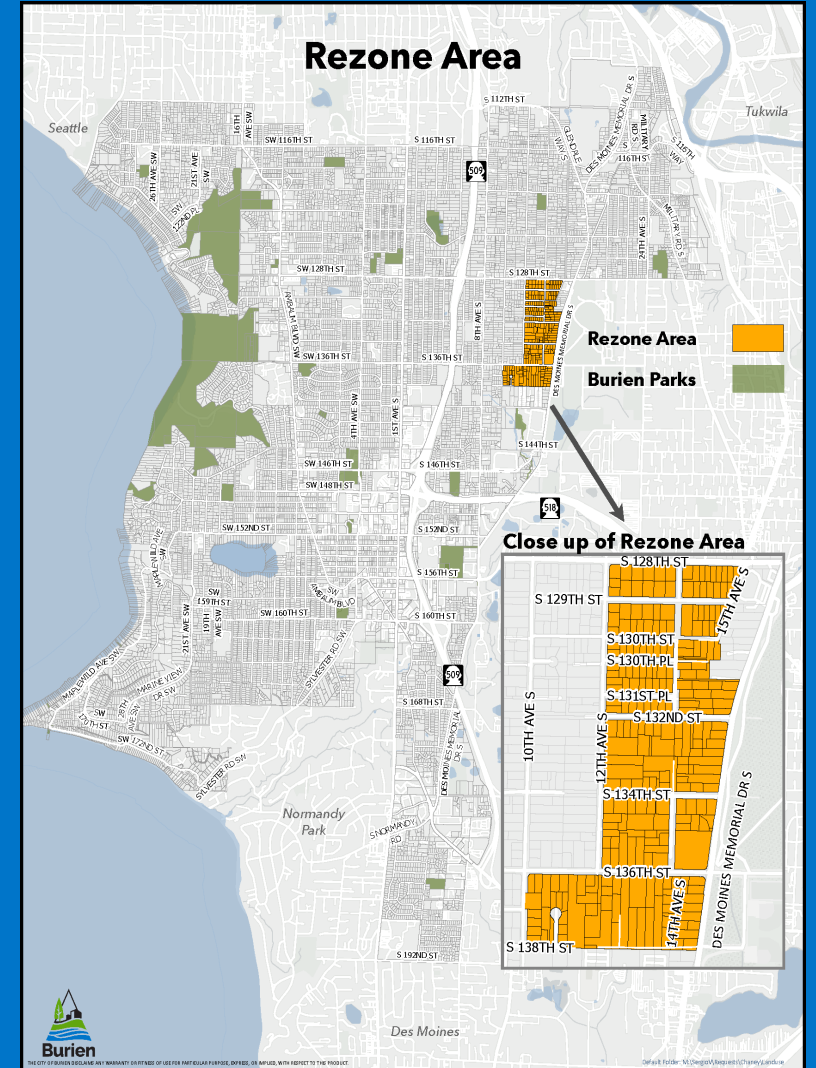


# Introduction to North of NERA Rezone Project

Burien Airport Committee  
March 17, 2026  
Presentation by Chaney Skadsen, Senior Planner



# What is the North of NERA Project?

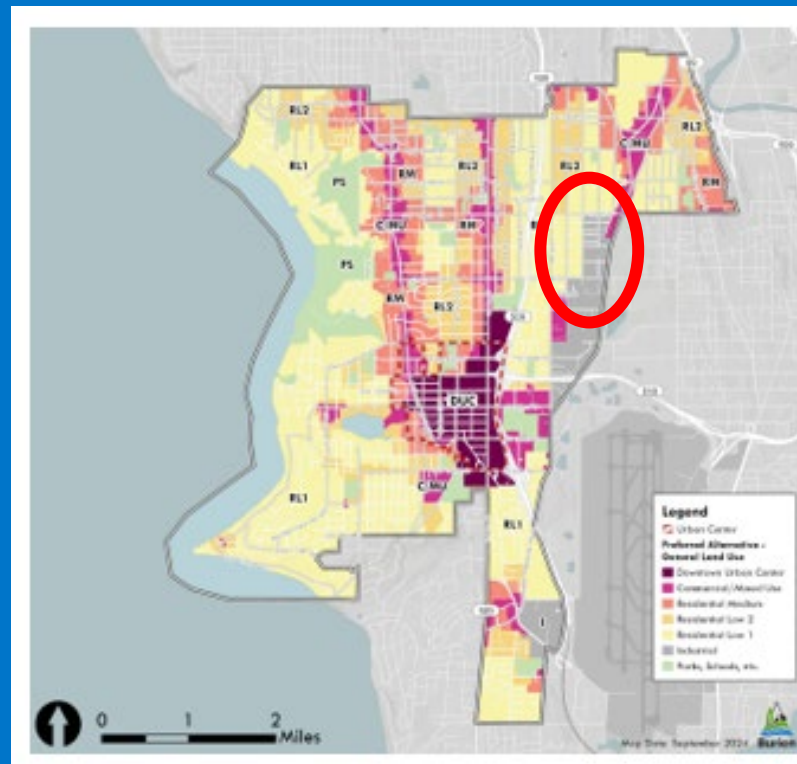
## Implementing Burien 2044 Comprehensive Plan



**Exhibit 2-7. Growth Targets**

Target Type	Target Number
Jobs 2019-2044	4,770
Housing 2019-2044	7,500

### Future Land Use Plan



### Land Use Chapter Policy Direction

**Policy 2.8-6** Promote light industrial makers spaces and supporting services in the industrial areas along Des Moines Memorial Drive facing North SeaTac Park.

**Policy 2.8-7** Monitor work-from-home and home-based business trends and allow and encourage jobs in neighborhoods when compatible with residential uses.

# Project Deliverables



**Burien Municipal Code**  
Title 19 ZONING CODE

Replace existing Single Family Residential Zoning (RS 7,200)

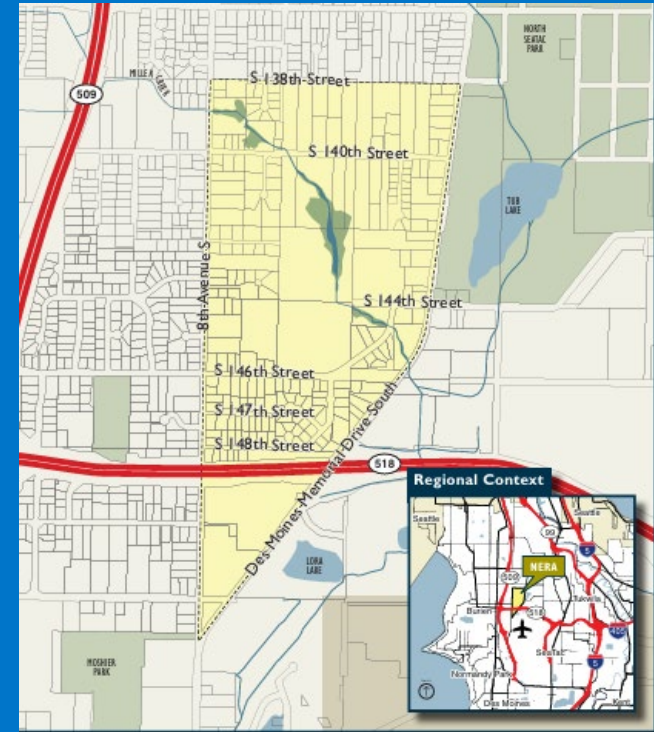
Adopt zone specific allowed uses and development regulations

# Existing “Industrial” Zones

Use	I	AI-1	AI-2
Auto Rental, New Car Auto Dealer		P	
Distribution		P	
Air Cargo Facility, Flex-Tech Flight Kitchen, <a href="#">Off-Site Commercial Parking</a> , Flex-Industrial		P	P
<a href="#">eating and drinking establishment</a> , Retail, <a href="#">Office</a>		P	P
Plant Nursery		P	P
<a href="#">Public Park and Recreation Facilities</a>		P	P
<a href="#">Warehousing and Wholesale Trade</a>		P	P
<a href="#">Day Care Center(C)(E)</a>	P		
<a href="#">High Technology Industry</a>	P		
Auto, Boat, or Heavy Equipment Repair, Services, or Washing	Type 1		
Self Service Storage Facility	Type 1		
Indoor Shooting Range	Type 2		
<a href="#">Kennel</a>	Type 2		
<a href="#">Off-site hazardous waste treatment and storage facility</a> , <a href="#">Recycling Center</a>	Type 2		
<a href="#">On-site hazardous waste treatment and storage facility</a>	Type 1	Type 2	Type 2
<a href="#">Marijuana Processor</a> , <a href="#">Marijuana Producers</a> ,	Type 1	Type 1	Type 1
<a href="#">Public Utility</a> , <a href="#">Essential public facility</a>	Type 1	Type 1	Type 1
<a href="#">Adult Entertainment Facility</a>	P	Type 2	Type 2
<a href="#">Secure Community Transition Facility</a>	Type 2	Type 2	Type 2
<a href="#">Community Garden</a>	P	P	P
<a href="#">Light Industry</a>	P	P	P
<a href="#">Community Facility</a>	Type 1	P	P
<a href="#">Government Facility</a>	Type 1	P	P
<a href="#">Religious Facility</a>	Type 1	P	P

# Locational Context NERA

- 1997 Comprehensive Plan
- 2005 SEPA Planned Action Ordinance
- 2009/2010 Redevelopment Plan and Implementation Strategy

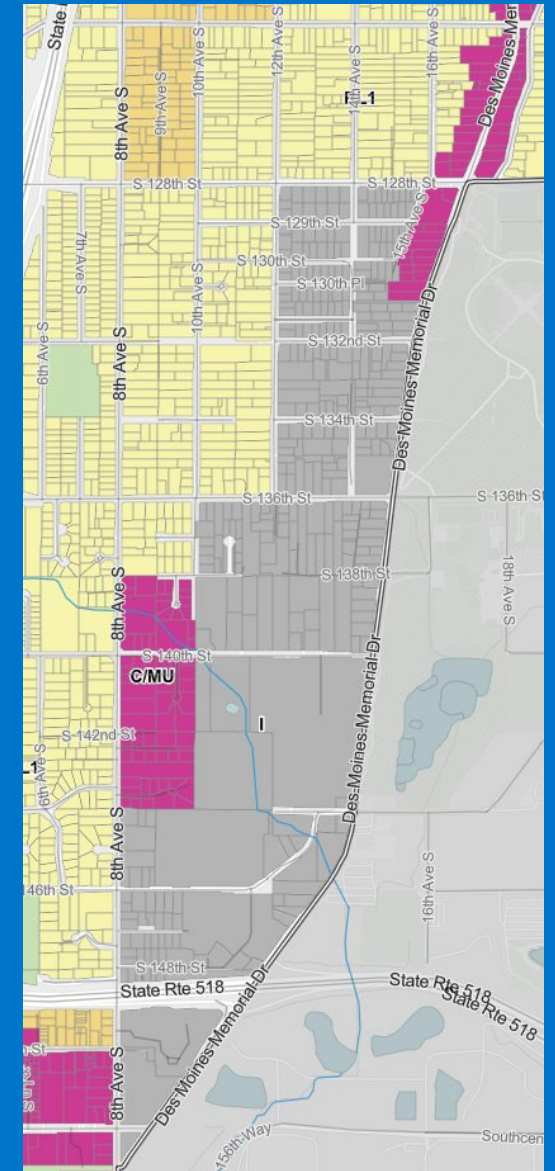
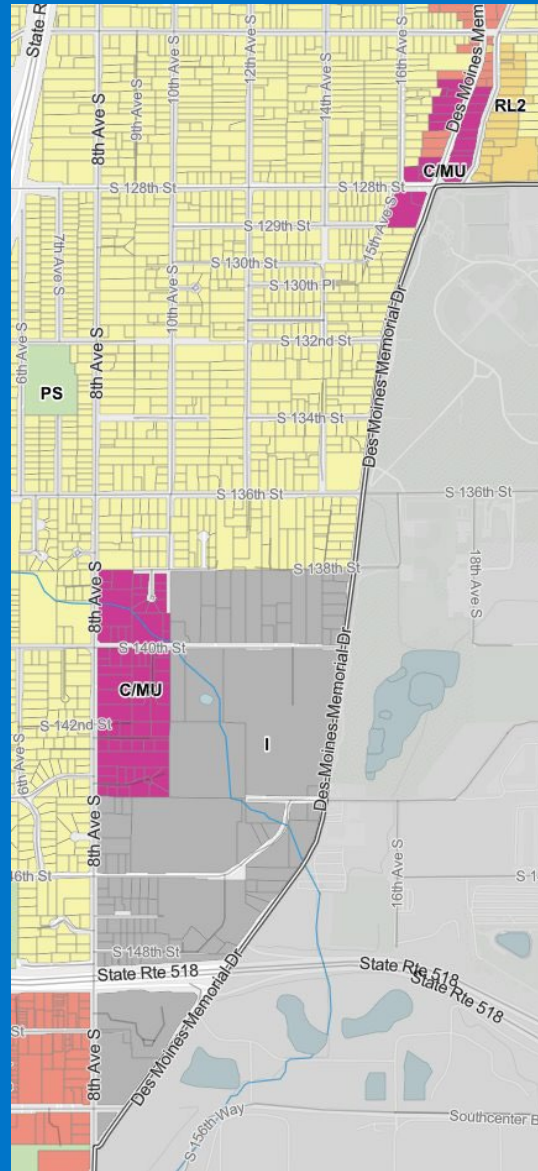
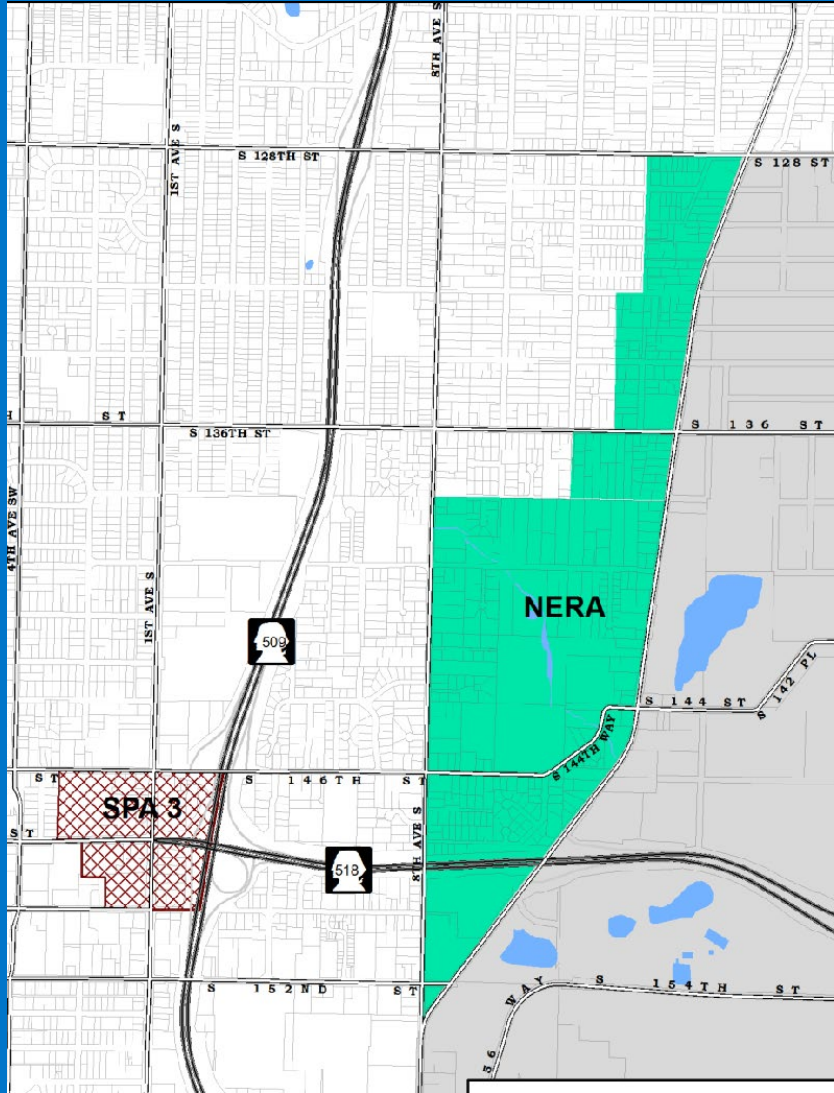


Address	Site Size	Year Built	Building Size	Tenant
1201 S 140th St Seattle Gateway Center 1	23.5 acres	2018	325,494	Mercer Distribution and Transport, Suddath Relocation Systems – Wholesaler, logistics
1021 S 146th St Seattle Gateway Center 2	9 acres	2018	133,417	Tire Rack and National Tire Wholesale Distribution, logistics
1010 S 146th St Bridge Pointe Burien	13.4 acres	2017	236,919	Lineage Logistics – Food cold storage, distribution, logistics
1228 S 140th St – Robbins and Company	73,180 acres	2021	35,407	Robbins and Company – Construction

# Pre 2024 Special Planning Area

# Pre 2024 Future Land Use Map

# Adopted 2044 Plan



# Project Process

- Existing Conditions Analysis
- Ongoing Community Engagement
- Case Studies
- Zoning Alternatives
- Solicit Feedback
- Select Alternative



# Planning Objectives for North of NERA

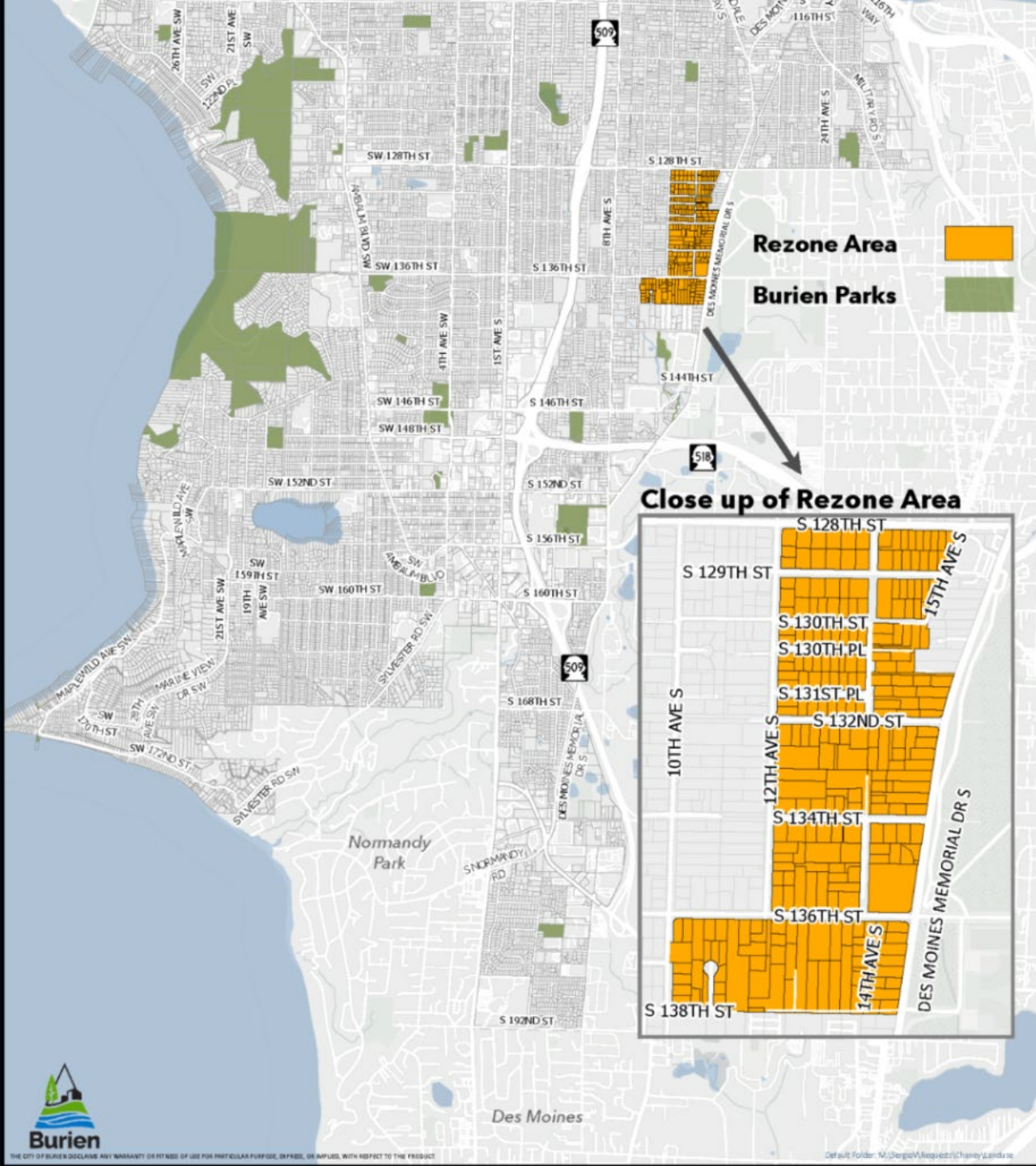
- The preferred zoning proposal is anticipated to reflect community feedback, to support local needs, and new economic development opportunities and include a mix of employment-oriented uses.

# Project Area

## Current

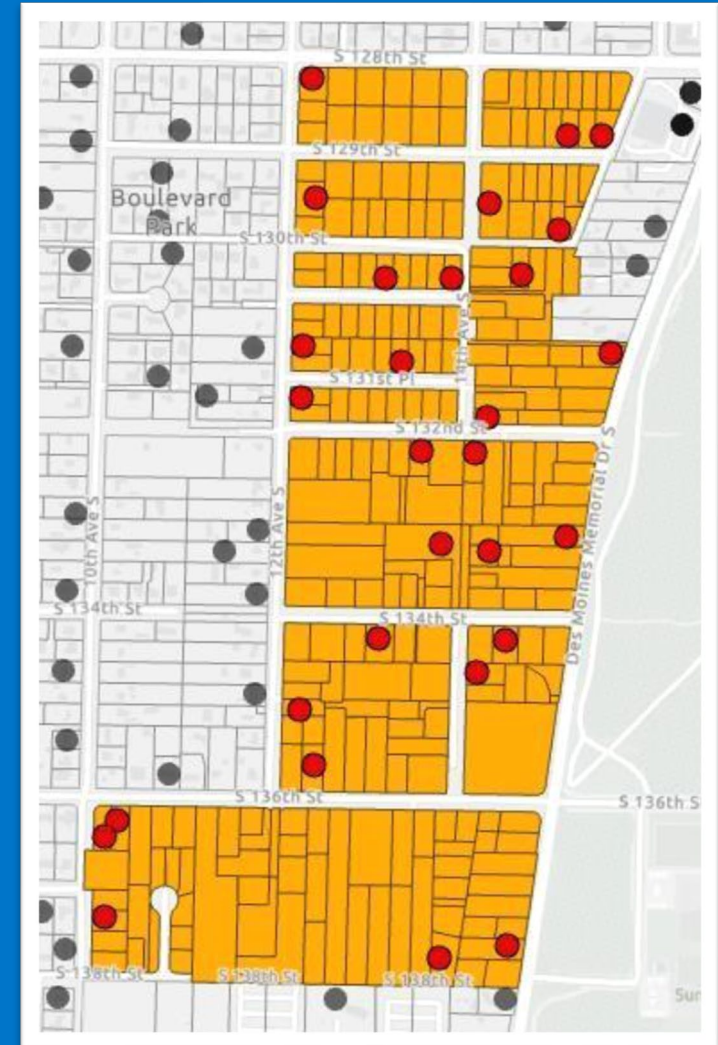
- 265 lots
- 247 residential units
- 31 active business licenses

**North of NERA:** The preferred zoning proposal is anticipated to reflect community feedback, to support local needs, and new economic development opportunities and include a mix of employment-oriented uses.



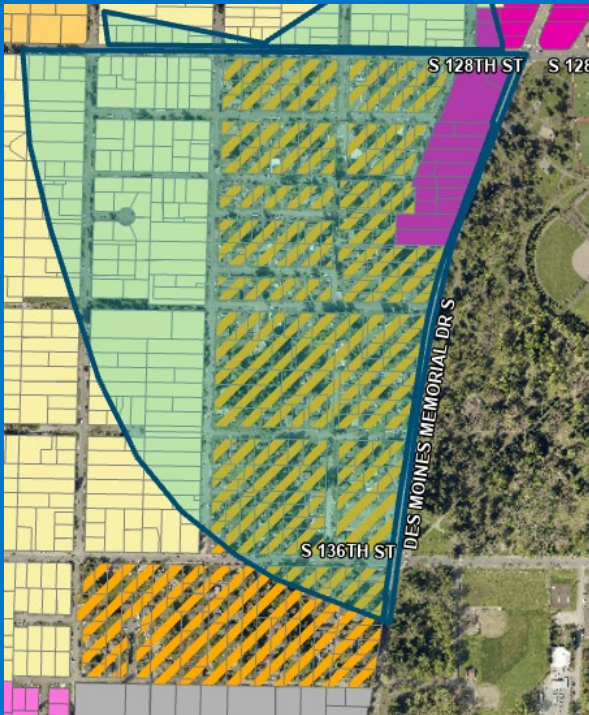
# Existing Employment

- **Construction:** residential siding, concrete foundation, window installer
- **Artisan:** ceramics, music studio, music instruction, face painting
- **Residential Services:** house cleaning, gutter cleaning, window washing, landscaping
- **Other:** car detailing, retail, apparel, child care, adult family home, etc.

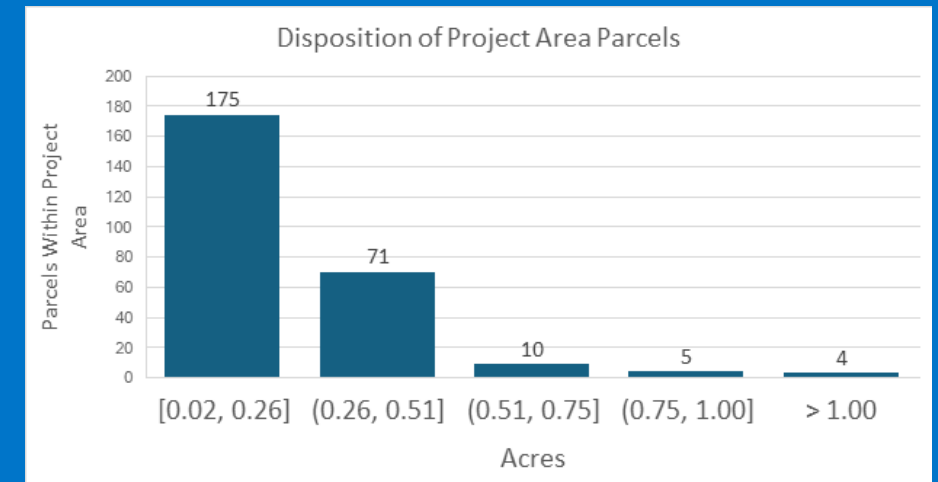
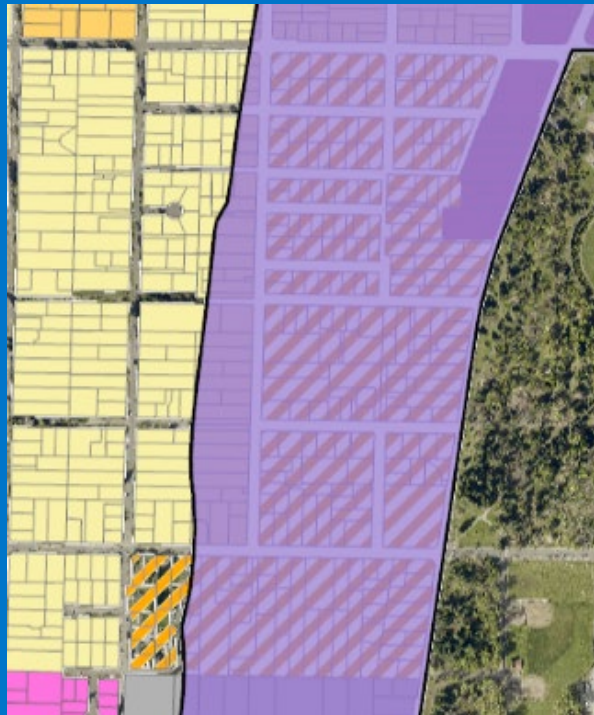


# Limitations for Future Zoning

Critical Aquifer Recharge Area

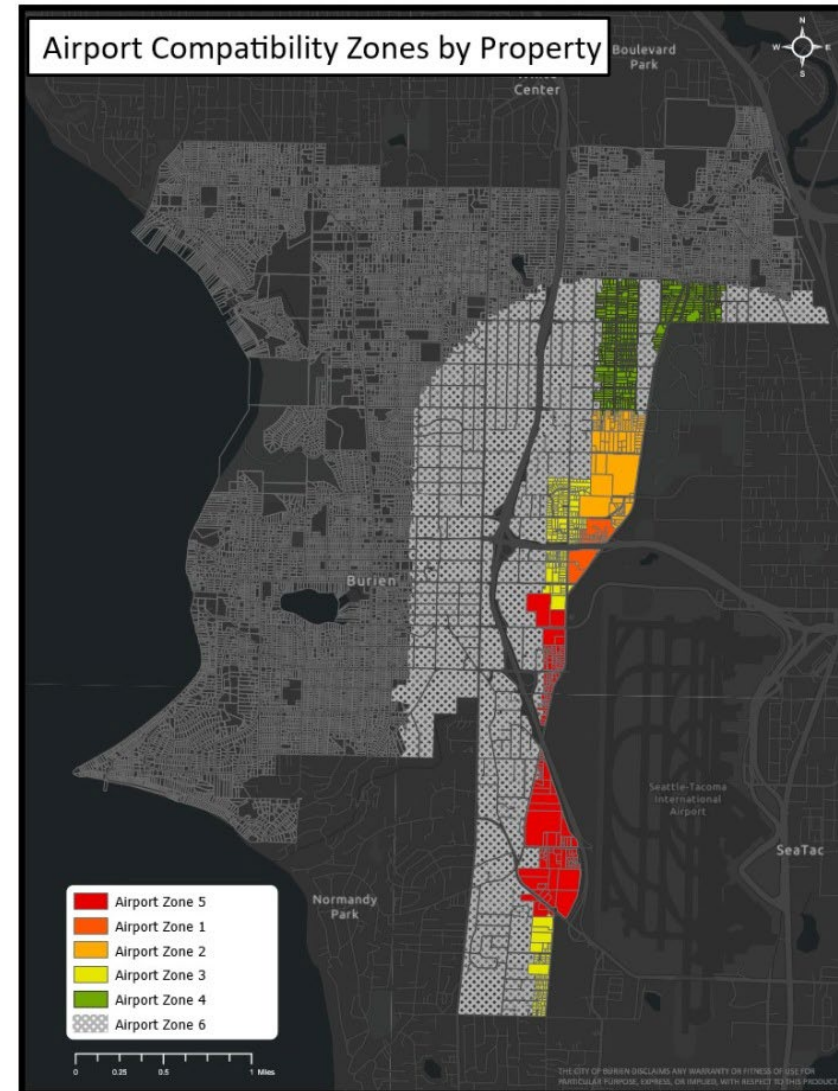


Air & Noise Overlay



- Single Family development pattern and small lots
- Examples of limited/prohibited uses:
  - Gas station
  - Laundry mat
  - Day Care Center
  - Large Scale Senior Housing

# Airport Compatibility Zones



Examples of incompatible uses near an airport

- Uses with high concentrations of people
- Tall industrial structure like smoke and ventilation stacks that generate smoke or steam
- Visual obstructions
- Wildlife attractants

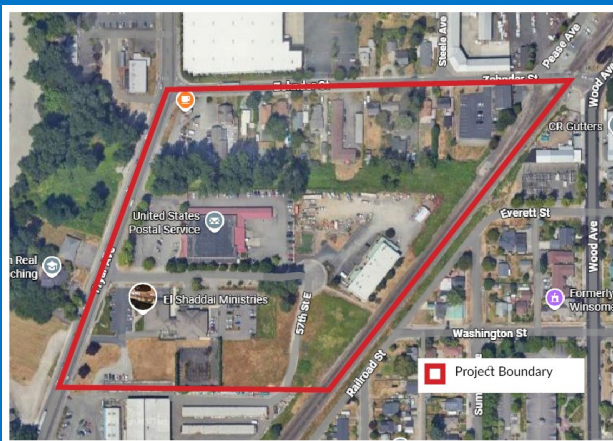
# Case Study Examples

Case studies throughout the region that have implemented similar zoning transitions

- City of Sumner Innovation District and Enterprise Area (IDEA) Overlay
- City of Seattle Georgetown Neighborhood Plan + Greater Duwamish Manufacturing and Industrial Center Plan
- City of Marysville Flex and Flex Residential Zones in Downtown

# City of Sumner Innovation District and Enterprise Area (IDEA) Overlay (2025)

14 Acres



Business & Resid.  
Types



Allowed Uses



Employment

- Light industrial and small entrepreneurial businesses



Housing

- Live/Work
- Up to 50% of Space

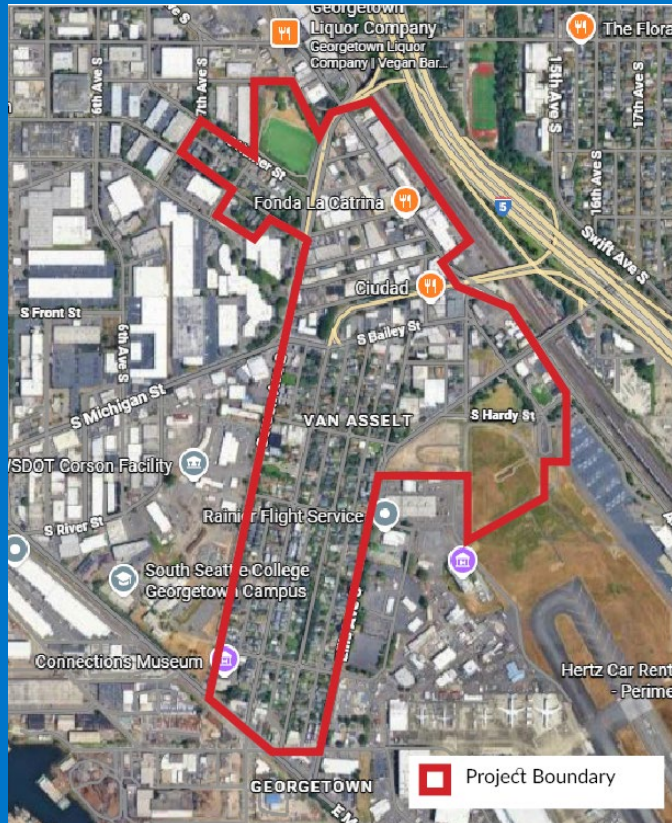


Existing Single Family

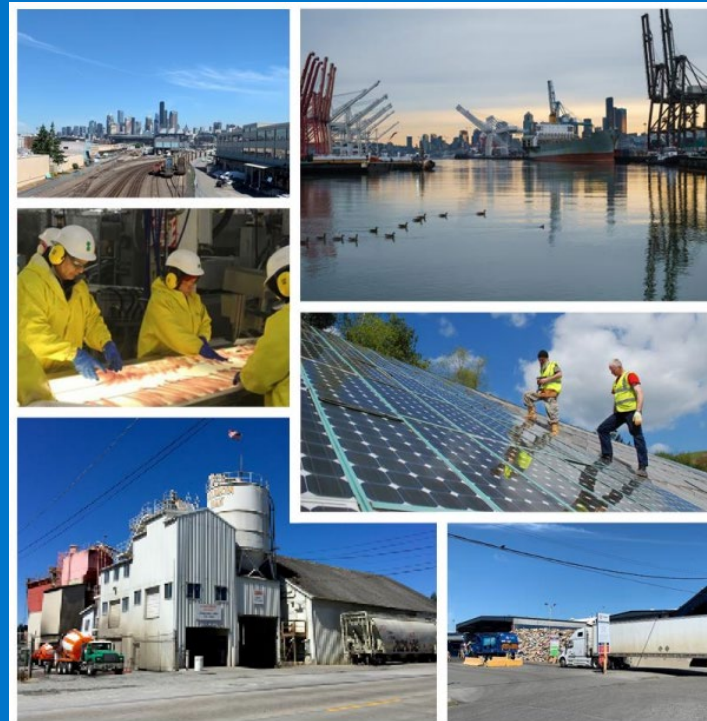
- Existing: Yes
- 25% -75% Expansion
- New: No

# City of Seattle Industrial and Maritime Strategy (2023)

4200 acres Industrial  
10 Acres Live/Work



## Business & Resid. Types



## Allowed Uses



### Employment

- Light and heavy industrial



### Housing

- Live/Work in Mixed Use
- Industrial: Artists quarters only in existing buildings

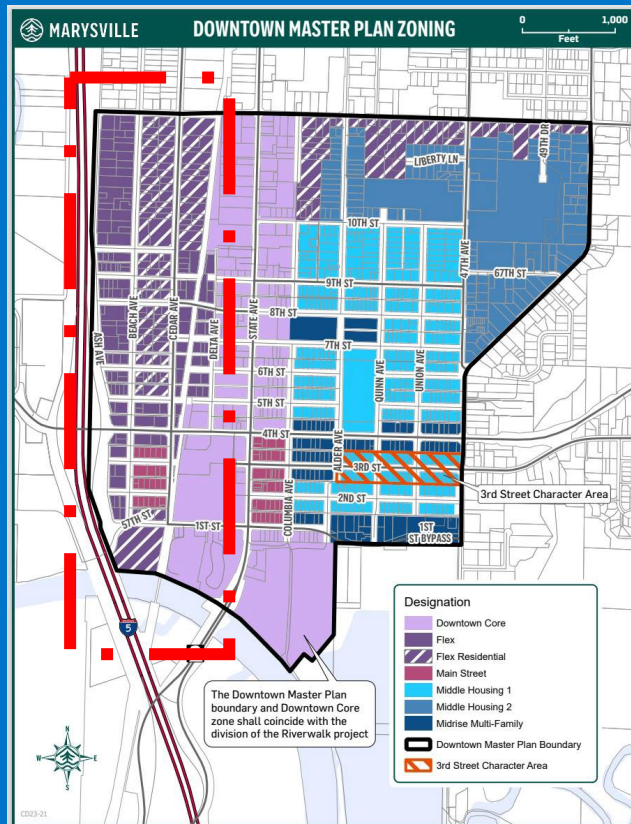


### Existing Single Family

- Existing: Non-conforming
- New: No

# Marysville Downtown Master Plan Update (2009)

38 acres x 2 Zones



## Description

Flex (F) and Flex Residential (FR) zones provide a mix of light manufacturing and commercial uses with some forms of residential.

### Flex

- Live/Work
- Multifamily housing (above ground floor commercial).

### Flex Residential

- Low rise apartments
- Middle housing typologies
- Live/Work

## Allowed Uses



### Employment

- Light manufacturing in Flex zone
- Commercial & Mixed Use in Flex Residential



### Housing

- Allow for vertical and horizontal mixed uses with multifamily and middle housing.



### Existing Single Family

- Existing: Yes
- 50% Expansion
- New: No

# Topics for Evaluation

- What types of small-scale employment uses could be appropriate in the area
- Whether certain housing types connected to employment, such as live/work spaces, could be allowed
- How zoning rules can help ensure compatibility between existing homes and future potential businesses
- To what scale should existing residential uses be able to expand

# Upcoming Events



- [March 17, 2026, Airport Committee Meeting Presentation](#)
- [March 27, 2026, BEDP Meeting Presentation on NERA](#)
- March 31, 2026, Local Business Focus Group 6 PM at Boulevard Park Library (12015 Roseberg Ave S.)
- April 11, 2026, North of NERA Community Conversation from 1pm-3pm at Boulevard Park Library (12015 Roseberg Ave S)
- [April 22, 2026, Planning Commission Briefing](#)
- June 10, 2026, Planning Commission Briefing
- June 29, 2026, City Council Briefing
- July 8, 2026, Planning Commission Public Hearing
- September 14, 2026, City Council Briefing
- September 28, 2026, City Council Ordinance First Reading
- October 12, 2026, City Council Ordinance Adoption

# Questions, Comments, Feedback

