



City of Burien
400 SW 152nd Street
Suite 300
Burien, WA 98166-1911

P 206.241.4647
F 206.248.5539

burienwa.gov

MEMORANDUM

To: Burien City Council
From: Chaney Skadsen, Senior Planner
CC: Liz Stead, Community Development Director
Date: September 24, 2025
Subject: Introduction to North of NERA Zoning Code and Map Amendment Project

INTRODUCTION

On September 24, 2025, staff will introduce the North of NERA Rezone project, provide historical background and rationale for zoning code and map amendments and outline opportunities for community engagement and Planning Commission involvement.

TYPE OF ACTION

Informational Discussion Action Public Hearing

PROJECT OVERVIEW

The City of Burien is launching the *North of NERA Rezone Project* to implement the Industrial land use designation adopted as part of the [Burien 2044 Comprehensive Plan](#). The project area is currently zoned RS 7,200 (single-family residential) and is located north of the Northeast Redevelopment Area (NERA), generally between S 128th Street and S 138th Street, west of Des Moines Memorial Drive.

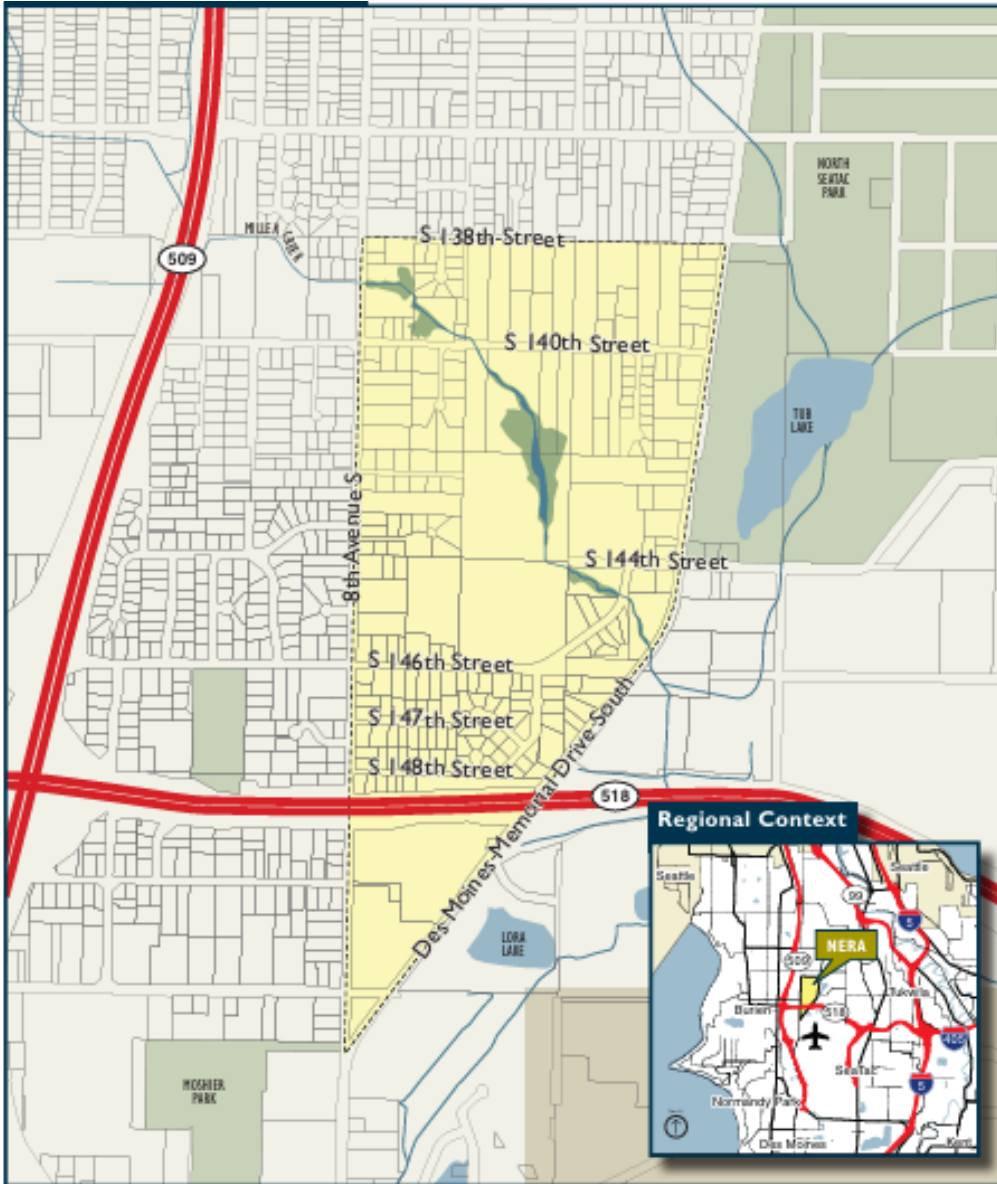
NERA BACKGROUND

The area now known as the NERA was first identified in Burien's Comprehensive Plan in 1997 as a special redevelopment district because of its proximity to Sea-Tac Airport and the land-use and noise constraints that accompany airport operations. Through the 2000's the city and partners studied the area's existing mix of vacant, residential, public, and commercial properties concluding that portions of the area were better suited for industrial land uses given increasing aircraft noise and operational changes (including the third runway).

To realize the documented vision for NERA, the City subsequently adopted a State Environmental Policy Act (SEPA) Planned Action Ordinance in 2005 to help facilitate redevelopment in the area via Ordinance 530. In 2009, the City and Port of Seattle collaborated on a [Supplemental Environmental Impact](#)

[Statement](#) (SEIS) and prepared [Redevelopment Plan and Implementation Strategy](#) for the 158 acres of NERA, see *Exhibit A. NERA Boundary*. The City adopted this plan in 2010, guiding the area toward airport-compatible employment uses and identified infrastructure and land-assembly actions to support that transition.

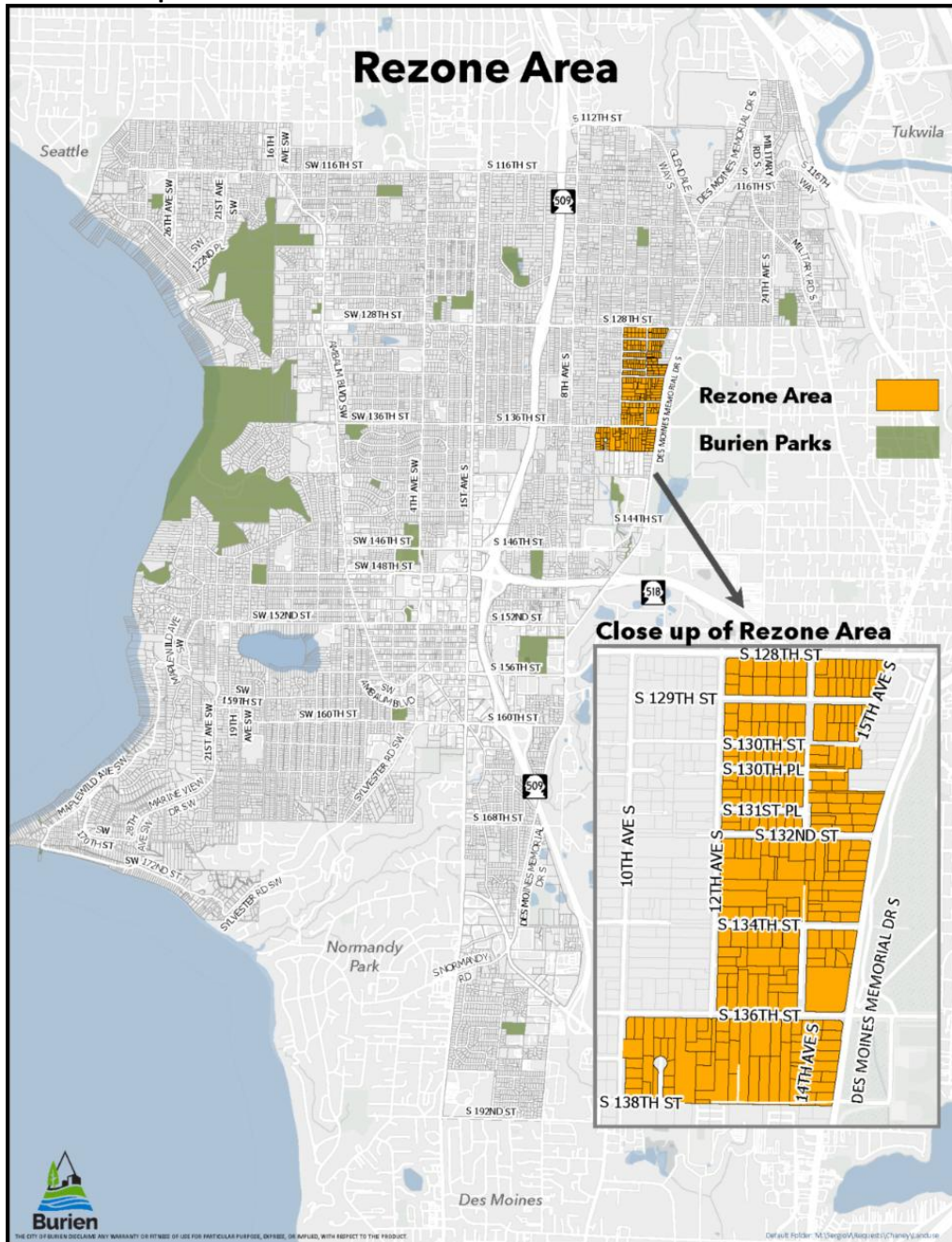
Exhibit A. NERA Boundary



PROJECT BACKGROUND AND SUMMARY

The North of NERA Zoning Code and Map Amendment project is necessary to implement the City’s Comprehensive Plan, see *Exhibit B: Map of the North of NERA Rezone Area*. Consistent with the Growth Management Act, King County Countywide Planning Policies, and Puget Sound Regional Council’s VISION 2050, the City has been allocated job and housing growth targets for 2024–2044. To meet the employment target of 4,770 net new jobs, additional land was designated for employment uses to ensure sufficient capacity.

Exhibit B: Map of the North of NERA Rezone Area



This project will result in new zoning and development regulations proposed for the North of NERA boundary and accomplish the following:

- Ensure sufficient land capacity within the project area to accommodate Burien’s job growth target.
- Support innovative and entrepreneurial employment uses, such as light-industrial maker spaces, small-scale manufacturing, and live/work opportunities.
- Address compatibility within the existing neighborhoods while protecting environmentally critical areas and tree canopy.

- Amend the Burien Municipal Code (BMC) and the Official Zoning map of the City to integrate the new zoning and development regulations.

PROJECT TIMELINE

- September 2025 – Introduction to Planning Commission (today)
- Late 2025 – Mid 2026 – Development of three zoning alternatives with community input
- Mid 2026 – Early Autumn 2026 – Planning Commission recommendation and City Council adoption

COMMUNITY ENGAGEMENT

The City is committed to a transparent and inclusive process that builds awareness and incorporates community input at every stage. Outreach efforts will include:

- Mailers to all property owners and residents in the project area (first mailer sent September 10, 2025 enclosed).
- Project webpage with regular updates, fact sheets, and translated materials.
- Public events and listening sessions, including block parties and neighborhood presentations.
- Surveys, interviews, and pop-up engagement to capture a range of perspectives from various stakeholders including residents, local organizations, advisory groups, and large agencies such as the Port.
- Host public meetings at key project milestones.

The goal of the *Community Engagement Plan* (enclosed) is to inform residents about the rezoning purpose and process, create opportunities to hear community concerns and ideas, and collaborate with the public to refine draft zoning concepts and select a preferred alternative

NEXT STEPS

- Staff and consultants will continue engaging with the community to inform the development of three alternative zoning concepts for public review.
- Provide Planning Commission updates throughout the process at key project milestones culminating in a public hearing and recommendation in 2026.
- City Council will consider adoption in late summer or early autumn next year to coincide with the 2026 Annual Comprehensive Plan Amendment process.

ATTACHMENTS

1. Community Engagement Plan
2. Mailer sent to residents (September 2025)