

# Burien

Burien, a city with a 2010 population of approximately 33,300 residents, is located on the Puget Sound, south of Seattle and west of Tukwila and SeaTac. In April of 2010, the city annexed a portion of unincorporated King County which increased its population to approximately 48,000. Incorporated in 1993, Burien has its roots as a small commercial center catering to the local farming and forestry economy. Downtown Burien now offers a mix of uses, including multifamily residential, office, retail, restaurants and government and human services.

The Downtown Burien regional growth center was designated in June 2005, and was the first center to be designated under the 2003 procedures. The Burien regional growth center is roughly centered at 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. The center offers significant redevelopment opportunities and access to the regional transportation system via SR 509, SR 518, and Sea-Tac International Airport.

## Acreage, Density & Mix of Activity

Burien is a smaller regional growth center in terms of total gross acreage (354 acres) with a net developable acreage of 249 acres (70% of gross acres). In terms of its role in the city overall, Burien’s regional growth center contains 6 percent of the city’s land area, 9 percent of the population, 12 percent of the housing, and 33 percent of the employment. Compared to centers as a whole, Burien has among the smallest number of total activity units (6,349), with an even mix of activity (54% jobs/46% residents) at a moderate density (17.9 units per gross acre).

## Urban Form

Burien’s average parcel size is 0.3 acres, which is significantly smaller than the average size for growth centers. Downtown Burien has a street network with smaller block sizes averaging 4.9 acres in size, and a limited network of sidewalks (48% coverage).

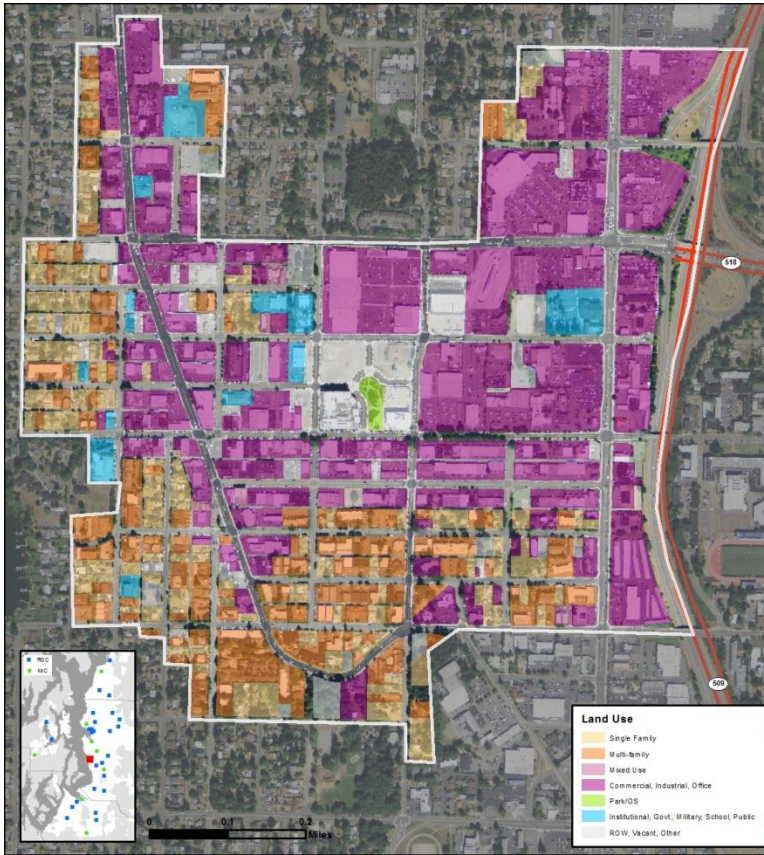
The presence of amenities is an important aspect of urban form. Burien has a moderate set of urban amenities (143 total amenities / 0.4 amenities per gross acre). Food/Drink (48%) and Public/Civic Services (32%) represent the largest amenity categories, with specific concentrations in Restaurants, Healthcare, Grocery, and Cafes/Bars.

## 2010 Summary Statistics

Land Use	
Gross acreage	354
Average block size (acres)	4.9
Average parcel size (acres)	0.3
Mix of Uses	
Population/Employee ratio	.87 : 1
Population+Employee/acre	17.9
Population	
Total population	2,945
Population density/acre	8.3
Change (2000–2010)	228
Housing	
Total housing units	1,705
Housing unit density/acre	4.8
Change (2000–2010)	163
Employment	
Total employment	3,404
Employment density/acre	9.6
Change (2000–2010)	-907
Transportation	
Housing access to transit	90%
Employee access to transit	100%
Work-based mode share	
SOV / HOV	79% • 9%
Walk & Bike / Transit	2% • 10%

## Urban Amenities

Food & Drink	
Restaurants	45
Grocery	11
Cafes & Bars	8
Home Supplies & Services	
Pet Supplies	2
Laundry & Haircuts	8
Home supplies	2
Clothing & Shoes	5
Banks	6
Arts & Recreation	
Spectator Sports	-
Fitness & Outdoors	3
Electronics & Toys	2
Bookstores & Libraries	2
Arts & Culture	-
Public & Civic Services	
Social Services	9
Schools & Childcare	1
Police, Fire, Postal, City Hall	3
Pharmacy	5
Healthcare	30
Residential Care Centers	1



### Land Use

Burien contains a diverse set of current land uses that are evenly distributed between commercial/industrial (54%) and residential (30%) in terms of total net land area. The major land uses are commercial (45%), multi-family residential (18%), single-family residential (12%) and industrial (9%).

### Demographics

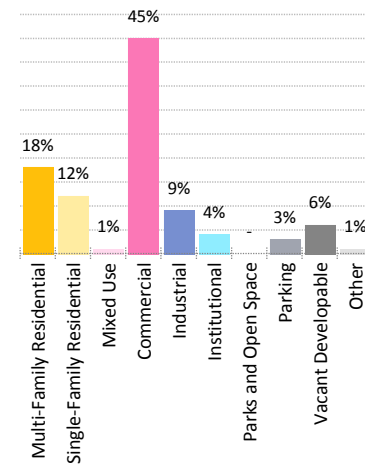
The total population in the Burien regional growth center is 2,945, and grew by 228 residents from 2000 to 2010. The center has about the same age profile as the region as a whole, with a high share of youth (20%) and a smaller share of seniors (9%). The age of residents is predominantly 35-64, followed by 18-34 (71% for both age groups combined). At 37 percent, Burien's racial diversity is greater than the region's 27 percent share of non-white residents. The groups with the highest shares in Burien are White (63%), Other (23%), African American/Black (6%), and Asian/Pacific Islander (5%). Thirty percent of residents identify as Hispanic.

### Employment

The total employment in the Burien center is 3,404, having decreased by 907 jobs from 2000 to 2010. The major industry sectors are Services (47%), Retail (26%) and Government (11%). Some of the largest businesses in this center, in terms of total employment, are Burien Toyota, Safeway, Group Health, and the City of Burien.

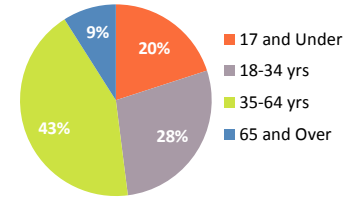
### Current Land Use

(249 net acres)



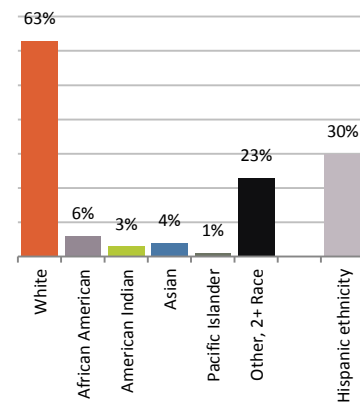
### Age of Residents

(2,945 residents)



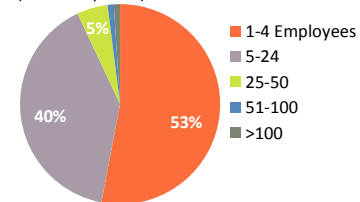
### Racial/Ethnic Composition

(2,945 residents)



### Size of Businesses

(379 workplaces)



## Housing

The Burien center has 1,705 total housing units, with a density of 4.8 housing units per gross acre. From 2000 to 2010, housing units has increased by 163 units (11% growth). Based on Census Block Group data, Burien has a significant share (38%) of single family or 2- to 4-unit multifamily units and a significant share of 5- to 19- and 20+ multifamily units (60%). In terms of unit affordability, Burien's owner-occupied housing tends to be significantly less expensive than the region as a whole (based on Census Block Group data). The center's share of units under \$300,000 is 64 percent, whereas the region's share is 38 percent. The center's share of units over \$500,000 is 3 percent, whereas the region's is 25 percent.

## Transportation

For work-based trips, the Burien regional center's travel characteristics are comparable to the region as a whole. The region's single-occupant vehicle (SOV) share is 76 percent, and the center's share is 79 percent. The region's non-SOV mode share is 24 percent, with 10 percent in transit and 5 percent in walk/bike. The center's non-SOV share is 21 percent, with 10 percent in transit and 2 percent in walk/bike. Total daily trips from the Burien center are highly focused on destinations in regional centers (34% of all trips); this includes trips that stay within the center (14%) and trips that go to other centers (20%).

In terms of employee access to transit, Burien has complete access, with 100 percent of employees within a 1/4 mile walk of transit. For residential, Burien has very good access with 90 percent of housing units within a 1/4 mile walk to transit. For the 1/2 mile walkshed, the center has complete levels of residential access to transit (100%).

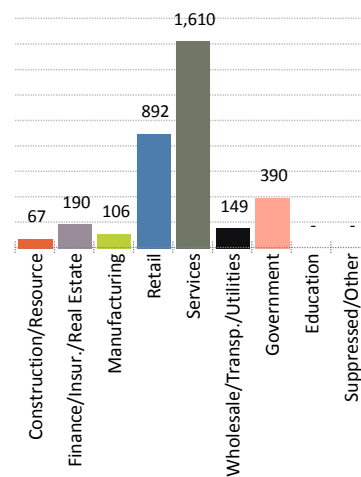
## Plan Overview and Comparison to Center Plan Checklist

The city's primary center planning document was reviewed to evaluate the extent the plan addresses topics in the PSRC Regional Centers Checklist. This policy-level review of the current plan is intended both to provide preliminary assessment of consistency of the plan with center guidelines and to evaluate the Regional Centers Checklist for any potential improvements.

Burien developed the *Downtown Burien Handbook* in 2001, which includes plans, regulations, and reports that address the regional growth center. The city has a number of policies that address its center throughout its comprehensive plan; however, there is no element specifically dedicated to the downtown regional growth center. This analysis covers only the comprehensive plan policies that directly address the regional growth center, which are included in the *Downtown Burien Handbook*. The handbook hasn't been updated since it was first created, and the comprehensive plan may include additional goals and policies not included in the handbook. The comprehensive plan addresses a downtown planning area that is somewhat smaller than the designated regional growth center

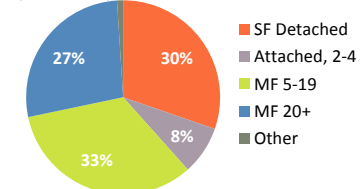
## Jobs by Sector

(3,404 jobs)



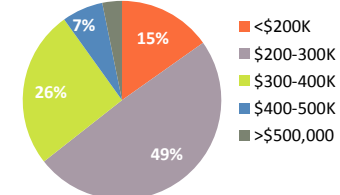
## Housing Units by Type

(3,761 units)

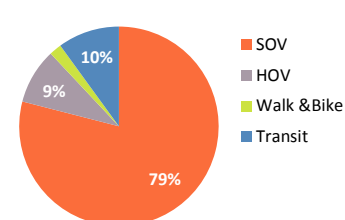


## Value of Owner-Occupied Units

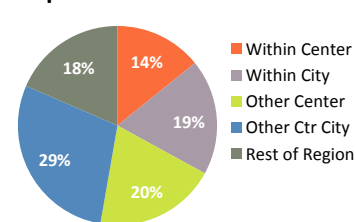
(1,000 units)



## Mode Shares



## Trip Destinations



boundaries. The comprehensive plan addresses the core/central area of the designated urban center which is focused on the downtown commercial and Old Burien land use and zoning designations.

Many Regional Growth Center Plan Checklist items are addressed through specific downtown policies in the comprehensive plan. The comprehensive plan includes a clear 20 year vision for downtown Burien and its future role in King County. A map of the downtown center is provided, and the comprehensive plan states that downtown should be the preferred location for civic buildings and calls for new open space downtown. Several policies address design standards that will advance pedestrian-oriented, transit-friendly development. Policies call for increased residential density and mixed use downtown, with active streetscapes and retail to attract pedestrians. Policies discuss design for safe and convenient nonmotorized travel, and clearly support development of an integrated, multimodal network. Several policies call for the city to work with transit agencies regarding transit mobility, access, and transit-oriented development at the transit center. Several policies address parking management downtown. Policies that focus on developing design guidelines are supportive of transit-oriented design.

The plan addresses several items on the Regional Growth Center Plan Checklist, though there are topics that the comprehensive plan does not address or that could be strengthened through a dedicated regional growth center plan element. The comprehensive plan does not include a market analysis of the center's development potential, and residential and employment targets have not yet been adopted. While the plan addresses open space, other center-specific environmental provisions addressing critical areas, stormwater and air pollution and greenhouse gas emissions are not yet addressed. As the city moves forward on planning for the center, additional detail could be provided on housing, the economy, public services, and transportation strategies for the center.

### **Planning Challenges**

As noted by the city in its October 2010 presentation to the Growth Management Policy Board, as well as a 2011 survey, the Burien center's challenges include a lack of market demand, fragmented parcel ownership in the center, and lack of bicycle facilities.

Burien has employed strategies to address challenges and plan for the success of the center. Strategies have focused on property acquisition and investment in the Town Square development and building and land use changes. Changes include flexible building heights, incentive zoning, unlimited residential density, administrative design review, a public benefit incentive system, and flexible or demand-based parking requirement. Over the past few years, the city has also made investments in roadways within the center, including 1st Avenue S, SW 152nd Street, SW 148th Street, and Ambaum Blvd SW.