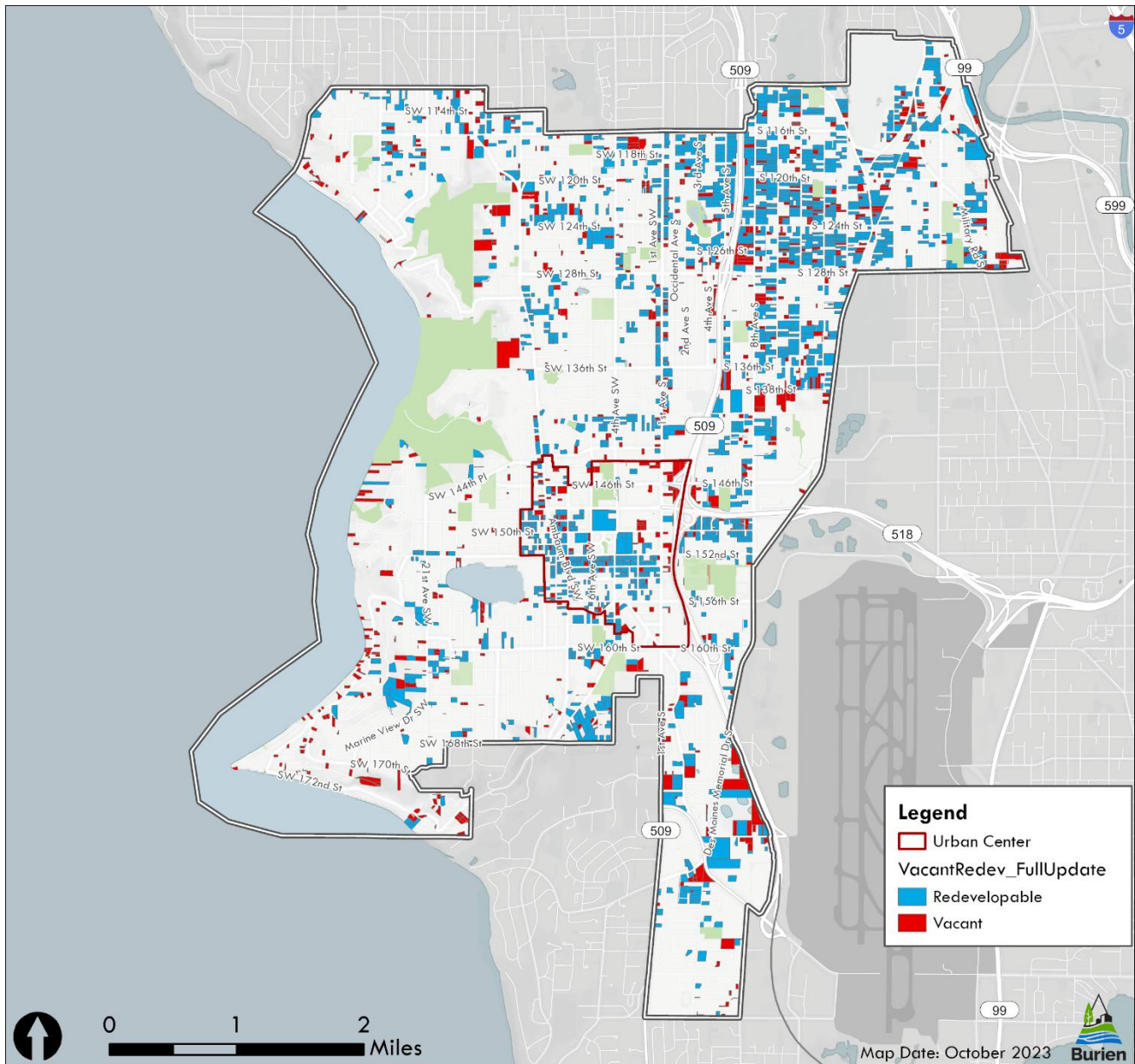
Exhibit 12. Buildable Lands Map (2019)



Sources: King County 2021, BERK 2023.

- Buildable lands include vacant and redevelopable parcels, which were identified through a method of evaluating existing densities relative to planned densities and improvement-to-land value. This data was collected and evaluated in 2018-2019 and published in 2021.

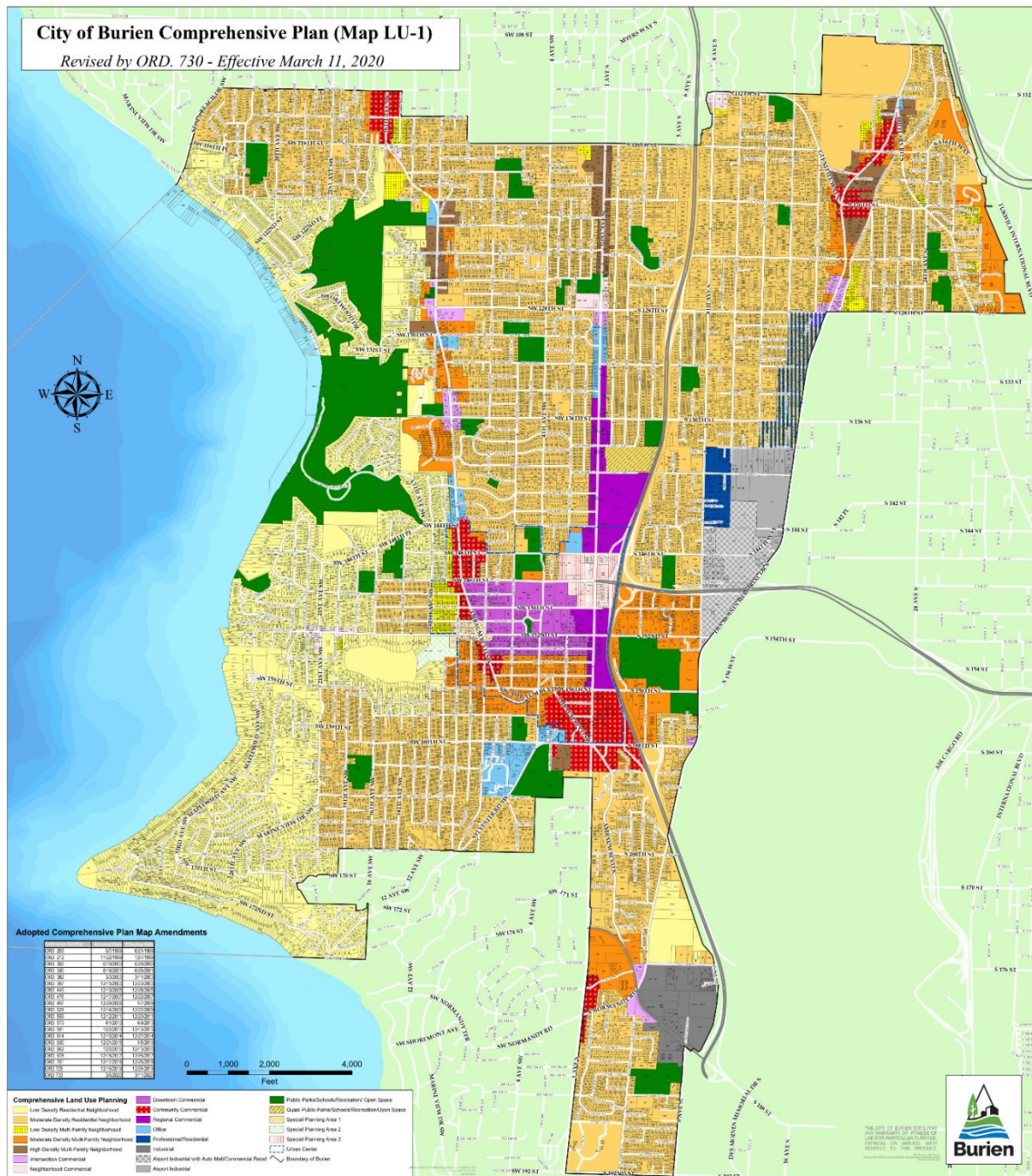
Exhibit 13. Buildable Lands Map with Updated Redevelopable Land (2023)



Sources: King County 2021, King County Assessor 2023, BERK 2023.

- Updated buildable land map using 2023 King County Assessor data. Lands may have constraints or not be available for development. Redevelopable land recalculated based on an existing density-to-planned density ratio using 2023 assessor data instead of 2019; this is used in the jobs per dwelling unit capacity estimates in non-commercial districts.

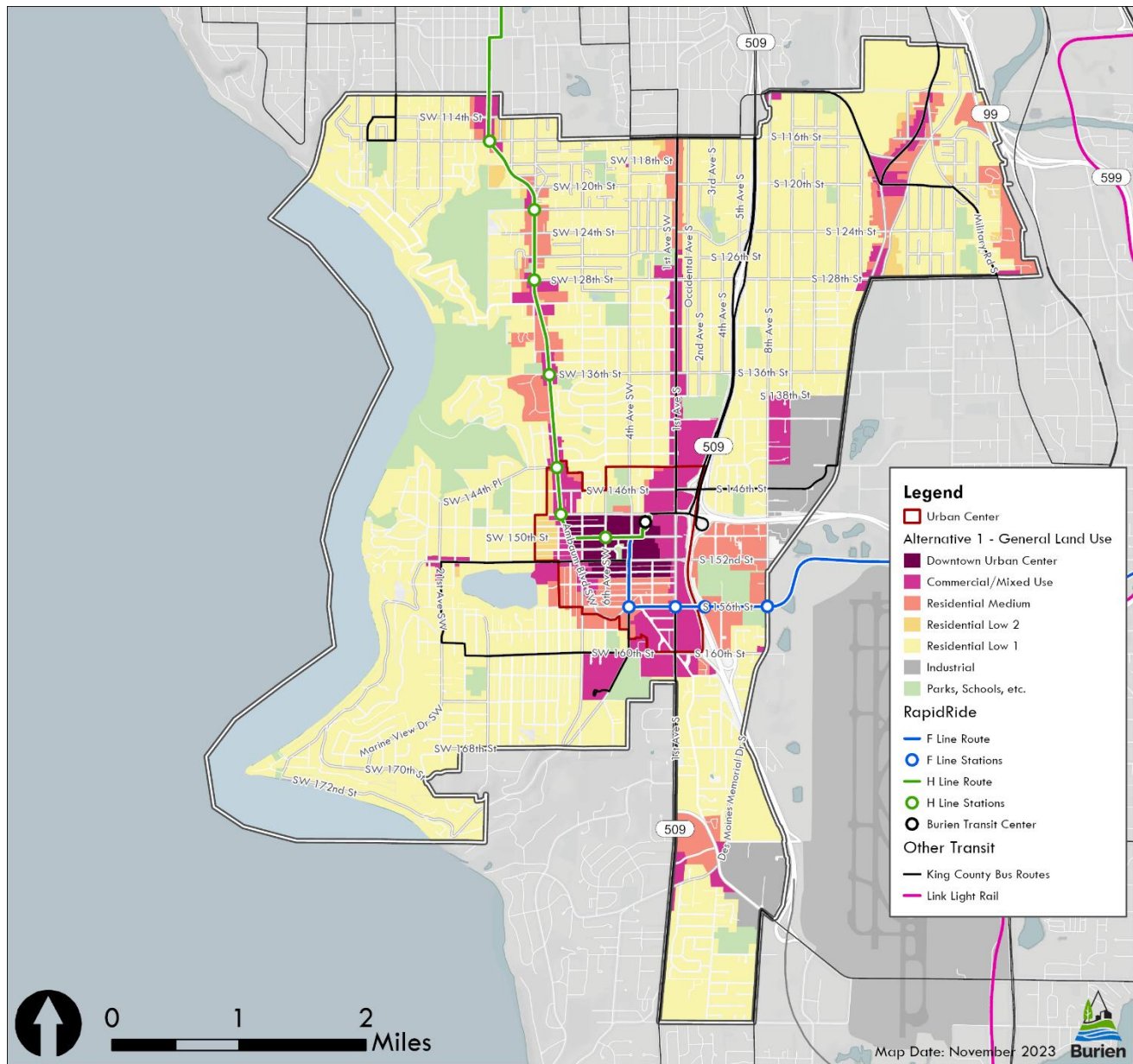
Exhibit 14. Alternative 1 No Action: Adopted Comprehensive Plan Map



Source: City of Burien, 2020.

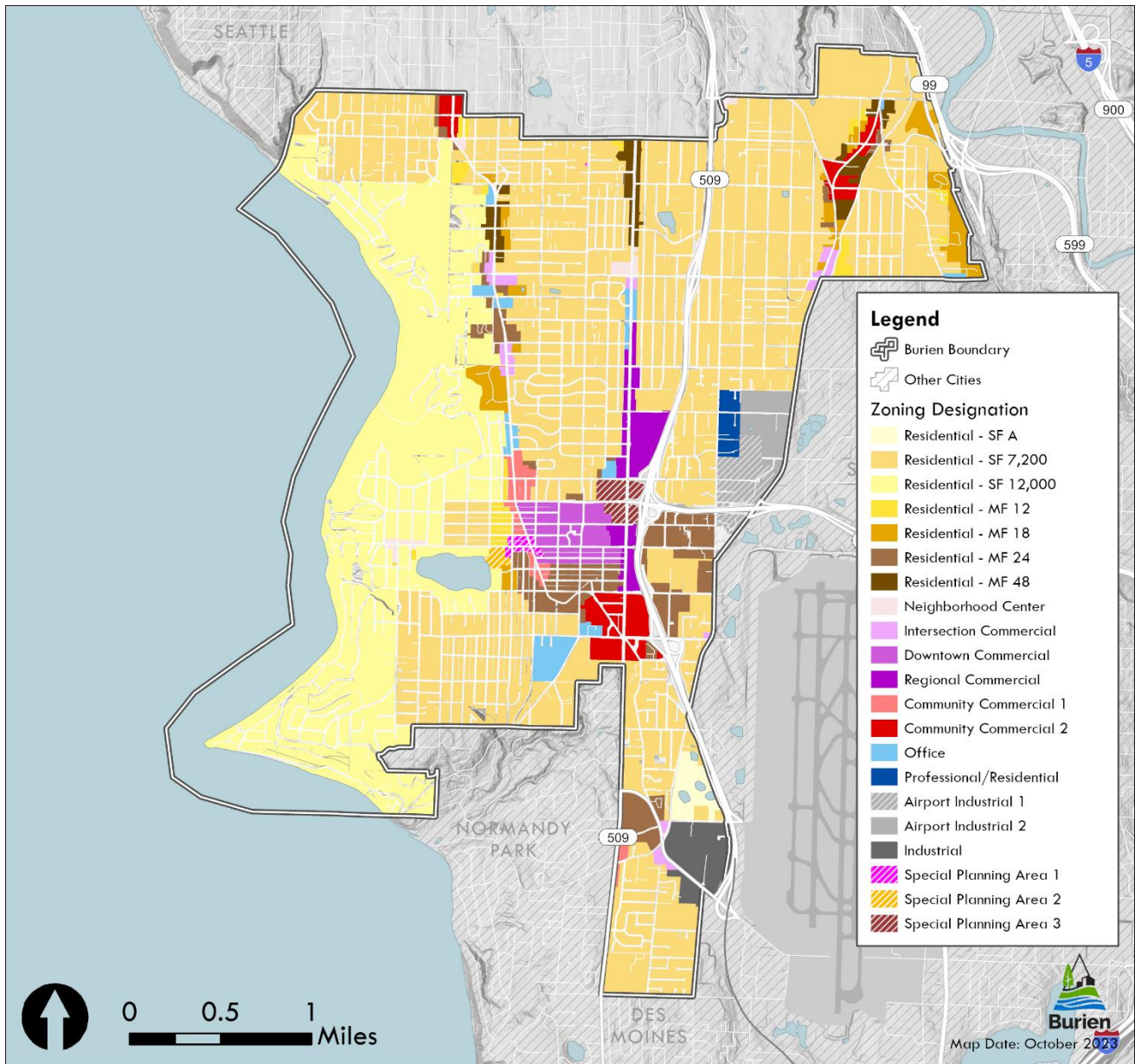
- Adopted Burien Comprehensive Plan Land Use Map.

Exhibit 15. Alternative1 No Action (Consolidated No Action Comprehensive Plan Map)



- A map that consolidates the detailed Comprehensive Plan designations into simplified designations like Alternatives 2 and 3 for easier comparisons.

Exhibit 16. Burien Zoning Map



Source: City of Burien, 2020.

- Detailed current City of Burien zoning map.

Exhibit 17. Densities: No Action Urban Growth Capacity Report

Zone	Land Use Type	Planned Density (DU/Acre)	Planned Density (FAR)	Achieved Density (DU/Acre)	Achieved Density (FAR)
RS-A	Res	1			
RS-12,000	Res	3.63		6.60	
RS-7,200	Res	6.05		5.59	
RM-12	Res	12		10.84	
RM-18	Res	18		16.67	
RM-24	Res	24		22.95	
RM-48	Res	48		25.67	
CN	Non-Res	12	2.4		
CI	Non-Res		3.2		
DC	Mixed	Unlimited		120.66	0.12
PR	Other	6.05			
CC-1	Mixed	18	2.55		0.22
CC-2	Mixed	24	2.95		0.22
CR	Mixed	24	3.05		0.33
O	Mixed	24/48	3.2		0.13
I	Non-Res	n/a	2.55		
SPA-1 (Old B)	Mixed	24	2.78		
SPA-2 (Navos)	Other				
SPA-3 (Gateway)	Mixed	24	2.725		
AI-1	Mixed	n/a	3.35		0.41
AI-2	Mixed	n/a	3.35		

Sources: City of Burien, King County 2019.

- Assumptions of achieved (based on permits) and planned densities under Alternative 1: No Action, the current plan and zoning.

Exhibit 18. Land Use Designations (Draft January 2024) – Alternatives 2 and 3

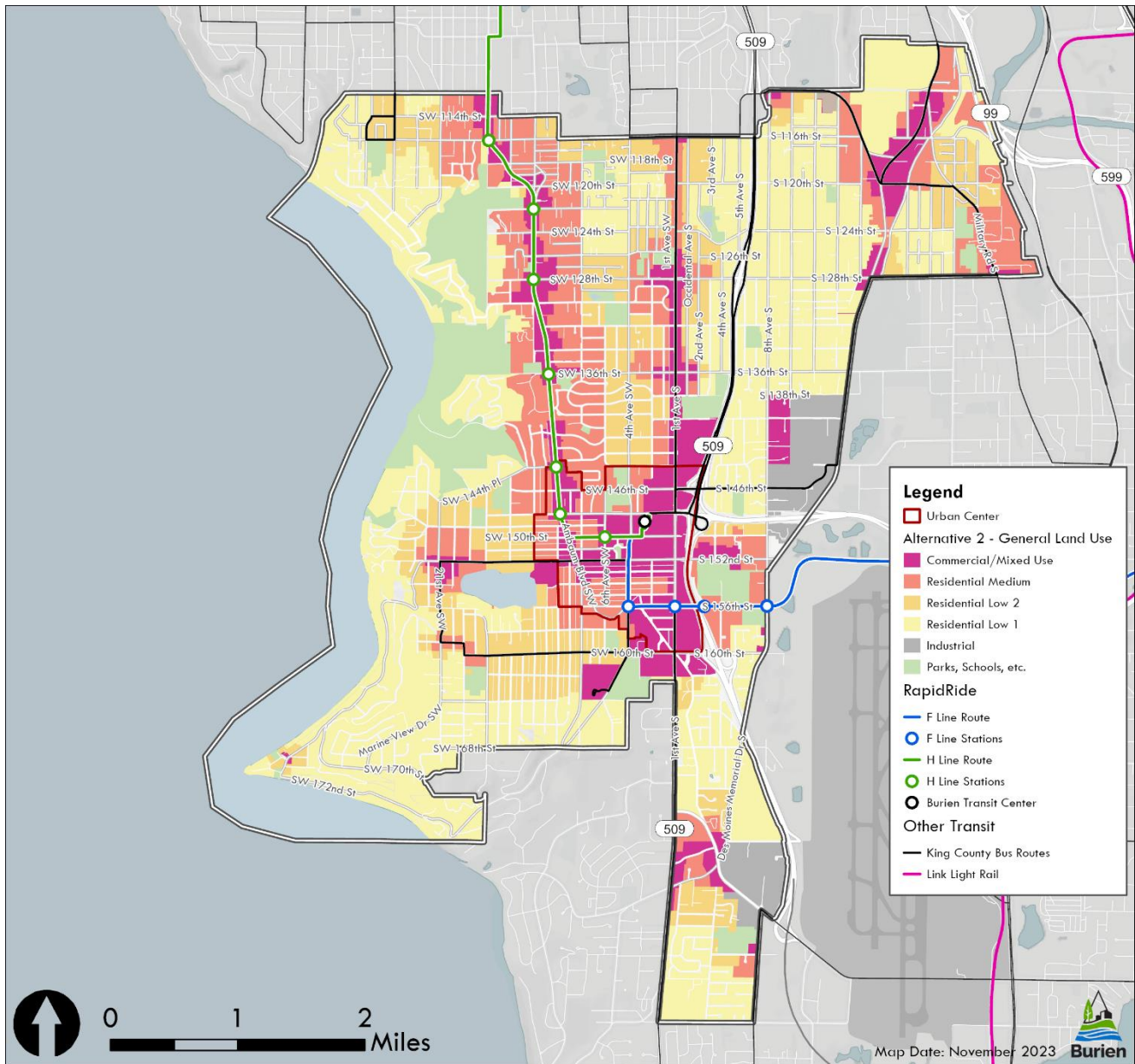
Name	Future Land Use Description
Downtown Urban Center	<p><u>Purpose:</u> This designation is intended for areas close to and within Burien’s Urban Center, the most active place in Burien. It reinforces downtown as Burien’s civic center with a focus on employment, an urban neighborhood, transit-orientation, arts and culture, and entertainment. Development will be pedestrian-oriented with focus on street level activity and design.</p> <p><u>Principal uses & intensity:</u> 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.</p> <p>Approximate density: 60-200 units per acre.</p>
Commercial/Mixed Use	<p><u>Purpose:</u> 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.</p> <p><u>Principal uses & intensity:</u> 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.</p> <p>Approximate density: 40-100 units per acre.</p> <p><i>Apply a minimum density?</i></p>
Residential Medium	<p><u>Purpose:</u> 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.</p> <p><u>Principal use & intensity:</u> 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: 20-60 units per acre.</p>
Residential Low 2	<p><u>Purpose:</u> 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.</p> <p><u>Principal uses & intensity:</u> 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.</p>
Residential Low 1	<p><u>Purpose:</u> This designation allows a low-scale mix of housing types to modestly expand housing choices throughout Burien.</p> <p><u>Principal uses & intensity:</u> 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.</p>
Industrial	<p><u>Purpose:</u> 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.</p>

Name	Future Land Use Description
	<p><u>Principal uses & intensity:</u> 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.</p>
Parks & schools	<p><u>Purpose:</u> This designation allows for recreational facilities and services that define and enhance the livability of surrounding residential areas and viability of nearby business areas.</p> <p><u>Principal uses & intensity:</u> Parks, schools, community centers, trails, open spaces, and other public and quasi-public facilities and properties.</p>

Sources: City of Burien; 2023.

- Draft land use designation categories, descriptions, and densities.

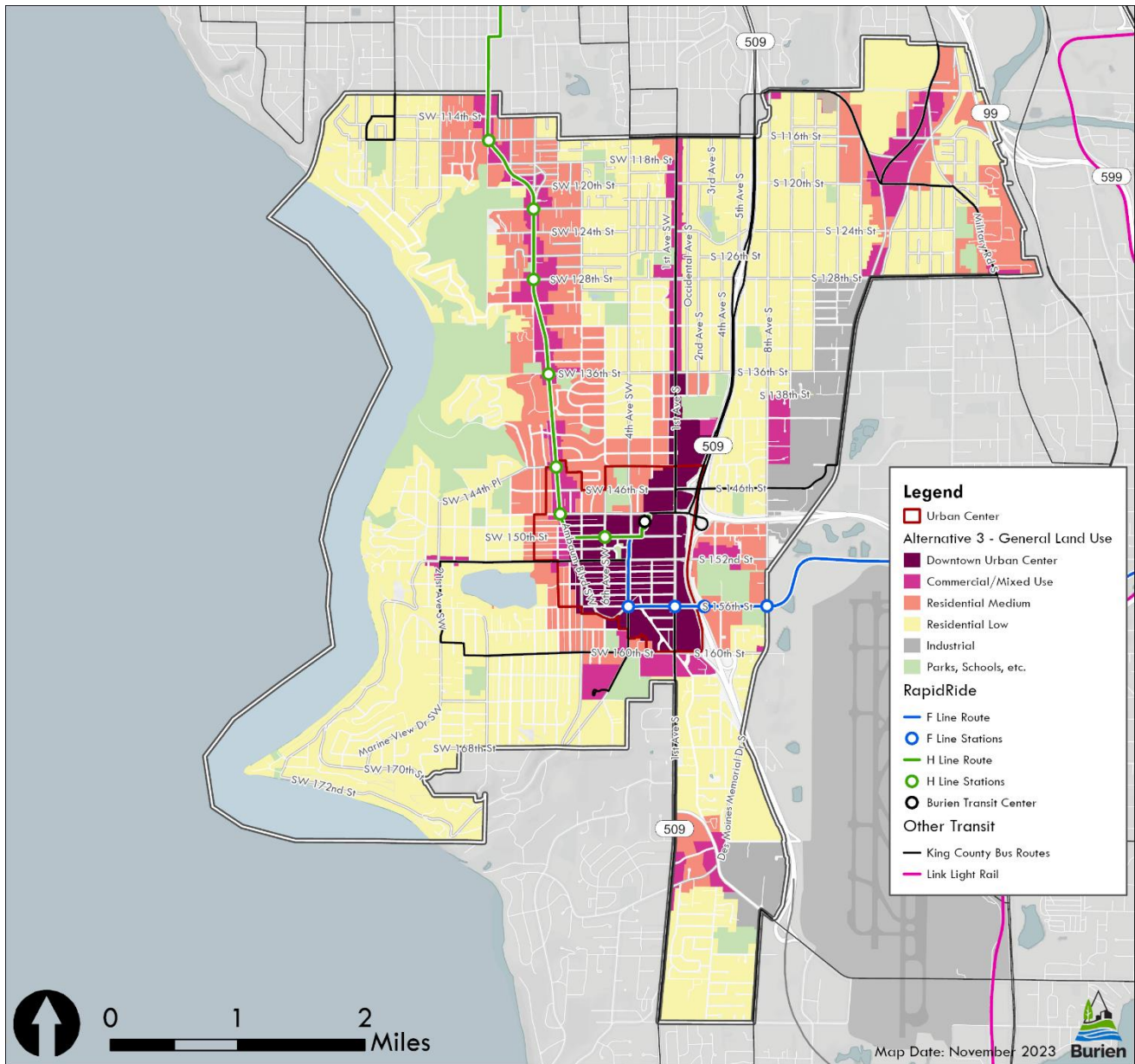
Exhibit 19. Alternative 2 Neighborhood Centers



Source: City of Burien, Makers, BERK, 2023

- Alternative 2: Neighborhood Centers under study in Burien 2044 Draft EIS.

Exhibit 20. Alternative 3 Greater Downtown



Source: City of Burien, MAKERS, BERK, 2023

- Alternative 3: Greater Downtown under study in Burien 2044 Draft EIS.

Exhibit 21. Existing/Proposed Zone Comparison Table – Middle Housing Grant June 2023

Zone	Existing Zones							New Zones				
	RS-A	RS-12000	RS-7200	RM-12	RM-18	RM-24	RM-48	R-1	R-2	R-3	R-4	R-5
Purpose								Low-density residential zone For sensitive and impacted areas	General low-density residential zone Replaces RS-7200 and RS-12000	Moderate density zone near transit, services, centers, etc.	Near services, transit	Near services, transit
Allowed building types for primary units	House	House	House,	TH, apts	TH, apts	TH, apts	TH, apts	Duplex +ADUs, Cottage cluster	Duplex-Triplex, Cottage cluster up to three TH	Du-Fourplex, TH, etc. Courtyard apts on larger lots	Multifamily, TH, middle housing	Multifamily, TH
ADUs allowed	2	2	2					2	2	2	2	2
Mixed Use	No	No	No	No	No	No	No	No, except daycare	No, except daycare	Yes, limited sf	Yes	Yes
Min lot size	43,560	12,000	7,200	3,600	2,400	1,800	1,200	6,000	5,000	3,000	N/A	N/A
Max units per lot								2	3	4		
Floor area ratio**								0.5-0.6	0.5-0.7	0.5-1.0		
Density per acre (courtyard development only)	(1)	(3.6)	(6)	12	18	24	48			30*		
Achieved density (du per acre including ADUs)	3	10.89	18.15					29	52.3			

Zone	Existing Zones							New Zones				
	RS-A	RS-12000	RS-7200	RM-12	RM-18	RM-24	RM-48	R-1	R-2	R-3	R-4	R-5
Parking req	2 per DU	2 per DU	2 per DU	~1.8 per DU	~1.8 per DU	~1.8 per DU	~1.8 per DU	1 per DU	1 per DU	1 per DU	1 per DU	1 per DU
Setback, front (ft)	20	20	20	10	10	10	10	20	15	10	10	10
Setback, interior (ft)	5	5	5	5	5	5	5	5	5	5	5	0
Height (ft)	35	35	35	35	35	35	60-75	35	35	35	35*	65*
Coverage max	20%	35%	35%	60%	60%	70%	70%					
Impervious coverage max	20%	45%	70%	85%	85%	85%	90%	50%	70%	80%		
Affordability bonus								+2 units +0.2 FAR	+2 units +0.2 FAR	+2 units +0.2 FAR	+1 story	+1 story

*Density per acre only applies to courtyard style developments, which are not controlled by FAR.

** FAR scales depending on units per lot, see below.

- Zoning (current and potential) from Middle Housing Study 2023. This would likely be further modified based on a Preferred Growth Alternative.

Land Capacity Assumptions

The following assumptions were applied to the alternatives under study in the Draft Comprehensive Plan and Draft EIS.

Exhibit 22. Densities in Dwelling Units per Acre: No Action and Action Alternatives

Land Use Designation	No Action Assumed	Ambaum Boulevard Park (ABP) EIS Assumed	ABP Market Study and Middle Housing Study	Burien 2044: Density Range	Burien 2044: Mid (weighted)	Burien 2044: Optimal (weighted)
Commercial/ Mixed Use	8-20	80-100	47-250	40-100	50-70 (49.1-56.7)	50-100 (56.1-66.6)
Downtown Urban Center	120.66	100-120	47-250	60-200	120	120-150
Residential Low	5.6-6.6 10. 9-18.2 inc. ADU	15	29-52.3	8-40	15-20 (15.8)	15-20 (15.8)
Residential Medium	10.84-25.67	20-30	100-260	20-60	40-50 (41.0-41.5)	50-80 (52.9-54.6)

Market Factors

- ▶ No Action Alternative:
 - Residential: Vacant 16-30% | Redevelopable 17-32%
 - Commercial: Vacant and Redevelopable 10-50%
 - Industrial: Vacant 8% | Redevelopable 10%
- ▶ Action Alternatives:
 - Vacant: 25%
 - Redevelopable: 30%
 - Except: Industrial 10% Vacant, 15% Redevelopable

Rights of Way/Public Purpose

- ▶ No Action Alternative: 5-6%
- ▶ Burien 2044 Action Alternatives: 5%

Commercial/Residential Splits

No Action Alternative:

- ▶ Commercial/Mixed Use: Commercial share 1-75%
- ▶ Industrial: 100%

Action Alternatives: (More small business formation including anti-displacement)

- ▶ Commercial/Mixed Use: Commercial share 25%-100% (70%-80% weighted average)
- ▶ Industrial: 100%

Floor Area Ratios

- ▶ Industrial- All Alternatives: 0.41 (Urban Growth Capacity)
- ▶ Commercial – No Action: 0.12-0.33
- ▶ Commercial – Action Alternatives: 0.3-0.4
- ▶ Residential Areas used Jobs/Housing Unit of 0.15 job/unit per productivity analysis

Employment Densities

- ▶ No Action Alternative
 - Commercial: 650-800 sf/employee
 - Industrial: 1200 sf/employee
- ▶ Action Alternatives
 - Commercial: 250-500 sf/employee
 - Industrial: 600 sf/employee

Exhibit 23. Housing Affordability Assumptions

Exhibit 12. Example of relating zone categories to housing types and income levels served in moderate-cost communities

Zone category	Typical housing types allowed	Lowest potential income level served		Assumed affordability level for capacity analysis
		Market rate	With subsidies and/or incentives	
Low Density	Detached single family homes	Higher income (>120% AMI)	Not typically feasible at scale*	Higher income (>120% AMI)
Moderate Density	Townhomes, duplex, triplex, quadplex	Moderate income (>80-120% AMI)	Not typically feasible at scale*	Moderate income (>80-120% AMI)
Low-Rise Multifamily	Walk-up apartments, condominiums (2-3-floors)	Low income (>50-80% AMI)	Extremely low and Very low income (0-50% AMI)	Low income (0-80% AMI) and PSH
Mid-Rise Multifamily	Apartments, condominiums	Low income (>50-80% AMI)	Extremely low and Very low income (0-50% AMI)	Low income (0-80% AMI) and PSH
ADUs (all zones)	Accessory Dwelling Units on developed residential lots	Low income (>50-80% AMI)	N/A	Low income (>50-80% AMI) – Group with Low-Rise and/or Mid-Rise Multifamily

* See discussion in 3.2 below.

Exhibit 13. Example of relating zone categories to housing types and income levels served in higher-cost communities

Zone category	Typical housing types allowed	Lowest potential income level served		Assumed affordability level for capacity analysis
		Market rate	With subsidies and/or incentives	
Low Density	Detached single family homes	Higher income (>120% AMI)	Not feasible at scale*	Higher income (>120% AMI)
Moderate Density	Townhomes, duplex, triplex, quadplex	Higher income (>120% AMI)	Not typically feasible at scale*	Higher income (>120% AMI)
Low-Rise Multifamily	Walk-up apartments, condominiums (2-3-floors)	Moderate income (>80-120% AMI)	Extremely low, Very low, and Low-income (0-80% AMI)	Low income (0-80% AMI) and PSH
Mid-Rise Multifamily	Apartments, condominiums	Moderate income (>80-120% AMI)	Extremely low, Very low, and Low-income (0-80% AMI)	Low income (0-80% AMI) and PSH
High-Rise/Tower	Apartments, condominiums	Higher income (>120% AMI)	Moderate income (>80-120% AMI)	Moderate income (>80-120% AMI)
ADUs (all zones)	ADUs on developed residential lots	Moderate income (>80-120% AMI)	N/A	Moderate income (>80-120% AMI)

* See discussion in 3.2 below.

- Alternatives 1, 2, and 3 use Moderate Cost frameworks to sort existing or potential land use categories/zoning into income bands. While Alternative 3 tests both mid-rise and high-rise, the high rise development is not considered to change market conditions to a high-cost community.

Exhibit 24. Alternative 1 Residential and Job Capacity – Sorted into Consolidated Future Land Use Categories

Row Labels	Designated Acres	Net Residential Capacity	Net Job Capacity
Commercial/Mixed Use	382	872	398
Downtown Urban Center	74	2,769	438
Industrial	191	-	436
Parks, Schools, etc.	531	-	3
Residential Low 1	3,578	1,376	248
Residential Low 2	50	49	11
Residential Medium	384	1,432	226
(blank)	2	-	-
Grand Total	5,191	6,498	1,761

- Updates King County Urban Growth Capacity Report: There was a formula error in underlying spreadsheets that resulted in misapplication of assumed densities (e.g., RS 7200 density applied to RS 12000, R12 density applied to RS 7200 and so on). Also, updates pipeline development and removes negative residential or negative job results.
- If adding accessory dwelling units +882.

Exhibit 25. Alternative 2 Housing Capacity

Land Use Designation	Implementing Zones	Designated Acres	Buildable Acres	Density Range (du/ac)	Assumed Mid	Assumed Optimal	Housing Capacity Mid	Housing Capacity Optimal
Commercial/Mixed Use	MED	20	2	40-100	70	80	10	11
	MU-1	371	105		50	50	137	137
	MU-2	201	51		70	100	1,543	2,209
Industrial	I	191	24	n/a	n/a	n/a	n/a	n/a
Parks, Schools, etc.	PRS	531	n/a	n/a	n/a	n/a	n/a	n/a
Residential Low 1	R1/R2	2,222	439	8-20	15	15	3530	3,530
Residential Low 2	R3	720	80	15-40	20	20	843	843
Residential Medium	R4	850	159	20-60	40	50	3,297	4,204
	R5	86	29		50	80	449	936
Grand Total		5,191	888				9,809	11,870

- If adding accessory dwelling units + 1,042. However, RL 1 and RL 2 density by zone considers middle housing.

Exhibit 26. Alternative 2 Employment/Job Capacity

Land Use Designation	Implementing Zones	Designated Acres	Buildable Acres	Commercial Share	Jobs Mid (Mid Density, 2019 Base)	Jobs High (Optimal Density, 2023 Base)
Commercial/Mixed Use	MED	20	2	0.90	53	83
	MU-1	371	105	0.90	21	196
	MU-2	201	51	0.25	231	365
Industrial	I	191	24	1.00	579	579
Parks, Schools, etc.	PRS	531	n/a	n/a	n/a	n/a
Residential Low 1	R1/R2	2,222	439	0.15 job/du	530	653
Residential Low 2	R3	720	80	0.15 job/du	126	176
Residential Medium	R4	850	159	0.15 job/du	495	763
	R5	86	29	0.15 job/du	67	146
Grand Total		5,191	888		2,102	2,960

Exhibit 27. Alternative 3 Housing Capacity

Land Use Designation	Implementing Zones	Designated Acres	Buildable Acres	Density Range (du/ac)	Assumed Mid	Assumed Optimal	Housing Capacity Mid	Housing Capacity Optimal
Commercial/Mixed Use	C	41	12	40-100	0	0	0	0
	MED	22	3		70	80	11	13
	MU-1	203	63		50	50	0	0
	MU-2	92	22		70	100	666	956
Downtown Urban Center	MUUC	260	89	60-200	120	120-150	1,244	1,244- 3,677
Industrial	I	270	52	n/a	n/a	n/a	0	-
Parks, Schools, etc.	PRS	530	0	n/a	n/a	n/a	0	-
Residential Low	R1/R2	2,917	494	8-40	15-20	15-20	3,721	5,235
Residential Medium	R4	789	138	20-60	40	50	2,776	3,559
	R5	65	15		50	80	399	667
Grand Total		5,191	888				8,817	11,674- 14,107

- High range with optimal densities assumes high-rise in parts of Downtown and vicinity on First Avenue.
- If adding accessory dwelling units + 1,027. However, RL density by zone considers middle housing.

Exhibit 28. Alternative 3 Employment/Job Capacity

Land Use Designation	Implementing Zones	Designated Acres	Buildable Acres	Commercial Share	Jobs Mid (Mid Density, 2019 Base)	Jobs Optimal (2023 Base)
Commercial/Mixed Use	C	41	12	1.00	154	182
	MED	22	3	0.90	53	83
	MU-1	203	63	0.90	659	951
	MU-2	92	22	0.25	100	162
Downtown Urban Center	MUUC	260	89	0.75	187	200- 585
Industrial	I	270	52	1.00	1244	1326
Parks, Schools, etc.	PRS	530	0	0.00	0	0
Residential Low	R1/R2	2,917	494	0.15 job/du	558	1029
Residential Medium	R4	789	138	0.15 job/du	416	694
	R5	65	15	0.15 job/du	60	103
Grand Total		5,191	888		3,431	4,730- 5,115

- High range with optimal densities assumes high-rise in parts of Downtown and vicinity on First Avenue.

Exhibit 29. Alternative 2 Housing Affordability Assumptions – Moderate Cost Community

Land Use Designation	Implementing Zones	Designated Acres	Buildable Acres	Density Range (du/ac)	Assumed Mid (du/ac)	Assumed Optimal (du/ac)	Residential Type	Affordability Level (AMI)
Commercial/Mixed Use	MED	20	2	40-100	70	80	Mid-Rise	20% to 0-80% and 80% to 80-120%
	MU-1	371	105		50	50	Mid-Rise	
	MU-2	201	51		70	100	Mid-Rise	
Industrial	I	191	24	n/a	n/a	n/a	n/a	n/a
Parks, Schools, etc.	PRS	531	0	n/a	n/a	n/a	n/a	n/a
Residential Low 1	R1/R2	2,222	439	8-20	15	15	Low Density	120%+
Residential Low 2	R3	720	80	15-40	20	20	Moderate Density	80-120%
Residential Medium	R4	850	159	20-60	40	50	Low-Rise	0-80%
	R5	86	29		50	80	Mid-Rise	20% to 0-80% and 80% to 80-120%
Grand Total		5,191	888					

► See Exhibit 23 for Moderate Cost Framework applied to Alternative 2.

Exhibit 30. Alternative 3 Housing Affordability Assumptions – Moderate Cost Community

Land Use Designation	Implementing Zones	Designated Acres	Buildable Acres	Density Range (du/ac)	Assumed Mid (du/ac)	Assumed Optimal (du/ac)	Residential Type	Affordability Level (AMI)
Commercial/Mixed Use	C	41	12	40-100	0	0	n/a	n/a
	MED	22	3		70	80	Mid-Rise	20% to 0-80% and 80% to 80-120%
	MU-1	203	63		50	50	Mid-Rise	
	MU-2	92	22		70	100	Mid-Rise	
Downtown Urban Center	MUUC	260	89	60-200	120	120-150	Mid-Rise - High Rise	Same as above
Industrial	I	270	52	n/a	n/a	n/a	n/a	n/a

Land Use Designation	Implementing Zones	Designated Acres	Buildable Acres	Density Range (du/ac)	Assumed Mid (du/ac)	Assumed Optimal (du/ac)	Residential Type	Affordability Level (AMI)
Parks, Schools, etc.	PRS	530	0	n/a	n/a	n/a	n/a	n/a
Residential Low	R1/R2	2,917	494	8-40	15-20	15-20	Low Density	120%+
Residential Medium	R4	789	138	20-60	40	50	Low-Rise	0-80%
	R5	65	15		50	80	Mid-Rise	20% to 0-80% and 80% to 80-120%
Grand Total		5,190	888					

► See Exhibit 23 for Moderate Cost Framework applied to Alternative 3.

Exhibit 31. Accessory Dwelling Unit Assumptions

Alternative	Eligible Lots	% Deduction	Lots Available	Estimated	Added to Capacity
Alternative 1: No Action	12,598	93%	882	882	Mid: No Optimal: Yes 0-80: 50% 80-120%: 50%
Alt. 2: Neighborhood Center	9,926	93%	695	1,042 (1.5 per lot)	No
Alt. 3: Greater Downtown	9,785	93%	685	1,027 (1.5 per lot)	No

► ADUs represented 7% of permits. Thus 7% of lots are assumed “available” in chart. However, results for alternatives are shown with and without ADUs.

Exhibit 32. Affordable Housing Mix and Target Achievement – Mid-Range Densities

Housing Unit Affordability	0-80%	80-120%	120%+	Total
Alt 1 New Housing Needed	3,134	1,224	3,142	7,500
Alt 1 Capacity	2,434	2,677	1,387	6,498
Alt 1 Surplus or Deficit*	(700)	1,453	(1,755)	(1,002)
Alt 2 New Housing Needed	3,134	1,224	3,142	7,500
Alt 2 Capacity	3,725	2,554	3,530	9,809
Alt 2 Surplus or Deficit	591	1,330	388	2,309
Alt 3 New Housing Needed	3,134	1,224	3,142	7,500
Alt 3 Capacity	3,240	1,856	3,721	8,817
Alt 3 Surplus or Deficit	106	632	579	1,317

Source: BERK 2023.

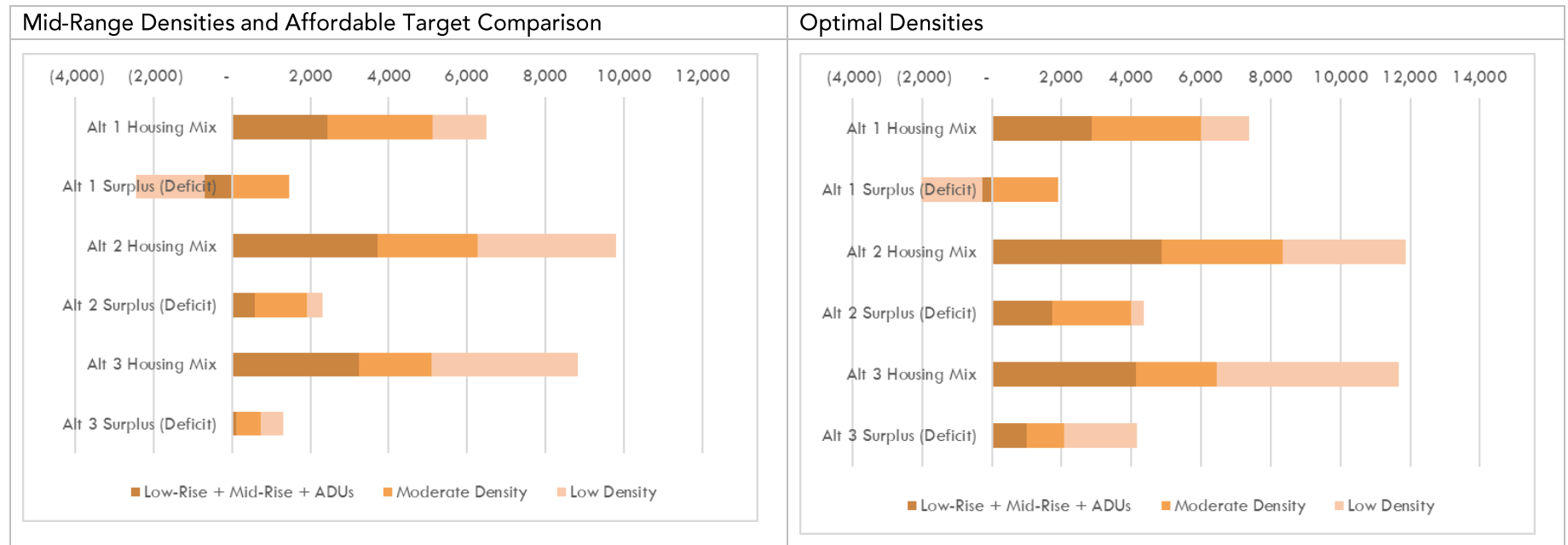
Exhibit 33. Affordable Housing Mix and Target Achievement – Optimal Densities

Housing Unit Affordability	0-80%	80-120%	120%+	Total
Alt 1 New Housing Needed	3,134	1,224	3,142	7,500
Alt 1 Capacity	2,875	3,118	1,387	7,380
Alt 1 Surplus or Deficit*	(259)	1,894	(1,755)	(120)
Alt 2 New Housing Needed	3,134	1,224	3,142	7,500
Alt 2 Capacity	4,863	3,477	3,530	11,870
Alt 2 Surplus or Deficit	1,729	2,253	388	4,370
Alt 3 New Housing Needed	3,134	1,224	3,142	7,500
Alt 3 Capacity	4,135	2,304	5,235	11,674
Alt 3 Surplus or Deficit	1,001	1,080	2,093	4,174

Source: BERK 2023.

- *Reduced deficit if adding in accessory dwelling unit assumption – 7% of new permits per current trends. See Exhibit 33.

Exhibit 34. Graphs Mid-Range and Optimal Densities



Source: BERK 2023.

- Mid-Range Densities for No Action do not include ADUs on top of land capacity following the Urban Growth Capacity Report methodology. Optimal densities include ADUs for No Action and reduce the deficit.

Exhibit 35. Job Productivity and Zones: 2023

NAICS Sector	Businesses			Employment		
	Commercial	Industrial	Residential	Commercial	Industrial	Residential
	Zones	Zones	Zones	Zones	Zones	Zones
Accommodation and Food Services	144	1	12	1,410	8	106
Administrative, Support, Waste Management, Remediation Services	27		32	154		92
Agriculture, Forestry, Fishing and Hunting			1			3
Arts, Entertainment, and Recreation	20		20	127		96
Construction	52	6	88	420	33	340
Educational Services	31	2	30	437	70	1,038
Finance and Insurance	75	1	12	261	0	80
Health Care and Social Assistance	172	2	38	2,443	24	874
Information	19		7	127		117
Management of Companies and Enterprises			1			3
Manufacturing	22		21	185		65
Other	59	3	51	79	12	44
Other Services (except Public Administration)	182	5	72	1,229	69	340
Professional, Scientific, and Technical Services	91	4	53	418	23	387
Public Administration	25	2	3	660	50	61
Real Estate and Rental and Leasing	52	5	35	462	11	86
Retail Trade	209	1	35	2,115	2	126
Transportation and Warehousing	15	8	18	230	76	60
Utilities	1		2	8		10
Wholesale Trade	20	4	13	130	25	83
Totals	1,216	44	544	10,895	403	4,011
Excluding Education						2,973

Source: Heartland, 2023.

Exhibit 36. Housing Units in Burien 2023

Housing – Burien: 2023 OFM			
2023 Total Housing Units	2023 One Unit Housing Units	2023 Two or More Unit Housing Units	2023 Mobile Homes and Specials
21,065	12,796	8,258	11

Source: State of Washington Office of Financial Management, OFM, 2023.

Exhibit 37. Job Rate in Residential Zones

Job Rate – All Dwellings and all Residential Zone Jobs excluding Education	$2,973 \div 21,065 = 0.14$
Job Rate – Excluding Residential Units in Commercial Zones	$2,973 \div 20,205 (21,065 - 860) = 0.15$
Residential Sq Ft in Commercial Zones	774,000
@900 SF/DU – dwelling units excluded	860

Source: Heartland, 2023; BERK, 2023.

- Due to the high share of businesses and jobs in the Residential zones, and the need to consider the achievement of job targets, Alternative 3 applies the observed rate of jobs per dwelling unit, excluding dwellings in Commercial zones.