

Regional Growth Centers Criteria Report

Burien Regional Growth Center



Designation Recommendation

Redesignate Burien as a regional growth center under the Regional Centers Framework. The center supports VISION 2050's goals to create compact, livable places that accommodate significant regional growth, while promoting sustainability and inclusion.

Background








Downtown Burien offers a mix of uses, including multifamily residential, office, retail, restaurants, and government and human services. The Burien regional growth center is generally centered around the mixed-use Burien Town Square development. The existing street grid is in the form of a traditional downtown with small blocks, alleys and a well-established sidewalk system.

Evaluation of Regional Growth Centers Requirements

Status Icons:

 On track
  Needs attention
  Does not meet criteria
  N/A

Criteria		Status
Center Type	—	Urban Growth Center
Existing Density Required: 18 people/acre		The Burien Regional Growth Center's current density is 25 people per acre, which meets the criteria.
Planned Target Density Required: 45 people/acre		The Burien Regional Growth Center's planned density is 43 people per acre, which is just below but substantially consistent with the regional criteria. Reaching this density shows whether the center is effectively managing and concentrating growth within its boundaries.
Mix of Uses: 15% of planned residential and employment activity		78% of planned growth is expected to be residential.
Size: 200 to 640 acres (larger if served by high-capacity transit)		The Burien Regional Growth Center is currently 419 acres.
Transit Access: Existing or planned frequent bus service or high-capacity transit		The center has existing bus rapid transit and bus service to serve the community.
Market Potential: Demonstrated capacity to support growth targets	—	<p>A market study was not required.</p> <p>Since 2010, the center has increased density by 7 people per acre.</p>
Center Subarea Plan	—	<p>The center subarea plan was last certified in 2020.</p> <p>Please see the updated certification report for additional planning recommendations.</p>

Jurisdiction Comments / Additional Context

Regarding the Criteria Report, it is positive to see that the Burien Regional Growth Center status is largely on track. It is an important center for the Burien community to live, work, and gather. Our analysis of the activity units used an earlier year and considered Census-based job information, and we understand PSRC is using a newer year and consistent data across all centers. Burien is proposing a 2026 Comp Plan Amendment Docket item to adjust the UGC Boundary to address “needs improvement” planned target density.

On the Certification Report, there is reference to future Urban Center Plan updates and ideas to consider. Thank you for ideas to reinforce Downtown’s role and contribution to affordable and diverse housing opportunities as well as supporting the City of Burien’s economy, in the context of the Comprehensive Plan work on these important issues.

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