CITY COUNCIL REGULAR MEETING AGENDA

March 3, 2014

6:00 p.m. - Special Meeting: Executive Session to discuss a personnel matter per RCW 42.30.110(1g) to evaluate qualifications of applicants for public employment

7:00 p.m. – Regular Meeting

PAGE NO.

1. CALL TO ORDER **2. PLEDGE OF ALLEGIANCE** **3. ROLL CALL**

4. AGENDA CONFIRMATION

5. PUBLIC COMMENT

Individuals will please limit their comments to two minutes on general issues not on the agenda. Concerns will be referred to staff for a response as appropriate and will be included in the next City Manager's Report. The Council will take comments for a maximum of 20 minutes.

6. CORRESPONDENCE FOR THE RECORD

a. Letter Dated October 16, 2013, from Julia A. Mine with Follow-Up from Carol Allread, Executive Assistant, City Manager's Office, Regarding Small Public Boat Launch Use at Three Tree Point. 3.

b. Email Dated January 29, 2014, from Ingrid W. Hansen with Response from Carol Allread, Executive Assistant, City Manager's Office, Regarding Beach Access with SWSSD Three Tree Point Project. 7.

c. Email Dated February 7 and 19, 2014, from Ian Gracey with Response from Chip Davis, Community Development Director, Regarding Domesticated Poultry. 9.

d. Email Dated February 12, 2014 from Karen Cody with Response from Dan Trimble, Economic Development Manager, Regarding Cinema in Burien. 11.

e. Email Dated February 13, 2014, from Hanna Aoyagi, Tacoma Smelter Plume Project Planner, Regarding What to Know About Construction Projects in Contaminated Soils. 13.

f. Email Dated February 13, 2014, from Meg Van Wyk Regarding King Country Metro TBD. 15.

g. Email Date February 14, 2014, from Lloyd Hara, King County Assessor, Transmitting the 2014 Property Tax Highlights News Release. 19.

h. Letter Dated February 21, 2014, from Lynn Peterson, Secretary of Transportation, Transmitted by Meg Van Wyk at the February 24, 2014, City Council Study Session Regarding Funding for Transit Service. 23.

COUNCILMEMBERS

Lucy Krakowiak, Mayor **Bob Edgar, Deputy Mayor** **Stephen Armstrong**
Lauren Berkowitz **Gerald F. Robison** **Nancy Tosta** **Debi Wagner**

City Hall, 400 SW 152nd Street, 1st Floor

6. CORRESPONDENCE FOR THE RECORD (cont'd.)	i. Email Dated February 23, 2014, from Brendan Freeman with Response from Michael Lafreniere, Burien Parks and Recreation Director, Regarding Downtown Dog Run.	25.
	j. Email Dated February 24, 2014, from Julie Dow Regarding Recreation Plan Discussion.	27.
7. CONSENT AGENDA	a. Approval of Check Register: Numbers 36825 - 37065 in the Amounts of $634,982.21 for Payment on March 3, 2014, and Payroll Salaries and Benefits Numbers 6054 - 6070 for Direct Deposits and Wire Transfers in the Amount of $309,956.50 for January 16 – January 31, 2014, Paid on February 5, 2014, and Payroll Salaries and Benefits Numbers 6071 - 6075 for Direct Deposits and Wire Transfers in the Amount of $221,900.22 for February 1 – February 15, 2014, Paid on February 20, 2014.	29.
	b. Approval of Minutes: Regular Meeting, February 3, 2014; Special Meeting February 10, 2014; Study Session, February 24, 2014.	63.
	c. Motion Designating the Official Name for the Trail in Northeast Redevelopment Area (NERA) "Burien Miller Creek Trail."	
	d. Motion to Adopt Resolution Nos. 353, 354 and 355 Declaring Emergencies, Waiving Bidding Requirements, and Ratifying Contracts.	73.
8. BUSINESS AGENDA	a. Presentation on the Highline School District's Strategic Plan by Superintendent Susan Enfield.	
	b. Presentation on the 2013 Annual Report by the Business and Economic Development Partnership.	
	c. Presentation of Economic Development Strategic Plan.	79.
	d. Discussion on Speed Limit Modifications.	161.
	e. Discussion on Truck Routes Modifications.	169.
	f. Review of Council Proposed Agenda Schedule.	177.
	g. City Manager's Report.	181.
9. COUNCIL BUSINESS		
10. ADJOURNMENT		

October 18, 2013

City of Burien
Burien, Washington

Re: Small Public Boat Launch Use at Three Tree Point

Burien City Councilmembers:

At the present time the City of Burien does not provide a safe passage to carry a small boat to the water's edge at the Public Beach Small Boat Launch at Three Tree Point. In years past we have had an unobstructed sand pathway to the beach until large size "rockery rocks" were dumped in our path to the water. Publicly the Three Tree Point area residents have expressed their dislike of the public right-of-way to the water. See attached Highline Times article.

As the sign states "Small Boat Launch Use" the City of Burien has the responsibility to preserve and enhance public access and recreation opportunities in providing a pathway without this obstacle of rocks that blocks a safe walk to the shoreline.

A lawsuit would surely be filed against the City of Burien if someone should fall and be injured while trying to carry their boat to the water while maneuvering over this pile of rocks because of the City's negligence in not providing a safe passage way to the water.

Perhaps the attached picture you can see for yourself how difficult and dangerous it is to walk down to the beach over these rocks while carrying a small boat.

Please appropriate the necessary funds in the November budget to solve this problem.

Thank you,

Julia A. Mine
1423 S.W. 143rd Street
Burien, WA 98166
206-242-0266

cc:
Brian Bennett, Mayor: Lucy Krakowiak, Deputy Mayor: Craig Knutson, Interim Manager: Councilmembers: Jack Block, Rose Clark, Bob Edgar, Joan McGilton and Gerald Robison. Candidate Councilmembers: Lauren Berkowitz, Debi Wagner, Nancy Tosta, Steve Armstrong and Joey Martinez: Maiya Andrews, Public Works Director

RECEIVED

October 18, 2013

OCT 21 2013

City of Burien
Burien, Washington

City of Burien

Re: Small Public Boat Launch Use at Three Tree Point

Burien City Councilmembers:

At the present time the City of Burien does not provide a safe passage to carry a small boat to the water's edge at the Public Beach Small Boat Launch at Three Tree Point. In years past we have had an unobstructed sand pathway to the beach until large size "rockery rocks" were dumped in our path to the water. Publicly the Three Tree Point area residents have expressed their dislike of the public right-of-way to the water. See attached Highline Times article.

As the sign states "Small Boat Launch Use" the City of Burien has the responsibility to preserve and enhance public access and recreation opportunities in providing a pathway without this obstacle of rocks that blocks a safe walk to the shoreline.

A lawsuit would surely be filed against the City of Burien if someone should fall and be injured while trying to carry their boat to the water while maneuvering over this pile of rocks because of the City's negligence in not providing a safe passage way to the water.

Perhaps the attached picture you can see for yourself how difficult and dangerous it is to walk down to the beach over these rocks while carrying a small boat.

Please appropriate the necessary funds in the November budget to solve this problem.

Thank you,

Julia A. Mine
1423 S.W. 143rd Street
Burien, WA 98166
206-242-0266

cc:
Brian Bennett, Mayor: Lucy Krakowiak, Deputy Mayor: Craig Knutson, Interim Manager: Councilmembers: Jack Block, Rose Clark, Bob Edgar, Joan McGilton and Gerald Robison. Candidate Councilmembers: Lauren Berkowitz, Debi Wagner, Nancy Tosta, Steve Armstrong and Joey Martinez: Maiya Andrews, Public Works Director

CC: David Johansan, Senior Planner
Chip Davis, Community Development Director
Maiya Andrews, Public Works Director

CFTR 10/28/13

Burien
Washington, USA

City of Burien
400 SW 152nd St., Suite 300, Burien, WA 98166-1911
Phone: (206) 241-4647 • Fax: (206) 248-5539
www.burienwa.gov

February 25, 2014

Julia A. Mine
1423 S.W. 143rd Street
Burien, WA 98166

RE: Small public boat launch use at Three Tree Point

Dear Ms. Mine:

I am writing to you today to provide an update to your letter to City Council expressing concern about the public boat launch at Three Tree Point. The Southwest Suburban Sewer District's pumping station project has already gone through environmental review and public comment as part of the shoreline permit application process. The shoreline permit has been issued and does not require the District to improve the existing trail to the beach. However, if you would still like to pursue the matter of improved beach access at SW 170th Street or other nearby street ends, you could attend the public hearing on the City budget and propose that the City improve the beach access as part of its Capital Improvement Plan. The next budget hearing will be in August or September of this year.

Thank you for taking the time to express your concerns.

Sincerely,

Carol Allread

Carol Allread
Executive Assistant
City Manager Office

CFTR: 3/3/14
CC: Craig Knutson, Interim City Manager
Maiya Andrews, Public Works Director
David Johanson, Senior Planner

Cc: Burien City Council

Carol Allread

From: Public Council Inbox
Sent: Friday, February 21, 2014 2:19 PM
To: 'Ingrid WHansen'
Subject: RE: Beach Access with SWSSD Three Tree Pt project

Dear Ms. Hanson,

Thank you for writing to the City Council to express your concerns. In response to your suggestion to the City Council about improving the beach access at the end of SW 170th Street, staff has asked me to relay to you that the Southwest Suburban Sewer District's pumping station project has already gone through environmental review and public comment as part of the shoreline permit application process. The shoreline permit has been issued and does not require the District to improve the existing trail to the beach. However, if you would still like to pursue the matter of improved beach access at SW 170th Street or other nearby street ends, you could attend the public hearing on the City budget and propose that the City improve the beach access as part of its Capital Improvement Plan. The next budget hearing will be in August or September of this year.

Again, thank you for taking the time to express your concerns. Your email will be included in a future Council agenda packet as Correspondence for the Record.

Sincerely,

Carol Allread
Executive Assistant, City Manager Office City of Burien
(206) 248-5508 Office
(206) 248-5539 Fax
carola@burienwa.gov

-----Original Message-----
From: Ingrid WHansen [mailto:ingwilboat@aol.com]
Sent: Wednesday, January 29, 2014 9:53 PM
To: Public Council Inbox
Cc: Pam Harper
Subject: Beach Access with SWSSD Three Tree Pt project

Hon. City Council Members:

I would like to see an improved trail to the beach in connection with the Sewer District's pumping station project at Three Tree Pt. The bulkhead rocks at the hand launch area are jagged and irregular, making it very difficult for anyone with impaired mobility to access the beach or carry a small boat. I usually have to enlist someone to help when making my way to the beach. A smoother path would be much appreciated.

Ingrid Hansen

Staff Follow-up by Craig Knutson, Interim City Manager, and Maiya Andrews, Public Works Director

CFTR: 3/3/14

Carol Allread

From: Ian Gracey [ian.gracey@ubtmail.com]
Sent: Wednesday, February 19, 2014 8:02 PM
To: Chip Davis; ian.g@glasshape.net
Cc: Public Council Inbox; Brandi Eyerly
Subject: RE: concern regarding domesticated poultry

Chip,

Thank you very much. I actually was just in converstation today with Sustainable Burien (rdare2@yahoo.com) and they mentioned they would enthusiatically support the initiative as well, mentioning the benefits are certainly tangible.

Thank you for the encouraging news!

Regards,
Ian Gracey
206 234 4064

From: Chip Davis [mailto:chipd@burienwa.gov]
Sent: Wednesday, February 19, 2014 7:04 PM
To: 'ian.g@glasshape.net'
Cc: Public Council Inbox; Brandi Eyerly
Subject: Re: concern regarding domesticated poultry

Dear Ian,
Your recent City Council comment regarding an amendment in favor of cultural and rural domestication of safe animals has been forwarded to me for a response. In recognition of the fact that Seattle and several other cities in the Puget Sound region have recently amended their zoning ordinance provisions related to urban animal husbandry, the issue has been added to the Community Development Department's 2014 Work Program. The update is scheduled to begin in the second quarter of this year and we anticipate having proposed amendments for consideration by the City Council this fall. I have forwarded this response to the planner assigned to the update, Brandi Eyerly, and if you have any additional comments regarding the animal husbandry update, please feel free to contact her. Chip

Charles W. "Chip" Davis, AICP
Community Development Director
City of Burien
(206) 248-5501
chipd@burienwa.gov
www.burienwa.gov

CFTR: 3/3/14
Staff follow-up by Chip Davis, Community Development Director

---

From: Ian Gracey [mailto:ian.g@glasshape.net]
Sent: Friday, February 07, 2014 11:52 AM

To: Public Council Inbox
Subject: concern regarding domesticated poultry

Dear Council,

The growing trend of controlled urban chicken keeping is growing in popularity in many communities nationwide. The city of Seattle has recently changed its limitations of poultry from 3 hens to 8 hens to encourage the keeping of these birds.

The benefits apart from the organic environmental stimulants, is especially suited for youth; teaching responsibility and generates a sense of community.

A recent blog was made on the B-Town Blog, which lists an interesting comparison between chickens and dogs. For example, breeds including pitbulls, German Sheperds, and Rotweiler dogs are allowed (within constraints of leash laws of course) but the physical danger of these animals is still substantially higher than poultry. Additionally, a male chicken is not allowed in the city, which is scientifically proven to be lower in decibel level than the average bark of a dog.

I would like to submit to the City of Burien to perhaps consider an amendment in favor of cultural and rural domestication of safe animals.

Kind Regards,

Ian Gracey
Marine Glazing Consultant

P 206 538 5416
F 206 244 0734
Showroom: www.DuraShieldMarine.com

Carol Allread

From: Dan Trimble
Sent: Monday, February 24, 2014 1:58 PM
To: 'codycats@msn.com'
Cc: Craig Knutson; Carol Allread; Public Council Inbox
Subject: RE: Cinema in Burien

Dear Ms. Cody,

I appreciate your suggestion regarding attracting a movie theater to Burien. I would like to start with a friendly reminder that Burien does already have a wonderful movie venue at the Tin Theater on 152nd. I do also understand that you are referring more to the multiplex variety of movie theaters like the one at South Center. Burien has engaged various developers and theater operators, but unfortunately there is not currently a viable development prospect.

I understand and share your desire to have more destination businesses in our community and continue to work on developing or attracting them, specifically in the entertainment, arts, and performing arts. If you would like to learn more about our efforts, please let me know. I would be happy to meet with you and discuss how you might be able to get involved.

Thank you,

Dan Trimble
Economic Development Manager
City of Burien
400 SW 152nd Street, Suite 300
Burien, WA 98166

206.248.5528 - Office
206.248.5539 - Fax
dant@burienwa.gov
www.burienwa.gov

"Entrepreneurship is the pursuit of opportunity without regard to resources currently controlled." Howard Stevenson

---

From: Public Council Inbox
Sent: Tuesday, February 18, 2014 2:59 PM
To: 'Karen Cody'
Subject: RE: Cinema in Burien

Dear Ms. Cody,

Thank you for writing to the City Council to express your concerns. Your email will be forwarded to staff for response to your question, and will be included in a future Council agenda packet as Correspondence for the Record.

Sincerely,

CFTR: 3/3/14
Staff Follow-up by Dan Trimble, Economic Development manager

Carol Allread
Executive Assistant, City Manager Office
City of Burien

(206) 248-5508 Office
(206) 248-5539 Fax
carola@burienwa.gov

From: Karen Cody [mailto:codycats@msn.com]
Sent: Wednesday, February 12, 2014 6:26 PM
To: Public Council Inbox
Subject: Cinema in Burien

Hello City Council,

I just got your newsletter announcing the new apartments and senior housing to be built in Burien.

With all these new people living in Burien, we need a movie theatre.

For all of West Seattle and North to Des Moines, people have to go downtown or out to Southcenter to go to the movies.

We need a destination business to bring people in to Burien who would then go to dinner and shop.

We need a movie theatre.

So much so, that I think the city of Burien should give some business a big incentive to build one.

It would be an extremely wise investment.

Thank you for your time,

Karen Cody

Carol Allread

From: Hannah Aoyagi [Hannah.Aoyagi@ECY.WA.GOV]
Sent: Thursday, February 13, 2014 12:02 PM
To: ECY-TACOMA-SMELTER-PLUME@LISTSERV.WA.GOV
Subject: What to know about construction projects in contaminated soils...

For projects inside the Tacoma Smelter Plume

Builders, Developers, Construction Companies - If your project has arsenic- and lead-contaminated soils, state and local laws require you to protect workers, prevent stormwater runoff, properly dispose of contaminated soils, and control dust. Learn more in this fact sheet.

City and County Governments - Would this fact sheet be helpful for permit applicants? E-mail Hannah.Aoyagi@ecy.wa.gov with the number of hard copies you would like and an address to mail them to.

Residents - If you see dust, dirt, or runoff coming off a site, report it to Ecology.

Technical Assistance webpage

Hannah Aoyagi, Ph.D.
Tacoma Smelter Plume Project Planner
Toxics Cleanup Program, Southwest Regional Office
Washington State Department of Ecology
360.407.6790
hannah.aoyagi@ecy.wa.gov

To unsubscribe from the ECY-TACOMA-SMELTER-PLUME list, click the following link:
http://listserv.wa.gov/cgi-bin/wa?SUBED1=ECY-TACOMA-SMELTER-PLUME&A=1

CFTR: 3/3/14

CC: Chip Davis, Community Development Director

Carol Allread

From: Public Council Inbox
Sent: Tuesday, February 18, 2014 2:39 PM
To: 'Meg Van Wyk'
Subject: RE: King County Metro TBD

Dear Ms. Van Wyk,

Thank you for writing to the City Council to express your concerns. Your email will be included in a future Council agenda packet as Correspondence for the Record.

Sincerely,

Carol Allread
Executive Assistant, City Manager Office City of Burien
(206) 248-5508 Office
(206) 248-5539 Fax
carola@burienwa.gov

-----Original Message-----
From: Meg Van Wyk [mailto:mjvanwyk@comcast.net]
Sent: Thursday, February 13, 2014 12:06 PM
To: Public Council Inbox
Subject: King County Metro TBD

Mayor Krakowiak and Burien CIty Council Members,

Thank you for reading my letter regarding Metro and the County Council proposed TBD.

Meg Van Wyk

CFTR: 3/3/14

CC: Chip Davis, Community Development Director

Meg Van Wyk
16203 25th Ave SW
Burien, WA 98166

February 13, 2014

Dear Burien City Councilmember,

As you are aware, the King County Council is exploring an initiative to form their own transportation benefit district (TBD). Because of the short time frame, and the scheduling issues the Burien Council is having by missing 2 weeks of public meetings, I decided to write up my concerns to you.

The King County Executive introduced a measure that will need to be approved by the County Council by February 24th, to appear on the April 22nd ballot. This transportation measure is a response to the service cuts planned for September 2014. These cuts, in addition to the end of mitigation money in June which serves the South Seattle communities affected by the tunnel, will mean Burien will be one of the most severely affected.

The King County Council has an FAQ page about this proposal here.
http://www.kingcounty.gov/transportation/kcdot/Future/FAQ.aspx

The County Council held a hearing and received testimony from the public. I took some notes and wanted to share some valued insight.

> Two county council representatives attended. The first was from Mercer Island. They looked at the proposal and voted to endorse it. The second was from Issaquah. Issaquah had questions about the cost to benefits for their city. The County council said they would be happy to come a present to a Council meeting and answer questions.
>
> Part of the initiative proposes a reduced fair rate for low-income people. Highline School District is at about 75% Free and Reduced Lunch student population rates. This proposal would certainly be a great service for our community.
>
> A very large lobbying group supporting this initiative is our senior citizen population. Many of them do not drive anymore and need this vital service. For example there is a great deal of concern in reducing the #2 route. This route

serves the many retirement homes on Capitol Hill, such as Horizon House. You as a council are planning on building the Merrill Retirement complex in Burien. Burien is on the verge of losing the #139, which should be there to serve this planned population. Imagine having the 139 stop one block away, and going to the Highline Hospital complex? This is a very important service that potential residents will be asking about. Without measures being taken to fund Metro, the #139 is scheduled to be eliminated.

The problem of this initiative is that it is a regressive tax. Many expressed this sentiment. But we are on a very short timeline, and this is what the proposal is. Olympia is not coming up with any other solutions.

As I stated in the past, there is still work to be done in planning our access to Seattle using the 509 corridor. All of this tells me we need representation at the regional planning meetings to make our needs known. I would ask that the Burien Council organize to make sure we are represented outside the boundaries of the city. If this is not possible, then please make sure that the City Manager you are hiring will do this work. There is some city staff that have given due diligence to this issue as well. My hopes are that they will continue to keep you informed of the progress of this work.

Finally, I would ask you as a Council to formally approve of the County Council measure to restore Metro. This will send a very strong message to the public on how you support the services that Metro provides to the citizens of Burien.

Thank you,

Meg Van Wyk
mjvanwyk@comcast.net

Carol Allread

From: Hara, Lloyd [Lloyd.Hara@kingcounty.gov]
Sent: Friday, February 14, 2014 11:36 AM
To: Hara, Lloyd
Subject: FOR IMMEDIATE RELEASE: King County Property values near pre-recession levels
Attachments: 2014 PROPERTY TAX HIGHLIGHTS.doc

King County

Lloyd Hara
King County Assessor

News Release

Date: February 14, 2014

Contact: Tre Maxie, Chief Deputy Assessor
Office: 206-263-2260 Mobile: 206-948-5607

Property values near pre-recession levels

Up to 50% of property taxes are from voter approved tax measures

Property tax bills for 2014 will be mailed to King County residents on February 14, and should arrive at taxpayer mailing addresses shortly thereafter. Total property valuations are approaching pre-recession levels at $340.6 billion, (2008 total property value was $341 billion) up 7.6% overall from 2013 ($314.7 billion).

"Property values for King County have continued to show signs of strengthening as we emerge from the Great Recession," said King County Assessor Lloyd Hara. "Of the 86 residential geographic areas in King County designated by the Department of Assessments, we saw a residential valuation decrease only in 10 areas for the 2013 assessment year."

Commercial real estate valuations have also reflected this upward trend, the overall valuation for commercial property in King County has increased from $110.1 billion in 2013 to $120.3 billion in 2014.

In some parts of King County, up to 50 percent of your 2014 property taxes might be voter-approved tax measures. In the majority of cases, an increase in property taxes is due to voter-approved property tax measures. These are typically school, fire, or other levies or bonds. Find out your tax levy rate and more property related information by visiting **eReal Property Search** on the King County Assessor's website at www.kingcounty.gov/assessor.

2014 property taxes in King County have increased 5.64 percent overall, from $3.72 billion to $3.93 billion. However, your property tax increase will vary depending on where your property is located and what voter-approved levies were passed.

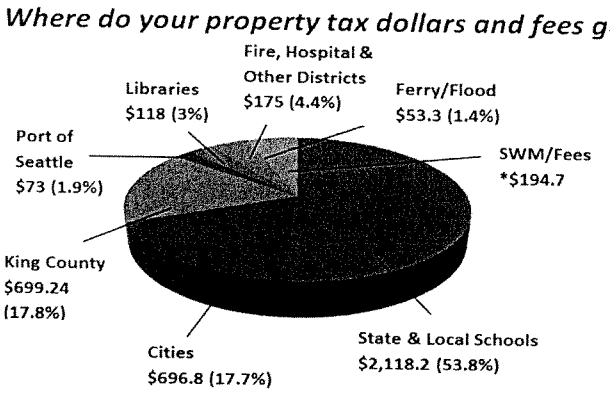
Countywide, voters approved a six-year temporary lid lift for the renewal of the Parks levy at a rate of $0.18 cents per $1,000 of all taxable assessed value that would generate $63 million in revenue, and a six-year renewal of the Emergency Medical services (EMS) levy at a rate of $0.335 cents or less per $1,000 of all taxable assessed value.

cc: Kim Krause, Finance Director
CFTR: 3/3/14

Some property owners who are seeing property values decline but property taxes increase may be wondering why that is.

Washington State operates under a revenue or "budget-based" property tax system in which taxing districts, such as counties, cities, ports, and fire, library, and school districts submit their annual adopted budgets or revenue requests to the assessor. The assessor then determines the taxing rate that is necessary to generate enough revenue to meet the adopted budgets. The tax rates are based on the value of residential, commercial, and personal property in each county, which is established by the assessors. Washington voters in 2001 initially approved Initiative-747, which imposed a 1 percent cap on revenue per year unless voters approve additional levies and bonds.

State and local schools receive 53.8 percent of property tax revenue collected in King County. Cities and other local governments, such as fire districts and hospital districts, receive about 26 percent of the property tax collection (there are 161 local taxing districts in King County). King County government receives approximately 17.8 percent, and the Port of Seattle receives just under 2 percent of the property tax.



Distribution of Property Taxes
* Surface Water Management and Charges levied in King County for 2014 are not taxes
(dollars in millions as of 1-22-14)

2014 Property taxes are levied against the assessed property valuations established tax bill previous year. For example, the property 2013 for 2014 is based on values that were established as of January 1, 2013 (July 31, for remodels and new construction). Property values for 2014 are being established by King County Assessor's Office appraisers right now and throughout this year, and will be used for the 2015 property tax bills.

"Our goal is always to make sure our property valuations are accurate, fair, and equitable, so that each property owner pays only their fair share of property taxes – no more nor no less than they are required to by law," Hara said. The Assessor or his staff members are available for community meetings.

In King County, Treasury Operations, not the Assessor, collects the property taxes on behalf of the state, cities, and taxing districts, and then distributes the revenue to the correct government. Homeowners who do not pay their property taxes through a mortgage lender can pay quickly and easily online at www.kingcounty.gov/propertytax. Residents can also pay using check, cash, or by credit card (convenience fee added) in person at King County Treasury Operations, 500 Fourth Ave., Suite 600, Seattle, Washington.

Payments by check may only be made in person at any of the six King County Community Service Centers located throughout the county. For a listing of Community Service Centers and their business hours and contact information, visit www.kingcounty.gov/CSC. To avoid interest and penalties, first half property taxes must be paid or postmarked by **April 30, 2014**. Second half property taxes must be paid or postmarked by **October 31, 2014**.

Property tax relief programs in King County include:

- Senior & Disability Exemptions: 206-296-3920
- Current use reduction for farm and agriculture or forest land: 206-263-2374
- Current use reduction for open space or timber: 206-205-5170
- Remodeling/home improvement exemption: 206-263-2338
- Destroyed property reduction: 206-263-2332
- Deferral of taxes: 206-296-3920

For property tax questions, call King County Treasury at 206-296-0923. For assistance with tax matters, contact the King County Tax Advisor at 206-477-1060. The number for the King County Assessor is 206-296-7300 or visit www.kingcounty.gov/assessor.

# # #

Washington State Department of Transportation

Lynn Peterson
Secretary of Transportation

Transportation Building
310 Maple Park Avenue S.E.
P.O. Box 47300
Olympia, WA 98504-7300
360-705-7000
TTY: 1-800-833-6388
www.wsdot.wa.gov

February 21, 2014

The Honorable Dow Constantine
King County Executive
401 Fifth Avenue, Suite 800
Seattle, WA 98104

Dear Executive Constantine:

In 2008 the Washington Department of Transportation agreed to provide funding for transit service as mitigation for impacts to drivers during construction of SR 99 in Seattle. Replacing the Alaskan Way Viaduct is a critical safety project, however, construction has significant effects on the traveling public and freight mobility and mitigation of those effects was identified as an essential part of the project.

This funding was initiated in 2010 and intended to continue through 2015. Our investment in transit service has led to a 42 percent increase in ridership on the routes where new service was added. Transit ridership has also grown significantly, increasing by more than 40 percent since 2009. This increase in ridership has provided capacity on SR 99 and city streets to ensure people and goods can still move to and through downtown Seattle during this complex and multi-year project.

The funding agreement between WSDOT and King County to provide this added transit service will end this year. WSDOT will extend this agreement so the added level of transit service will continue until the end of 2015.

In order to execute this, I have asked Todd Trepanier, administrator of the Alaskan Way Viaduct Program, to meet with your staff in the coming weeks to extend the funding agreement. If you have any questions, please contact me at 360-705-7054. We appreciate the continued partnership with King County as we work to deliver this critical safety project.

Sincerely,

Lynn Peterson
Secretary of Transportation

LP:jaa

cc: Governor Jay Inslee
City of Seattle Mayor Ed Murray
Port of Seattle CEO Tay Yoshitani

Carol Allread

From: Michael Lafreniere
Sent: Tuesday, February 25, 2014 4:01 PM
To: btfree@outlook.com
Cc: Public Council Inbox; Carol Allread
Subject: RE: Assigning CFTR: Downtown Dog Run

Mr. Freeman,

Your message has been forwarded to me for a reply.

At this point in time, it is not certain that the new apartment developments will allow pets. That is still something to be decided upon by the developer/owner. They will also have common recreation space, and potentially it could be used by the residents for their dogs, again, subject to the developer's approval if dogs are going to allowed. Also, the Town Square condos have common recreation space, and how that space is used is also up to the developer/owner as well as the condo owners association. Potentially it is space that could be used for the purposes you are concerned with. As to public spaces, it is true that Town Square Park is used by dog owners and for that reason we provide poop scoop bags for their convenience. With regard to the proposed recreation center, it has a tight site plan and there would not be adequate space there for an off-leash dog area. Regarding the small lot west of the BTS condos, that area is already planned for redevelopment. Finally, and the best option with respect to your inquiry, a local dog owners group is raising money and the City has committed matching funds to develop an adequately sized off-leash dog area for the community adjacent to Lakeview Park, not far from and just south of downtown. If you would like to contact the B-Town Dog Group to assist in that effort, you can contact one of their representatives who happens to own Burien Press on 152nd.

Michael Lafreniere, Director
Burien Parks and Recreation

From: Brendan Freeman [mailto:btfree@outlook.com]
Sent: Sunday, February 23, 2014 8:28 AM
To: Public Council Inbox
Subject: Downtown Dog Run

With Burien Town Square Condominiums and two upcoming huge new apartment building, downtown Burien residents need a fenced in dog run for dog owners to exercise their dogs off leash. Downtown dog owners have no place green to WALK their dogs to besides the small park at Town Square. If no other options are provided, this will become the de facto place for dog owners to run their dogs. With the two new building and many more dogs to come, we need an "in-city" place to run our dogs off leash.

The new proposed community center would be a perfect location for a small off leash dog park/run or the small lot just west of the BTS Condominiums would be excellent locations. Capital Hill in Seattle has a wonderful small dog run right in the crowded, urban Pine/Pike corridor. Burien needs the same as the downtown core is built up.

Thank you,

Brendan Freeman

CFTR: 3/3/14

Staff follow-up by Michael Lafreniere, Parks Director

Carol Allread

From: Public Council Inbox
Sent: Tuesday, February 25, 2014 3:43 PM
To: 'Julie Dow'
Subject: RE: Recreation Plan Discussion for Tonight's City Council Session

Dear Ms. Dow,

Thank you for writing to the City Council to express your concerns. Your email will be included in a future Council agenda packet as Correspondence for the Record.

Sincerely,

Carol Allread
Executive Assistant, City Manager Office
City of Burien
(206) 248-5508 Office
(206) 248-5539 Fax
carola@burienwa.gov

From: Julie Dow [mailto:jbd@dowhotelco.com]
Sent: Monday, February 24, 2014 9:56 AM
To: Public Council Inbox
Cc: Michael Lafreniere
Subject: Recreation Plan Discussion for Tonight's City Council Session

Good morning, today the City Council is going to begin preliminary discussions on the 2008 recreation center plan which had previously been tabled. As a citizen taxpayer of Burien and an advocate for youth aquatics, I would urge the council to look at the scope of the project and study the following items.

A.) Some of the facilities appear to be a duplication to our current recreation center (the former library), which is a very high quality facility.
B.) The study as offered is over five years old, and does not take into account the duplication of area services with the new Matt Griffin YMCA. The facility as proposed for Burien has, among other services, a leisure pool only similar to the Griffin YMCA.
C.) There is no area facility for youth and adult training in competitive aquatics. The Evergreen Community Aquatic Center of White Center is nearing the end of its useful life as a 40+ year old public facility that the Highline School District cannot afford to operate. Adding a component which could house competitive swim programs for youth and adults could provide a substantial steady income stream, as well as facilities for Highline School District and Kennedy High School. This is a real community need and should at least be studied.
D.) There is also a need for a "warm water" pool for teaching swimming to the very young and the fitness needs of older populations, this is already in the plan.
E.) There are a number of resources available thorough USA Swimming which model and document financially responsible aquatic developments that meets the needs of entire communities rather than just some purposes.
F.) In looking at the revenue streams and the operating subsidy, the amount in the plan for subsidy varies widely and is not elaborated upon. As the plan moves forward, this needs to be refined to understand the commitment undertaken not only from a initial funding (bond) standpoint, but to our ongoing city operational subsidy which affects city operational budget for years.

CFTR: 3/3/14 Cc: Michael Lafreniere, Parks Director

The vision in having a new facility is certainly applauded. However, I urge you to proceed cautiously to reduce duplication of current facilities and meet the current needs of the community in a fiscally responsible and businesslike way. Thank you, Julie Dow – 3520 SW 171st Street, Burien WA 98166 206-431-9293

COMPUTER CHECK REGISTER

CHECK REGISTER APPROVAL

WE, THE MEMBERS OF THE CITY COUNCIL OF BURIEN, WASHINGTON, HAVING RECEIVED DEPARTMENT CERTIFICATION THAT MERCHANDISE AND/OR SERVICES HAVE BEEN RECEIVED OR RENDERED, DO HEREBY APPROVE FOR PAYMENT ON **This 3rd day of March 2014** THE FOLLOWING:

CHECK NOS. **36825–37065**

IN THE AMOUNTS OF **$634,982.21**

WITH VOIDED CHECK NOS. **0**

PAYROLL SALARIES AND BENEFITS APPROVAL

FOR **January 16th - January 31st** PAID ON **February 5th 2014**

CHECK NOS. **6054-6070**

DIRECT DEPOSITS AND WIRE TRANSFERS IN THE AMOUNT OF: **$309,956.50**

FOR **February 1st - February 15th** PAID ON **February 20th 2014**

CHECK NOS. **6071-6075**

DIRECT DEPOSITS AND WIRE TRANSFERS IN THE AMOUNT OF: **$221,900.22**

Accounts Payable
Checks for Approval

Burien
Washington, USA

User: cathyr
Printed: 02/27/2014 - 7:45 AM

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
36825	01/30/2014	General Fund	Leasehold Excise Tax Payable	Washington State DOR		1,024.77
36825	01/30/2014	Surface Water Management Fund	Leasehold Excise Tax Payable	Washington State DOR		1,027.20
					Check Total:	2,051.97
36826	02/18/2014	General Fund	Professional Services	ABC Legal		7.00
36826	02/18/2014	General Fund	Professional Services	ABC Legal		7.00
36826	02/18/2014	General Fund	Professional Services	ABC Legal		7.00
36826	02/18/2014	General Fund	Professional Services	ABC Legal		7.00
36826	02/18/2014	General Fund	Professional Services	ABC Legal		50.00
					Check Total:	78.00
36827	02/18/2014	Transportation CIP	Design - Engineering	CH2M Hill		65,959.37
					Check Total:	65,959.37
36828	02/18/2014	General Fund	Software Subscription Fees	City of Bellevue Treasurer		3,579.38
					Check Total:	3,579.38
36829	02/18/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		248.60
36829	02/18/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		275.13
					Check Total:	523.73
36830	02/18/2014	General Fund	Machinery & Equipment	Department of Enterprise Servi		1,679.83
					Check Total:	1,679.83
36831	02/18/2014	Street Fund	Office And Operating Supplies	King County Fleet Adm		658.78

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	658.78
36832	02/18/2014	General Fund	Voter Registration Costs	KING COUNTY FINANCE		66,187.18
36832	02/18/2014	General Fund	Voter Registration Costs	KING COUNTY FINANCE		1,073.56
36832	02/18/2014	Surface Water Mgmt CIP	Construction	KING COUNTY FINANCE		28,758.32
					Check Total:	96,019.06
36833	02/18/2014	General Fund	Plan Review Fee Fire Dist 2	King County Fire District #2		2,546.35
					Check Total:	2,546.35
36834	02/18/2014	General Fund	King Co Pet License Trust Acct	King County Pet License		120.00
					Check Total:	120.00
36835	02/18/2014	Surface Water Management Fund	Miller/Salmon/Seola Basin Plan	King County Office of Finance		19,693.16
					Check Total:	19,693.16
36836	02/18/2014	Surface Water Management Fund	Office And Operating Supplies	McLendon Hardware Inc		25.16
36836	02/18/2014	Street Fund	Office And Operating Supplies	McLendon Hardware Inc		25.16
36836	02/18/2014	Street Fund	Office And Operating Supplies	McLendon Hardware Inc		-11.92
36836	02/18/2014	Surface Water Management Fund	Office And Operating Supplies	McLendon Hardware Inc		-11.92
					Check Total:	26.48
36837	02/18/2014	General Fund	Human Svc-Family/Youth	NAVOS		1,500.00
36837	02/18/2014	General Fund	Human Svc-Family/Youth	NAVOS		1,500.00
					Check Total:	3,000.00
36838	02/18/2014	Street Fund	Office And Operating Supplies	National Safety Inc		7.23
36838	02/18/2014	Street Fund	Office And Operating Supplies	National Safety Inc		7.23
					Check Total:	14.46
36839	02/18/2014	General Fund	Attorney Srvcs - Gen'l Matters	Ogden Murphy Wallace		1,150.00
36839	02/18/2014	General Fund	Attorney Srvcs - Gen'l Matters	Ogden Murphy Wallace		146.50
					Check Total:	1,296.50

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
36840	02/18/2014	Street Fund	Repairs & Maint. - Fleet	OReilly Auto Parts		8.20
36840	02/18/2014	Surface Water Management Fund	Repairs & Maint. - Fleet	OReilly Auto Parts		8.21
36840	02/18/2014	Surface Water Management Fund	Repairs & Maint. - Fleet	OReilly Auto Parts		25.17
36840	02/18/2014	Street Fund	Repairs & Maint. - Fleet	OReilly Auto Parts		25.18
					Check Total:	66.76
36841	02/18/2014	General Fund	Land and Land Improvements	OTAK, Inc		5,071.14
					Check Total:	5,071.14
36842	02/18/2014	General Fund	Operating Rents & Leases	Pacific Office Automation Inc		473.51
36842	02/18/2014	General Fund	Operating Rents & Leases	Pacific Office Automation Inc		339.31
					Check Total:	812.82
36843	02/18/2014	General Fund	Utility Tax Low Income Refund	Janette Williams		52.92
					Check Total:	52.92
36844	02/18/2014	General Fund	Business & Occupation Tax	Morgan Sound Inc		166.33
					Check Total:	166.33
36845	02/18/2014	General Fund	Electrical Permit	Fred Hirschel		68.00
					Check Total:	68.00
36846	02/18/2014	General Fund	Public Defender	Schlotzhauer Firm, P.S.		4,920.00
36846	02/18/2014	General Fund	Public Defender	Schlotzhauer Firm, P.S.		5,110.00
36846	02/18/2014	General Fund	Public Defender	Schlotzhauer Firm, P.S.		5,650.00
36846	02/18/2014	General Fund	Public Defender	Schlotzhauer Firm, P.S.		5,650.00
					Check Total:	21,330.00
36847	02/18/2014	General Fund	Advertising	Seattle Times		301.64
36847	02/18/2014	General Fund	Advertising	Seattle Times		357.30
					Check Total:	658.94
36848	02/18/2014	General Fund	Utility Tax Low Income Refund	Frances Steinebach		33.07

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	33.07
36849	02/18/2014	General Fund	Instructors Prof Srvs	Sammy Tekle		125.00
36849	02/18/2014	General Fund	Instructors Prof Srvs	Sammy Tekle		187.50
					Check Total:	312.50
36850	02/18/2014	Street Fund	Professional Services	Washington Audiology Services		247.50
36850	02/18/2014	Surface Water Management Fund	Professional Services	Washington Audiology Services		247.50
					Check Total:	495.00
36851	02/18/2014	General Fund	Jail Contracts	WASPC-Regional Cities EHM		2,337.00
36851	02/18/2014	General Fund	Jail Contracts	WASPC-Regional Cities EHM		2,702.00
					Check Total:	5,039.00
36852	02/18/2014	General Fund	Human Svc-Family/Youth	White Center Food Bank		3,500.00
					Check Total:	3,500.00
36853	02/18/2014	Street Fund	Professional Services	Washington State D.O.T.		224.73
					Check Total:	224.73
36854	02/18/2014	General Fund	State Surcharge	STATE TREASURER		495.00
					Check Total:	495.00
36855	02/18/2014	Surface Water Management Fund	Office And Operating Supplies	Ace Hardware		5.52
36855	02/18/2014	Surface Water Management Fund	Office And Operating Supplies	Ace Hardware		21.11
					Check Total:	26.63
36856	02/18/2014	General Fund	Office and Operating Supplies	Amerigas - Kent		425.58
					Check Total:	425.58
36857	02/18/2014	General Fund	Office And Operating Supplies	Aramark Uniform Services		23.20

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	23.20
36858	02/18/2014	General Fund	Telephone	STEPHEN ARMSTRONG		18.99
					Check Total:	18.99
36859	02/18/2014	General Fund	Telephone	A T & T		20.00
36859	02/18/2014	General Fund	Telephone	A T & T		42.24
					Check Total:	62.24
36860	02/18/2014	General Fund	Telephone	AT&T Mobility		20.83
					Check Total:	20.83
36861	02/18/2014	General Fund	Prof. Svcs-Instructors	Vivian Bowles		125.00
					Check Total:	125.00
36862	02/18/2014	General Fund	Printing	Brim Press LLC		181.00
36862	02/18/2014	General Fund	Printing/Binding/Copying	Brim Press LLC		107.40
36862	02/18/2014	General Fund	Printing/Binding/Copying	Brim Press LLC		32.85
36862	02/18/2014	General Fund	Printing/Binding/Copying	Brim Press LLC		32.85
36862	02/18/2014	General Fund	Printing/Binding/Copying	Brim Press LLC		32.85
36862	02/18/2014	General Fund	Printing/Binding/Copying	Brim Press LLC		32.85
					Check Total:	419.80
36863	02/18/2014	General Fund	Prof. Svcs-Instructors	Eileen Broomell		236.00
					Check Total:	236.00
36864	02/18/2014	General Fund	Prof. Svcs-Instructors	Viola Brumbaugh		1,621.00
					Check Total:	1,621.00
36865	02/18/2014	Surface Water Management Fund	Office And Operating Supplies	Burien Bark LLC		69.97
					Check Total:	69.97
36866	02/18/2014	General Fund	Miscellaneous	Burien Trophy		20.26

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	20.26
36867	02/18/2014	General Fund	Registration - Trainng/Workshp	Career Track		199.00
					Check Total:	199.00
36868	02/18/2014	General Fund	Animal Control Services	CARES		12,916.67
					Check Total:	12,916.67
36869	02/18/2014	Surface Water Management Fund	Professional Services	Cintas Fire Protection		248.47
36869	02/18/2014	Street Fund	Professional Services	Cintas Fire Protection		248.47
					Check Total:	496.94
36870	02/18/2014	General Fund	Website	Civic Plus		910.01
					Check Total:	910.01
36871	02/18/2014	General Fund	Office and Operating Supplies	Clay Art Center Inc		502.22
					Check Total:	502.22
36872	02/18/2014	General Fund	Telephone	CenturyLink		60.82
36872	02/18/2014	General Fund	Telephone	CenturyLink		-6.18
36872	02/18/2014	General Fund	Telephone	CenturyLink		63.66
36872	02/18/2014	General Fund	Telephone	CenturyLink		49.45
36872	02/18/2014	General Fund	Telephone	CenturyLink		45.86
36872	02/18/2014	General Fund	Telephone	CenturyLink		45.86
36872	02/18/2014	Street Fund	Telephone	CenturyLink		50.75
36872	02/18/2014	Surface Water Management Fund	Telephone	CenturyLink		50.75
36872	02/18/2014	General Fund	Telephone	CenturyLink		46.64
36872	02/18/2014	General Fund	Telephone	CenturyLink		44.67
					Check Total:	452.28
36873	02/18/2014	General Fund	Code Supplement	Code Publishing Co.		1,726.82
					Check Total:	1,726.82
36874	02/18/2014	General Fund	Miscellaneous	SUSAN COLES		40.22
36874	02/18/2014	General Fund	Miscellaneous	SUSAN COLES		10.94

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
36874	02/18/2014	General Fund	Wellness Activities	SUSAN COLES		29.87
					Check Total:	81.03
36875	02/18/2014	General Fund	Online Video Streaming	COMCAST		45.17
36875	02/18/2014	General Fund	Utilities	COMCAST		77.35
36875	02/18/2014	General Fund	Utilities	COMCAST		85.80
36875	02/18/2014	Street Fund	Telephone	COMCAST		42.90
36875	02/18/2014	Surface Water Management Fund	Telephone	COMCAST		42.90
					Check Total:	294.12
36876	02/18/2014	General Fund	0ffice And Operating Supplies	Complete Office LLC		569.98
36876	02/18/2014	General Fund	0ffice And Operating Supplies	Complete Office LLC		452.63
36876	02/18/2014	General Fund	Office/Operating Supplies	Complete Office LLC		603.51
36876	02/18/2014	General Fund	Office/Operating Supplies	Complete Office LLC		83.82
36876	02/18/2014	General Fund	Office/Operating Supplies	Complete Office LLC		469.40
36876	02/18/2014	General Fund	IT Office/Operating Supplies	Complete Office LLC		167.64
36876	02/18/2014	General Fund	0ffice and Operating Supplies	Complete Office LLC		83.82
36876	02/18/2014	General Fund	0ffice and Operating Supplies	Complete Office LLC		251.46
36876	02/18/2014	General Fund	0ffice And Operating Supplies	Complete Office LLC		670.57
36876	02/18/2014	General Fund	0ffice And Operating Supplies	Complete Office LLC		417.71
					Check Total:	3,770.54
36877	02/18/2014	General Fund	Instructors Prof Svcs	Janet S. Crawley		216.00
36877	02/18/2014	General Fund	Prof. Svcs-Instructors	Janet S. Crawley		393.75
					Check Total:	609.75
36878	02/18/2014	General Fund	Jail Contracts	City of Renton		809.00
					Check Total:	809.00
36879	02/18/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		236.45
36879	02/18/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		40.01
36879	02/18/2014	General Fund	Utilities	City of Seattle		41.94
36879	02/18/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		226.10
36879	02/18/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		103.52
36879	02/18/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		179.47
36879	02/18/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		317.92
36879	02/18/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		17.46
36879	02/18/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		18.03
36879	02/18/2014	General Fund	Utilities	City of Seattle		33.10

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
36879	02/18/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		96.54
36879	02/18/2014	General Fund	Utilities	City of Seattle		333.79
36879	02/18/2014	General Fund	Utilities	City of Seattle		232.52
36879	02/18/2014	General Fund	Utilities	City of Seattle		1,480.83
36879	02/18/2014	General Fund	Utilities	City of Seattle		781.43
36879	02/18/2014	General Fund	Utilities	City of Seattle		8.22
36879	02/18/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		8.53
36879	02/18/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		228.89
36879	02/18/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		524.69
36879	02/18/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		147.82
					Check Total:	5,057.26
36880	02/18/2014	General Fund	State Lobbying Services	Michael D. Doubleday		4,590.00
36880	02/18/2014	General Fund	Federal Lobbying Services	Michael D. Doubleday		2,090.00
					Check Total:	6,680.00
36881	02/18/2014	General Fund	Mileage	Maria Ethel Q de Leon		18.03
36881	02/18/2014	General Fund	Other Travel	Maria Ethel Q de Leon		14.00
36881	02/18/2014	General Fund	Wellness Activities	Maria Ethel Q de Leon		91.25
					Check Total:	123.28
36882	02/18/2014	General Fund	Drug Seizure Proceeds KCSO	Dept of Enterprise Services		750.00
					Check Total:	750.00
36883	02/18/2014	Surface Water Management Fund	Repairs & Maint. - Fleet	Dunn Lumber Co.		31.49
36883	02/18/2014	General Fund	Office and Operating Supplies	Dunn Lumber Co.		176.21
36883	02/18/2014	General Fund	Office and Operating Supplies	Dunn Lumber Co.		108.63
36883	02/18/2014	General Fund	Office and Operating Supplies	Dunn Lumber Co.		186.33
					Check Total:	502.66
36884	02/18/2014	General Fund	Instructors Prof Srvs	Maribel Enriquez		276.00
					Check Total:	276.00
36885	02/18/2014	General Fund	Sftwre Subscript & Licensing	Environmental Systems Research		15,768.00
36885	02/18/2014	General Fund	Sftwre Subscript & Licensing	Environmental Systems Research		6,022.50

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	21,790.50
36886	02/18/2014	Street Fund	Office And Operating Supplies	Ferrellgas LP		95.37
					Check Total:	95.37
36887	02/18/2014	General Fund	Office And Operating Supplies	Global Cleaning Inc		372.28
					Check Total:	372.28
36888	02/18/2014	General Fund	Office And Operating Supplies	Grainger		16.38
					Check Total:	16.38
36889	02/18/2014	General Fund	Instructors Prof Svcs	Alina Gridley		40.00
					Check Total:	40.00
36890	02/18/2014	General Fund	Instructors Prof Svcs	Victoria E. Hamilton		690.00
36890	02/18/2014	General Fund	Instructors Prof Svcs	Victoria E. Hamilton		198.00
					Check Total:	888.00
36891	02/18/2014	Street Fund	Office And Operating Supplies	Home Depot Credit Services		132.30
36891	02/18/2014	Surface Water Management Fund	Office And Operating Supplies	Home Depot Credit Services		132.31
36891	02/18/2014	Surface Water Management Fund	Office And Operating Supplies	Home Depot Credit Services		121.34
36891	02/18/2014	Street Fund	Office And Operating Supplies	Home Depot Credit Services		121.33
					Check Total:	507.28
36892	02/18/2014	Surface Water Management Fund	Office And Operating Supplies	HD Fowler Company		273.00
36892	02/18/2014	Street Fund	Office And Operating Supplies	HD Fowler Company		273.01
					Check Total:	546.01
36893	02/18/2014	General Fund	Prof. Svcs-Instructors	Cristina Herrera		50.00
					Check Total:	50.00
36894	02/18/2014	General Fund	Prof. Svcs-Instructors	Joshua Hughes		180.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	180.00
36895	02/18/2014	General Fund	Dues & Memberships	Intl Assoc of Chiefs of Police		120.00
					Check Total:	120.00
36896	02/18/2014	General Fund	Dues/Memberships	International Code Council Inc		125.00
					Check Total:	125.00
36897	02/18/2014	General Fund	Publications	International Code Council,Inc		21.89
					Check Total:	21.89
36898	02/18/2014	Street Fund	0ffice And Operating Supplies	ICON Materials		103.14
36898	02/18/2014	Surface Water Management Fund	0ffice And Operating Supplies	ICON Materials		128.94
36898	02/18/2014	Surface Water Management Fund	0ffice And Operating Supplies	ICON Materials		85.96
36898	02/18/2014	Surface Water Management Fund	0ffice And Operating Supplies	ICON Materials		177.60
					Check Total:	495.64
36899	02/18/2014	General Fund	Operating Rents & Leases	RICOH USA Inc		321.93
36899	02/18/2014	Street Fund	Operating Rentals And Leases	RICOH USA Inc		1.65
36899	02/18/2014	Surface Water Management Fund	Operating Rentals And Leases	RICOH USA Inc		1.64
					Check Total:	325.22
36900	02/18/2014	General Fund	Miscellaneous	Ingallina's Box Lunch Inc		71.12
					Check Total:	71.12
36901	02/18/2014	General Fund	Telephone	Integra Telecom		151.65
36901	02/18/2014	General Fund	Telephone	Integra Telecom		23.33
36901	02/18/2014	General Fund	Telephone	Integra Telecom		116.67
36901	02/18/2014	General Fund	Telephone	Integra Telecom		35.00
36901	02/18/2014	General Fund	Telephone	Integra Telecom		23.33
36901	02/18/2014	General Fund	Telephone	Integra Telecom		58.33
36901	02/18/2014	General Fund	Telephone	Integra Telecom		175.00
36901	02/18/2014	General Fund	Telephone	Integra Telecom		140.00
36901	02/18/2014	General Fund	Telephone	Integra Telecom		116.67
36901	02/18/2014	General Fund	Telephone	Integra Telecom		108.85
36901	02/18/2014	General Fund	Telephone	Integra Telecom		108.85

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
36901	02/18/2014	General Fund	Telephone	Integra Telecom		108.97
36901	02/18/2014	General Fund	Telephone	Integra Telecom		775.54
					Check Total:	1,942.19
36902	02/18/2014	General Fund	Repair/Maint-Vehicle	Interstate Tire & Automotive		43.76
36902	02/18/2014	General Fund	Repair/Maint-Vehicle	Interstate Tire & Automotive		46.55
					Check Total:	90.31
36903	02/18/2014	General Fund	Prof. Svcs-Instructors	Moodette Ka'apana		75.00
					Check Total:	75.00
36904	02/18/2014	General Fund	Radio Communications	King County Radio Comm. Svcs		5,575.83
					Check Total:	5,575.83
36905	02/18/2014	General Fund	Miscellaneous	King County Recorder		74.00
					Check Total:	74.00
36906	02/18/2014	General Fund	Drug Seizure Proceeds KCSO	KC Sheriff Det. RCrenshaw		2,085.00
					Check Total:	2,085.00
36907	02/18/2014	Surface Water Management Fund	TV Inspection and Vactoring	King County Finance		654.23
					Check Total:	654.23
36908	02/18/2014	General Fund	Instructors Prof Svcs	Keli Sim-DiRitis		60.00
					Check Total:	60.00
36909	02/18/2014	General Fund	Public Defender	Kirshenbaum & Goss, Inc., P.S		7,618.50
					Check Total:	7,618.50
36910	02/18/2014	General Fund	Dues/Memberships	CRAIG KNUTSON		355.00
					Check Total:	355.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
36911	02/18/2014	General Fund	Instructors Prof Srvs	Robert Harkins		400.00
					Check Total:	400.00
36912	02/18/2014	General Fund	Instructors Prof Svcs	Lauren Laughlin		276.00
					Check Total:	276.00
36913	02/18/2014	General Fund	Prof. Svcs-Instructors	Lori Leberer		90.00
					Check Total:	90.00
36914	02/18/2014	General Fund	Instructors Prof Srvs	Alexander Lewis		210.00
36914	02/18/2014	General Fund	Prof. Svcs-Instructors	Alexander Lewis		1,342.50
					Check Total:	1,552.50
36915	02/18/2014	General Fund	Prof. Svcs-Instructors	Anne Marie Littleton		80.00
					Check Total:	80.00
36916	02/18/2014	General Fund	Wellness Activities	JANTE LULAY		30.62
					Check Total:	30.62
36917	02/18/2014	General Fund	Prof. Svcs-Instructors	Jacob Matthew		570.00
					Check Total:	570.00
36918	02/18/2014	General Fund	Instructors Prof Svcs	Hunter McGee		165.00
					Check Total:	165.00
36919	02/18/2014	General Fund	Prof. Svcs-Instructors	John William McLaughlin		150.00
					Check Total:	150.00
36920	02/18/2014	Street Fund	Office And Operating Supplies	McLendon Hardware Inc		13.00
36920	02/18/2014	Surface Water Management Fund	Office And Operating Supplies	McLendon Hardware Inc		74.70
					Check Total:	87.70

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
36921	02/18/2014	Street Fund	Dt Business License Svcs	Microflex Inc		3,861.68
36921	02/18/2014	General Fund	B&O Tax Collect & Audit	Microflex Inc		1,927.74
36921	02/18/2014	Street Fund	Dt Business License Svcs	Microflex Inc		38.52
36921	02/18/2014	General Fund	B&O Tax Collect & Audit	Microflex Inc		42.96
36921	02/18/2014	General Fund	Sales Tax Auditing Costs	Microflex Inc		76.54
					Check Total:	5,947.44
36922	02/18/2014	General Fund	Computer Related Supplies	Monoprice Inc		30.77
					Check Total:	30.77
36923	02/18/2014	General Fund	Repairs and Maintenance	Morgan Sound Inc		558.45
					Check Total:	558.45
36924	02/18/2014	Street Fund	Repairs & Maint. - Fleet	NC Machinery Co.		82.13
36924	02/18/2014	Surface Water Management Fund	Repairs & Maint. - Fleet	NC Machinery Co.		82.14
36924	02/18/2014	Street Fund	Repairs & Maint. - Fleet	NC Machinery Co.		17.08
36924	02/18/2014	Surface Water Management Fund	Repairs & Maint. - Fleet	NC Machinery Co.		17.08
					Check Total:	198.43
36925	02/18/2014	General Fund	Instructors Prof Svcs	Drew Nicklas		273.00
					Check Total:	273.00
36926	02/18/2014	General Fund	Prof. Svcs-Instructors	Pamela Odegard		135.00
					Check Total:	135.00
36927	02/18/2014	Street Fund	Repairs & Maint. - Fleet	OReilly Auto Parts		6.01
36927	02/18/2014	Surface Water Management Fund	Repairs & Maint. - Fleet	OReilly Auto Parts		6.02
36927	02/18/2014	Surface Water Management Fund	Repairs & Maint. - Fleet	OReilly Auto Parts		7.65
36927	02/18/2014	Surface Water Management Fund	Repairs & Maint. - Fleet	OReilly Auto Parts		43.24
36927	02/18/2014	Street Fund	Repairs & Maint. - Fleet	OReilly Auto Parts		43.24
36927	02/18/2014	Street Fund	Repairs & Maint. - Fleet	OReilly Auto Parts		21.34
36927	02/18/2014	Surface Water Management Fund	Repairs & Maint. - Fleet	OReilly Auto Parts		21.33
					Check Total:	148.83
36928	02/18/2014	General Fund	Instructors Prof Srvs	Teofila Orihuela		276.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	276.00
36929	02/18/2014	Surface Water Mgmt CIP	Design-Engineering	OTAK, Inc		4,015.00
36929	02/18/2014	Surface Water Mgmt CIP	Design-Engineering	OTAK, Inc		5,391.00
					Check Total:	9,406.00
36930	02/18/2014	General Fund	Instructors Prof Svcs	Johawna Olena Perry		92.00
					Check Total:	92.00
36931	02/18/2014	Surface Water Management Fund	0ffice And Operating Supplies	Pacific Industrial Supply		145.64
36931	02/18/2014	Surface Water Management Fund	0ffice And Operating Supplies	Pacific Industrial Supply		50.10
36931	02/18/2014	Surface Water Management Fund	0ffice And Operating Supplies	Pacific Industrial Supply		22.66
36931	02/18/2014	Street Fund	0ffice And Operating Supplies	Pacific Industrial Supply		22.67
					Check Total:	241.07
36932	02/18/2014	General Fund	Office and Operating Supplies	Pizza Gallery		63.73
					Check Total:	63.73
36933	02/18/2014	General Fund	Utilities	PSE Pmt. Processing		526.70
36933	02/18/2014	General Fund	Utilities	PSE Pmt. Processing		2,042.50
36933	02/18/2014	General Fund	Utilities	PSE Pmt. Processing		88.88
36933	02/18/2014	General Fund	Utilities	PSE Pmt. Processing		35.47
					Check Total:	2,693.55
36934	02/18/2014	Surface Water Management Fund	TV Inspection and Vactoring	Pipeline Video&Cleaning North		1,550.00
					Check Total:	1,550.00
36935	02/18/2014	General Fund	Business & Occupation Tax	Siemens Industry Inc		104.96
					Check Total:	104.96
36936	02/18/2014	General Fund	Business & Occupation Tax	Siemens Medical Solutions USA		246.96
					Check Total:	246.96
36937	02/18/2014	General Fund	Instructors Prof Svcs	George Rodriguez		225.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	225.00
36938	02/18/2014	General Fund	Prof. Svcs-Instructors	Hani Schnaith		75.00
					Check Total:	75.00
36939	02/18/2014	General Fund	Office and Operating Supplies	School Specialty Inc.		46.40
					Check Total:	46.40
36940	02/18/2014	General Fund	Jail Contracts	SCORE		38,703.58
					Check Total:	38,703.58
36941	02/18/2014	General Fund	Advertising/Legal Publications	Seattle Times		150.00
36941	02/18/2014	General Fund	Advertising/Legal Publications	Seattle Times		150.00
36941	02/18/2014	General Fund	Advertising	Seattle Times		218.35
36941	02/18/2014	General Fund	Advertising	Seattle Times		209.62
36941	02/18/2014	General Fund	Advertising	Seattle Times		202.47
36941	02/18/2014	General Fund	Advertising/Legal Publications	Seattle Times		150.00
					Check Total:	1,080.44
36942	02/18/2014	Surface Water Management Fund	Repairs & Maint. - Fleet	Sea Tran Inc		218.02
					Check Total:	218.02
36943	02/18/2014	General Fund	Computer Consultant Prof Svcs	SEITEL Systems, LLC		1,160.00
36943	02/18/2014	General Fund	Computer Consultant Prof Svcs	SEITEL Systems, LLC		127.50
					Check Total:	1,287.50
36944	02/18/2014	General Fund	Professional Services	Nancy Shattuck		1,881.00
					Check Total:	1,881.00
36945	02/18/2014	General Fund	Nuisance and Abatement Costs	Sherwin-Williams Co.		30.54
					Check Total:	30.54
36946	02/18/2014	General Fund	Professional Services	Site Developement Associates L		2,190.41

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	2,190.41
36947	02/18/2014	General Fund	Repair and Maintenance	Scott Sonnenfeld		317.55
					Check Total:	317.55
36948	02/18/2014	General Fund	Miscellaneous	State of Washington		11.00
					Check Total:	11.00
36949	02/18/2014	Surface Water Management Fund	Office And Operating Supplies	Sunset Materials Inc		313.25
					Check Total:	313.25
36950	02/18/2014	General Fund	Utilities	Southwest Suburban Sewer Dist.		57.00
					Check Total:	57.00
36951	02/18/2014	General Fund	Prof. Svcs-Instructors	Bonnie Taschler		100.00
					Check Total:	100.00
36952	02/18/2014	General Fund	Instructors Prof Srvs	Sammy Tekle		100.00
36952	02/18/2014	General Fund	Instructors Prof Srvs	Sammy Tekle		37.50
					Check Total:	137.50
36953	02/18/2014	Street Fund	Neighborhood Traffic Control	Traffic Count Consultants Inc		600.00
					Check Total:	600.00
36954	02/18/2014	General Fund	Telephone	Tri-Tec		183.96
					Check Total:	183.96
36955	02/18/2014	General Fund	Drug Seizure Proceeds KCSO	Tint Xxperts		206.96
36955	02/18/2014	General Fund	Drug Seizure Proceeds KCSO	Tint Xxperts		189.00
					Check Total:	395.96
36956	02/18/2014	Street Fund	Office And Operating Supplies	Uresco Construction Materials		1,689.97

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	1,689.97
36957	02/18/2014	General Fund	Telephone	Verizon Wireless		153.93
36957	02/18/2014	General Fund	Telephone	Verizon Wireless		40.01
36957	02/18/2014	General Fund	Telephone	Verizon Wireless		72.65
36957	02/18/2014	General Fund	Telephone	Verizon Wireless		232.73
36957	02/18/2014	General Fund	Drug Seizure Proceeds KCSO	Verizon Wireless		200.05
36957	02/18/2014	General Fund	Telephone	Verizon Wireless		201.18
36957	02/18/2014	Street Fund	Telephone	Verizon Wireless		262.84
36957	02/18/2014	Surface Water Management Fund	Telephone	Verizon Wireless		396.04
					Check Total:	1,559.43
36958	02/18/2014	General Fund	Prof. Svcs-Instructors	Pamela Ann Videen		435.00
					Check Total:	435.00
36959	02/18/2014	General Fund	Prosecution - City Atty	Walls Law Firm		13,136.91
					Check Total:	13,136.91
36960	02/18/2014	General Fund	Dues & Memberships	Washington Association Of		305.00
					Check Total:	305.00
36961	02/18/2014	General Fund	Utilities	Water District No 20		41.00
36961	02/18/2014	General Fund	Utilities	Water District No 20		369.00
36961	02/18/2014	General Fund	Utilities	Water District No 20		231.86
					Check Total:	641.86
36962	02/18/2014	General Fund	Probatn/Publc Defndr Screenng	Tammy Weigel		1,210.00
					Check Total:	1,210.00
36963	02/18/2014	General Fund	Subscriptions/Publications	West Payment Center		446.44
					Check Total:	446.44
36964	02/18/2014	General Fund	Burien/Highline Jt Venture	Whitewater Aquatics Mgmt		1,666.66

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	1,666.66
36965	02/18/2014	General Fund	Jury & Witness Fees	Mitchell Mann		15.65
					Check Total:	15.65
36966	02/18/2014	General Fund	Jury & Witness Fees	Monica Mann		15.65
					Check Total:	15.65
36967	02/18/2014	General Fund	Dues/Memberships	WSAPT		35.00
					Check Total:	35.00
36968	02/18/2014	General Fund	Professional Services	Washington State Patrol		130.00
					Check Total:	130.00
36969	03/03/2014	General Fund	Economic Dev Strategic Plan	Economic Consultants Oregon Lt		11,470.59
36969	03/03/2014	General Fund	Economic Dev Strategic Plan	Economic Consultants Oregon Lt		9,813.15
					Check Total:	21,283.74
36970	03/03/2014	General Fund	Office And Operating Supplies	Grainger		29.11
					Check Total:	29.11
36971	03/03/2014	General Fund	Jail Contracts	KING COUNTY FINANCE		343.02
					Check Total:	343.02
36972	03/03/2014	General Fund	Instructors Prof Srvs	North American Youth Activitie		1,099.00
					Check Total:	1,099.00
36973	03/03/2014	General Fund	Operating Rents & Leases	Pacific Office Automation Inc		75.74
36973	03/03/2014	General Fund	Operating Rents & Leases	Pacific Office Automation Inc		559.60
36973	03/03/2014	General Fund	Operating Rents & Leases	Pacific Office Automation Inc		-5.00
					Check Total:	630.34

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
36974	03/03/2014	General Fund	Planning & Devel Fees/Charges	Blair Dubois	149.00
				Check Total:	149.00
36975	03/03/2014	Street Fund	Business Licenses	Ideal Services Inc	90.00
				Check Total:	90.00
36976	03/03/2014	General Fund	Jail Contracts	SCORE	125.00
				Check Total:	125.00
36977	03/03/2014	General Fund	Human Svc-Family/Youth	South King Council Human Svcs	480.00
36977	03/03/2014	General Fund	Human Svc-Family/Youth	South King Council Human Svcs	480.00
36977	03/03/2014	General Fund	Human Svc-Family/Youth	South King Council Human Svcs	615.00
36977	03/03/2014	General Fund	Human Svc-Family/Youth	South King Council Human Svcs	425.00
				Check Total:	2,000.00
36978	03/03/2014	General Fund	Professional Services	Waldron Resources	272.02
36978	03/03/2014	General Fund	Professional Services	Waldron Resources	155.44
				Check Total:	427.46
36979	03/03/2014	General Fund	0ffice And Operating Supplies	Ace Hardware	5.46
36979	03/03/2014	General Fund	Office and Operating Supplies	Ace Hardware	12.02
36979	03/03/2014	General Fund	Office and Operating Supplies	Ace Hardware	26.81
36979	03/03/2014	General Fund	Office and Operating Supplies	Ace Hardware	28.28
36979	03/03/2014	General Fund	Office and Operating Supplies	Ace Hardware	31.72
36979	03/03/2014	General Fund	0ffice And Operating Supplies	Ace Hardware	9.84
36979	03/03/2014	General Fund	Office and Operating Supplies	Ace Hardware	103.90
36979	03/03/2014	General Fund	Office and Operating Supplies	Ace Hardware	14.22
36979	03/03/2014	General Fund	Office Supplies	Ace Hardware	26.46
36979	03/03/2014	Surface Water Management Fund	0ffice And Operating Supplies	Ace Hardware	30.64
36979	03/03/2014	Street Fund	0ffice And Operating Supplies	Ace Hardware	37.21
36979	03/03/2014	Street Fund	0ffice And Operating Supplies	Ace Hardware	49.25
36979	03/03/2014	Surface Water Management Fund	0ffice And Operating Supplies	Ace Hardware	9.83
				Check Total:	385.64
36980	03/03/2014	General Fund	Repairs And Maintenance	Tyco Integrated Security LLC	96.58

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	96.58
36981	03/03/2014	Street Fund	Repairs & Maint. - Fleet	AG Enterprise Supply Inc		50.43
					Check Total:	50.43
36982	03/03/2014	Street Fund	Office And Operating Supplies	Alpine Products Inc		104.03
					Check Total:	104.03
36983	03/03/2014	General Fund	Professional Services	Admin Office of the Courts		54.00
36983	03/03/2014	General Fund	Professional Services	Admin Office of the Courts		6.37
					Check Total:	60.37
36984	03/03/2014	General Fund	Dues/Memberships	American Planning Association		648.00
36984	03/03/2014	General Fund	Dues/Memberships	American Planning Association		388.00
					Check Total:	1,036.00
36985	03/03/2014	General Fund	Office And Operating Supplies	Aramark Uniform Services		16.43
					Check Total:	16.43
36986	03/03/2014	Surface Water Management Fund	Office And Operating Supplies	ArcMate Manufacturing Corp		249.73
36986	03/03/2014	Street Fund	Office And Operating Supplies	ArcMate Manufacturing Corp		249.72
					Check Total:	499.45
36987	03/03/2014	General Fund	Telephone	STEPHEN ARMSTRONG		18.99
					Check Total:	18.99
36988	03/03/2014	General Fund	Professional Services	Kenneth Barger		45.00
					Check Total:	45.00
36989	03/03/2014	General Fund	Telephone	LAUREN BERKOWITZ		57.99
					Check Total:	57.99

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
36990	03/03/2014	General Fund	Printing/Binding/Copying	Brim Press LLC		210.24
					Check Total:	210.24
36991	03/03/2014	Surface Water Management Fund	Office And Operating Supplies	Bryant's Tractor & Mower Inc		16.91
					Check Total:	16.91
36992	03/03/2014	Surface Water Management Fund	Office And Operating Supplies	Burien Bark LLC		179.85
36992	03/03/2014	Surface Water Management Fund	Office And Operating Supplies	Burien Bark LLC		16.43
					Check Total:	196.28
36993	03/03/2014	General Fund	Repairs and Maintenance	Burien Chevrolet		657.67
					Check Total:	657.67
36994	03/03/2014	General Fund	Publications	Ceramics Monthly		34.95
					Check Total:	34.95
36995	03/03/2014	General Fund	Office and Operating Supplies	Clay Art Center Inc		54.80
36995	03/03/2014	General Fund	Office and Operating Supplies	Clay Art Center Inc		6.98
					Check Total:	61.78
36996	03/03/2014	General Fund	Professional Services	CleanScapes Inc		1,244.60
					Check Total:	1,244.60
36997	03/03/2014	General Fund	Retreat & Other Misc.	Cardmember Service		130.40
36997	03/03/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service		150.00
36997	03/03/2014	General Fund	Celebration	Cardmember Service		291.10
36997	03/03/2014	General Fund	Burien Marketing Strategy	Cardmember Service		227.49
36997	03/03/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service		129.00
36997	03/03/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service		129.00
36997	03/03/2014	General Fund	Retreat & Other Misc.	Cardmember Service		45.80
36997	03/03/2014	General Fund	Retreat & Other Misc.	Cardmember Service		11.97
36997	03/03/2014	General Fund	Professional Services	Cardmember Service		93.08
36997	03/03/2014	General Fund	Retreat & Other Misc.	Cardmember Service		4.59
36997	03/03/2014	General Fund	Miscellaneous	Cardmember Service		125.00
36997	03/03/2014	General Fund	Office And Operating Supplies	Cardmember Service		207.02
36997	03/03/2014	General Fund	Office And Operating Supplies	Cardmember Service		1,599.98

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
36997	03/03/2014	Surface Water Management Fund	Telephone	Cardmember Service		14.41
36997	03/03/2014	General Fund	Registration - Training Worksh	Cardmember Service		-75.00
36997	03/03/2014	General Fund	Office and Operating Supplies	Cardmember Service		446.05
36997	03/03/2014	General Fund	Admission and Entrance Fees	Cardmember Service		55.93
36997	03/03/2014	General Fund	Office and Operating Supplies	Cardmember Service		114.98
36997	03/03/2014	General Fund	Advertising	Cardmember Service		25.00
36997	03/03/2014	General Fund	Professional Services	Cardmember Service		40.64
36997	03/03/2014	General Fund	Office and Operating Supplies	Cardmember Service		197.68
36997	03/03/2014	General Fund	Senior Trips	Cardmember Service		350.00
36997	03/03/2014	General Fund	0ffice And Operating Supplies	Cardmember Service		15.84
36997	03/03/2014	General Fund	0ffice And Operating Supplies	Cardmember Service		1.31
36997	03/03/2014	General Fund	0ffice And Operating Supplies	Cardmember Service		59.14
36997	03/03/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service		-220.00
36997	03/03/2014	General Fund	Advertising/Legal Publications	Cardmember Service		25.00
36997	03/03/2014	General Fund	Office/Operating Supplies	Cardmember Service		87.04
36997	03/03/2014	General Fund	Office/Operating Supplies	Cardmember Service		406.87
36997	03/03/2014	Street Fund	Registration - Trainng/Workshp	Cardmember Service		45.00
36997	03/03/2014	General Fund	Publications	Cardmember Service		216.00
36997	03/03/2014	General Fund	Other Travel	Cardmember Service		12.00
36997	03/03/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service		120.00
36997	03/03/2014	General Fund	Office Supplies	Cardmember Service		126.38
36997	03/03/2014	General Fund	Office and Operating Supplies	Cardmember Service		59.33
36997	03/03/2014	General Fund	Office and Operating Supplies	Cardmember Service		40.23
36997	03/03/2014	General Fund	0ffice And Operating Supplies	Cardmember Service		354.20
36997	03/03/2014	General Fund	Software Subscription Fees	Cardmember Service		59.95
36997	03/03/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service		505.00
36997	03/03/2014	General Fund	Office and Operating Supplies	Cardmember Service		10.81
36997	03/03/2014	General Fund	Office and Operating Supplies	Cardmember Service		8.75
36997	03/03/2014	General Fund	Office and Operating Supplies	Cardmember Service		48.01
36997	03/03/2014	General Fund	Office and Operating Supplies	Cardmember Service		106.43
36997	03/03/2014	General Fund	Office and Operating Supplies	Cardmember Service		92.85
					Check Total:	6,494.26
36998	03/03/2014	General Fund	Registration - Trainng/Workshp	Colt Defense LLC		450.00
36998	03/03/2014	General Fund	Registration - Trainng/Workshp	Colt Defense LLC		450.00
					Check Total:	900.00
36999	03/03/2014	General Fund	Drug Seizure Proceeds KCSO	COMCAST		69.95
					Check Total:	69.95
37000	03/03/2014	General Fund	Operating Rentals and Leases	Construction Site Services		125.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	125.00
37001	03/03/2014	General Fund	Human Svc-Family/Youth	City of Covington		5,000.00
37001	03/03/2014	General Fund	Human Svc-Family/Youth	City of Covington		2,000.00
37001	03/03/2014	General Fund	Human Svc-Family/Youth	City of Covington		7,500.00
					Check Total:	14,500.00
37002	03/03/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		42.50
37002	03/03/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		144.41
37002	03/03/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		201.29
37002	03/03/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		51.90
37002	03/03/2014	Surface Water Management Fund	Utilities	City of Seattle		262.45
37002	03/03/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		18.22
37002	03/03/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		154.73
37002	03/03/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		118.10
37002	03/03/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		72.68
37002	03/03/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		71.14
37002	03/03/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		183.21
37002	03/03/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		44.45
37002	03/03/2014	General Fund	Utilities	City of Seattle		161.24
37002	03/03/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		686.36
37002	03/03/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		137.73
37002	03/03/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		177.01
37002	03/03/2014	Street Fund	Utilities-Street Lighting	City of Seattle		10.20
37002	03/03/2014	Street Fund	Utilities - Traffic Signals	City of Seattle		96.20
37002	03/03/2014	Street Fund	Utilities-Street Lighting	City of Seattle		11.90
37002	03/03/2014	Street Fund	Utilities-Street Lighting	City of Seattle		5,016.75
					Check Total:	7,662.47
37003	03/03/2014	General Fund	Utilities	City Of Seattle		66.21
37003	03/03/2014	General Fund	Utilities	City Of Seattle		129.97
37003	03/03/2014	General Fund	Utilities	City Of Seattle		60.89
					Check Total:	257.07
37004	03/03/2014	Street Fund	Operating Rentals And Leases	City of SeaTac		287.50
37004	03/03/2014	Surface Water Management Fund	Operating Rentals And Leases	City of SeaTac		287.50
					Check Total:	575.00
37005	03/03/2014	Street Fund	Office And Operating Supplies	WaterCo of Pac.NW Inc		17.79

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
37005	03/03/2014	Surface Water Management Fund	Office And Operating Supplies	WaterCo of Pac.NW Inc	17.80
				Check Total:	35.59
37006	03/03/2014	General Fund	Economic Dev Strategic Plan	Economic Consultants Oregon Lt	8,244.23
				Check Total:	8,244.23
37007	03/03/2014	General Fund	Telephone	ROBERT EDGAR	71.95
				Check Total:	71.95
37008	03/03/2014	General Fund	City Hall Custodial	Global Cleaning Inc	1,308.83
				Check Total:	1,308.83
37009	03/03/2014	Street Fund	Repairs & Maint. - Fleet	Genuine Parts Co. Seattle-DC	121.43
37009	03/03/2014	Surface Water Management Fund	Repairs & Maint. - Fleet	Genuine Parts Co. Seattle-DC	121.42
				Check Total:	242.85
37010	03/03/2014	General Fund	Utilities	Glendale Heating	1,756.60
				Check Total:	1,756.60
37011	03/03/2014	Street Fund	Registration - Trainng/Workshp	Gleen Consulting Inc	440.00
				Check Total:	440.00
37012	03/03/2014	General Fund	Parks Building Security	Guardian Security	65.00
				Check Total:	65.00
37013	03/03/2014	General Fund	Teen Programs	Christiaan Hammond	300.00
				Check Total:	300.00
37014	03/03/2014	Surface Water Management Fund	Office And Operating Supplies	ICON Materials	110.37
				Check Total:	110.37
37015	03/03/2014	General Fund	Operating Rentals And Leases	RICOH USA Inc	667.58

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	667.58
37016	03/03/2014	General Fund	Miscellaneous	Iron Mountain		600.51
					Check Total:	600.51
37017	03/03/2014	General Fund	Miscellaneous	Iron Mountain		81.30
37017	03/03/2014	General Fund	Miscellaneous	Iron Mountain		268.46
					Check Total:	349.76
37018	03/03/2014	General Fund	Telephone	LUCY KRAKOWIAK		54.99
					Check Total:	54.99
37019	03/03/2014	General Fund	Miscellaneous	King County Recorder		77.00
					Check Total:	77.00
37020	03/03/2014	Street Fund	Traffic Signal/Control.Mainten	KING COUNTY FINANCE		9,515.37
37020	03/03/2014	Surface Water Management Fund	SWM Maint Fees Billed by KCRD	KING COUNTY FINANCE		18,185.55
37020	03/03/2014	Surface Water Mgmt CIP	Construction	KING COUNTY FINANCE		14,974.87
					Check Total:	42,675.79
37021	03/03/2014	General Fund	City Hall Bldg Maintenance	King County Library System		5,000.00
					Check Total:	5,000.00
37022	03/03/2014	General Fund	City Hall Bldg Maintenance	King County Library Sytem & Ci		6,008.00
37022	03/03/2014	General Fund	City Hall Bldg Maintenance	King County Library Sytem & Ci		42,197.00
					Check Total:	48,205.00
37023	03/03/2014	General Fund	Drug Seizure Proceeds KCSO	KC Sheriff Det. RCrenshaw		3,226.00
					Check Total:	3,226.00
37024	03/03/2014	General Fund	Attorney Srvcs - Gen'l Matters	Kenyon Disend, PLLC		5,531.38
37024	03/03/2014	General Fund	Attorney Srvcs - Gen'l Matters	Kenyon Disend, PLLC		2,624.67

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	8,156.05
37025	03/03/2014	Street Fund	Office And Operating Supplies	Masons Supply Company		420.44
37025	03/03/2014	Surface Water Management Fund	Office And Operating Supplies	Masons Supply Company		420.44
					Check Total:	840.88
37026	03/03/2014	Surface Water Management Fund	Office And Operating Supplies	McLendon Hardware Inc		2.16
37026	03/03/2014	Street Fund	Office And Operating Supplies	McLendon Hardware Inc		2.17
37026	03/03/2014	Surface Water Management Fund	Office And Operating Supplies	McLendon Hardware Inc		69.32
37026	03/03/2014	Street Fund	Office And Operating Supplies	McLendon Hardware Inc		69.33
					Check Total:	142.98
37027	03/03/2014	General Fund	Teen Programs	Mehndi Madness, Inc.		240.00
					Check Total:	240.00
37028	03/03/2014	General Fund	Nuisance and Abatement Costs	Miller Paint Company Inc		15.57
37028	03/03/2014	General Fund	Nuisance and Abatement Costs	Miller Paint Company Inc		35.65
37028	03/03/2014	General Fund	Nuisance and Abatement Costs	Miller Paint Company Inc		22.73
					Check Total:	73.95
37029	03/03/2014	General Fund	Instructors Prof Srvs	New City Dance Company		168.75
					Check Total:	168.75
37030	03/03/2014	Street Fund	Repairs & Maint. - Fleet	NC Machinery Co.		242.21
37030	03/03/2014	Surface Water Management Fund	Repairs & Maint. - Fleet	NC Machinery Co.		242.21
37030	03/03/2014	Surface Water Management Fund	Repairs & Maint. - Fleet	NC Machinery Co.		345.36
37030	03/03/2014	Street Fund	Repairs & Maint. - Fleet	NC Machinery Co.		345.36
37030	03/03/2014	Street Fund	Repairs & Maint. - Fleet	NC Machinery Co.		683.75
37030	03/03/2014	Surface Water Management Fund	Repairs & Maint. - Fleet	NC Machinery Co.		683.75
					Check Total:	2,542.64
37031	03/03/2014	General Fund	Repair/Maint-Vehicle	Novus Glass		273.75
					Check Total:	273.75
37032	03/03/2014	General Fund	Drug Seizure Proceeds KCSO	NWFIA		95.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	95.00
37033	03/03/2014	General Fund	Land and Land Improvements	Northwest Security Services In		1,238.20
					Check Total:	1,238.20
37034	03/03/2014	General Fund	Attorney Srvcs - Gen'l Matters	Ogden Murphy Wallace		2,388.63
					Check Total:	2,388.63
37035	03/03/2014	General Fund	Office and Operating Supplies	Jonathon R Williams		150.00
					Check Total:	150.00
37036	03/03/2014	General Fund	Operating Rents & Leases	Pacific Office Automation Inc		89.69
37036	03/03/2014	General Fund	Operating Rents & Leases	Pacific Office Automation Inc		729.41
					Check Total:	819.10
37037	03/03/2014	General Fund	Operating Rentals And Leases	Park Place Professional Bldg		490.00
					Check Total:	490.00
37038	03/03/2014	General Fund	Office/Operating Supplies	Petty Cash Custodian		6.56
37038	03/03/2014	General Fund	Mileage	Petty Cash Custodian		25.76
37038	03/03/2014	General Fund	Miscellaneous	Petty Cash Custodian		4.76
37038	03/03/2014	General Fund	Miscellaneous	Petty Cash Custodian		16.46
37038	03/03/2014	General Fund	Office/Operating Supplies	Petty Cash Custodian		14.99
37038	03/03/2014	Surface Water Management Fund	Other Travel	Petty Cash Custodian		36.00
37038	03/03/2014	General Fund	Miscellaneous	Petty Cash Custodian		13.76
37038	03/03/2014	General Fund	Miscellaneous	Petty Cash Custodian		14.99
37038	03/03/2014	General Fund	Office And Operating Supplies	Petty Cash Custodian		22.98
37038	03/03/2014	General Fund	Postage	Petty Cash Custodian		22.05
37038	03/03/2014	General Fund	Quarterly Newsletter	Petty Cash Custodian		21.10
37038	03/03/2014	General Fund	Mileage	Petty Cash Custodian		11.76
37038	03/03/2014	Street Fund	Repairs & Maint. - Fleet	Petty Cash Custodian		20.37
37038	03/03/2014	Surface Water Management Fund	Repairs & Maint. - Fleet	Petty Cash Custodian		20.38
					Check Total:	251.92
37039	03/03/2014	General Fund	Office and Operating Supplies	Pizza Gallery		56.05

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
				Check Total:	56.05
37040	03/03/2014	General Fund	0ffice And Operating Supplies	Pacific Lamp & Supply Company	216.02
37040	03/03/2014	General Fund	Office and Operating Supplies	Pacific Lamp & Supply Company	97.63
				Check Total:	313.65
37041	03/03/2014	General Fund	0ffice And Operating Supplies	PLATT	93.15
				Check Total:	93.15
37042	03/03/2014	General Fund	Operating Rentals And Leases	PRG Investment Company, LLC	2,000.00
				Check Total:	2,000.00
37043	03/03/2014	General Fund	Bldg Security	Protection One Alarm Monitorin	47.38
				Check Total:	47.38
37044	03/03/2014	Street Fund	Utilities-Street Lighting	PSE Pmt. Processing	1,729.59
				Check Total:	1,729.59
37045	03/03/2014	General Fund	Business & Occupation Tax	Playcreation Inc	85.42
				Check Total:	85.42
37046	03/03/2014	General Fund	Business & Occupation Tax	Convenience Retailers LLC	52.25
				Check Total:	52.25
37047	03/03/2014	General Fund	Refund Clearing Account -Parks	Adam Patton	84.00
				Check Total:	84.00
37048	03/03/2014	General Fund	Business & Occupation Tax	Orkin Pest Control	491.46
				Check Total:	491.46
37049	03/03/2014	General Fund	Business & Occupation Tax	Specialty Electric	115.79

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
				Check Total:	115.79
37050	03/03/2014	General Fund	Office and Operating Supplies	Safeway Inc	15.98
37050	03/03/2014	General Fund	Office and Operating Supplies	Safeway Inc	5.00
37050	03/03/2014	General Fund	Office and Operating Supplies	Safeway Inc	116.82
37050	03/03/2014	General Fund	Office and Operating Supplies	Safeway Inc	33.99
37050	03/03/2014	General Fund	Office and Operating Supplies	Safeway Inc	56.00
37050	03/03/2014	General Fund	Office and Operating Supplies	Safeway Inc	55.97
37050	03/03/2014	General Fund	Office and Operating Supplies	Safeway Inc	12.97
37050	03/03/2014	General Fund	Office and Operating Supplies	Safeway Inc	19.76
37050	03/03/2014	General Fund	Office and Operating Supplies	Safeway Inc	41.90
37050	03/03/2014	General Fund	Office and Operating Supplies	Safeway Inc	8.67
37050	03/03/2014	General Fund	Office and Operating Supplies	Safeway Inc	24.55
37050	03/03/2014	General Fund	Office and Operating Supplies	Safeway Inc	36.63
				Check Total:	428.24
37051	03/03/2014	General Fund	Office Supplies	Seatown Locksmith	19.71
37051	03/03/2014	General Fund	Office and Operating Supplies	Seatown Locksmith	49.28
37051	03/03/2014	General Fund	Office Supplies	Seatown Locksmith	65.70
				Check Total:	134.69
37052	03/03/2014	General Fund	Professional Services	Strategic Government Resources	6,409.70
				Check Total:	6,409.70
37053	03/03/2014	General Fund	Fuel/Gas Consumption	Shell Fleet Plus	92.79
37053	03/03/2014	General Fund	Citizens Patrol/ Crime Prevent	Shell Fleet Plus	83.74
37053	03/03/2014	General Fund	Fuel/Gas/Gasoline Consumption	Shell Fleet Plus	282.20
37053	03/03/2014	General Fund	Fuel/Gas/Gasoline Consumption	Shell Fleet Plus	502.06
37053	03/03/2014	General Fund	Fuel/Gas/Gasoline Consumption	Shell Fleet Plus	53.10
37053	03/03/2014	Street Fund	Fuel/Gas/Gasoline Consumption	Shell Fleet Plus	1,307.48
37053	03/03/2014	Surface Water Management Fund	Fuel/Gas/Gasoline Consumption	Shell Fleet Plus	1,786.62
				Check Total:	4,107.99
37054	03/03/2014	General Fund	Nuisance and Abatement Costs	Sherwin-Williams Co.	82.32
37054	03/03/2014	General Fund	Nuisance and Abatement Costs	Sherwin-Williams Co.	40.39
37054	03/03/2014	General Fund	Nuisance and Abatement Costs	Sherwin-Williams Co.	29.99

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
					Check Total:	152.70
37055	03/03/2014	General Fund	Office and Operating Supplies	Keli Sim-DeRitis		54.67
					Check Total:	54.67
37056	03/03/2014	General Fund	Professional Services	Site Developement Associates L		2,362.50
					Check Total:	2,362.50
37057	03/03/2014	General Fund	Refund Clearing Account -Parks	Sustainable Burien		50.00
					Check Total:	50.00
37058	03/03/2014	General Fund	Teen Programs	Reginald Thomas		390.40
					Check Total:	390.40
37059	03/03/2014	General Fund	Utilities	Valley View Sewer District		25.95
					Check Total:	25.95
37060	03/03/2014	General Fund	Telephone	DEBI WAGNER		32.48
					Check Total:	32.48
37061	03/03/2014	General Fund	Repairs and Maintenance	White Center Glass&Upholstery		269.37
					Check Total:	269.37
37062	03/03/2014	General Fund	Utilities	King Co Water Dist 49		65.00
37062	03/03/2014	Street Fund	Landscape Maint - Utilities	King Co Water Dist 49		65.00
37062	03/03/2014	Street Fund	Landscape Maint - Utilities	King Co Water Dist 49		65.00
37062	03/03/2014	Street Fund	Landscape Maint - Utilities	King Co Water Dist 49		65.00
37062	03/03/2014	General Fund	Utilities	King Co Water Dist 49		552.62
37062	03/03/2014	General Fund	Utilities	King Co Water Dist 49		58.37
37062	03/03/2014	Street Fund	Landscape Maint - Utilities	King Co Water Dist 49		26.00
37062	03/03/2014	General Fund	Utilities	King Co Water Dist 49		705.27
37062	03/03/2014	General Fund	Utilities	King Co Water Dist 49		212.00
37062	03/03/2014	Street Fund	Landscape Maint - Utilities	King Co Water Dist 49		65.00
37062	03/03/2014	Street Fund	Landscape Maint - Utilities	King Co Water Dist 49		132.00
37062	03/03/2014	General Fund	Utilities	King Co Water Dist 49		33.82

Check Number	Check Date	Fund Name	Account Name	Vendor Name		Amount
37062	03/03/2014	Street Fund	Landscape Maint - Utilities	King Co Water Dist 49		65.00
37062	03/03/2014	Street Fund	Landscape Maint - Utilities	King Co Water Dist 49		132.00
					Check Total:	2,242.08
37063	03/03/2014	Surface Water Management Fund	Office And Operating Supplies	Wilbur-Ellis Company		124.22
					Check Total:	124.22
37064	03/03/2014	Street Fund	Operating Rentals And Leases	Wilken Properties, LLC		2,783.16
37064	03/03/2014	Surface Water Management Fund	Operating Rentals And Leases	Wilken Properties, LLC		2,783.17
					Check Total:	5,566.33
37065	03/03/2014	General Fund	Office And Operating Supplies	Walter E Nelson Co		731.81
37065	03/03/2014	General Fund	Office and Operating Supplies	Walter E Nelson Co		365.91
37065	03/03/2014	General Fund	Office Supplies	Walter E Nelson Co		121.97
					Check Total:	1,219.69
					Report Total:	634,982.21

CITY COUNCIL REGULAR MEETING MINUTES

February 3, 2014
7:00 p.m.

400 SW 152nd Street, 1st Floor
Burien, Washington 98166

To hear Council's full discussion of a specific topic or the complete meeting, the following resources are available:

- *Watch the video-stream available on the City website, www.burienwa.gov*
- *Check out a DVD of the Council Meeting from the Burien Library*

CALL TO ORDER

Mayor Krakowiak called the Regular Meeting of the Burien City Council to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Krakowiak led the Pledge of Allegiance.

ROLL CALL

Present: Mayor Lucy Krakowiak, Deputy Mayor Bob Edgar, Councilmembers Stephen Armstrong, Lauren Berkowitz, Gerald F. Robison, Nancy Tosta and Debi Wagner.

Administrative staff present: Craig Knutson, Interim City Manager; Dan Trimble, Economic Development Manager; Chip Davis, Community Development Director; David Johanson, Senior Planner; and, Monica Lusk, City Clerk.

AGENDA CONFIRMATION

Direction/Action

Motion was made by Deputy Mayor Edgar, seconded by Councilmember Robison, and passed unanimously to affirm the February 3, 2014, Agenda.

PUBLIC COMMENT

Goodspaceguy, 10219 Ninth Avenue South, Boulevard Park
Meg Van Wyk, 16203 25th Avenue SW, Burien

CORRESPONDENCE FOR THE RECORD

a. Email Dated October 31, 2013, from M. Little with Response from Liz Olmstead, Planner, Regarding el Fogoncito Restaurant.
b. Email Dated January 26, 2014, from Margaret Tierney, Owner Mad Dog Productions, with Response from Carol Allread, Executive Assistant, Regarding Burien Actors Theatre.

CONSENT AGENDA

a. Approval of Check Register: Numbers 36557 - 36824 in the Amounts of $935,065.42 for Payment on February 3, 2014, and Payroll Salaries and Benefits Numbers 6025 - 6041 for Direct Deposits and Wire Transfers in the Amount of $302,178.70 for December 16 – December 31, 2013, Paid on January 3, 2014, and Payroll Salaries and Benefits Numbers 6042 - 6053 for Direct Deposits and Wire Transfers in the Amount of $262,719.70 for January 1 – January 15, 2014, Paid on January 17, 2014.
b. Approval of Minutes: Regular Meeting, January 6, 2014; Retreat, January 11, 2014; Special Meetings, January 23, 2014; Study Session, January 27, 2014.

Direction/Action

Motion was made by Deputy Mayor Edgar, seconded by Councilmember Robison, and passed unanimously to approve the February 3, 2014, Consent Agenda.

BUSINESS AGENDA

Presentation on Town Square

The following person spoke in favor of the proposed Town Square development:
Andrea Reay, Discover Burien Executive Director

An overview of the development project was presented by Dan Trimble, Economic Development Manager; Kerry Nicholson, Legacy Partners; Bill Pettit, Pillar Properties and Merrill Gardens; and, Chad Lorentz, Urbal Architecture.

Follow-up

Staff will provide the Council with a copy of the Town Square presentation material.

Presentation of the 2013 Annual Report by the Southwest King County Chamber of Commerce

No public comment was given.

Carol Kolson, President/CEO, highlighted the 2013 achievements of the Southwest King County Chamber of Commerce.

Discussion and Possible Action on Permanent Marijuana Related Business Zoning Regulations Pursuant to Washington State Initiative 502

The following people spoke in favor of the permanent marijuana related business zoning regulations:
Forrest Hurley, 13705 10th Avenue SW, Burien
Barbara Trenary, 16215 Maplewild Avenue SW, Burien

Direction/Action

Motion was made by Deputy Mayor Edgar, seconded by Councilmember Robison, to adopt Ordinance No. 599, adopting permanent marijuana related business zoning regulations pursuant to Washington State Initiative 502 with the revision to the nonconforming use provision as noted by the community development director.
Motion passed 5-2. Opposed, Councilmembers Armstrong and Wagner.

Review of Council Proposed Agenda Schedule

No public comment was given.

The Council did not add, revise or delete items on the agenda schedule.

City Manager's Report

No public comment was given.

Follow-up

Staff will report on Belfore's local workforce and apprenticeship programs, and provide statistics from the One Night Homeless Teen Count event hosted by the City of Burien, the King County Library System, the Burien Library and United Way.

COUNCIL BUSINESS

Councilmember Armstrong spoke to the successful Empty Bowls event in which he and Councilmember Tosta were judges.

Deputy Mayor Edgar noted that a community reception to meet the city manager candidates will be held on Friday, February 28, 2014, from 5:30 p.m. – 7:30 p.m. at the Burien Community Center. The public will be encouraged to provide comments on note cards for review by the Council.

Deputy Mayor Edgar announced that Sustainable Burien will sponsor a Burien Birdfest on Saturday, February 15, 2014, from 11 a.m. to 3 p.m. at the Dottie Harper House.

Councilmember Tosta stated she attended the Association of Washington Cities (AWC) City Actions Days on January 29-30, 2014. She spoke to the National League of Cities (NLC) Congressional City Conference held in March and its Congress of Cities and Exposition held in November. The process for Council approval to attend meetings, workshops and conferences was reviewed.

Councilmember Tosta noted that she will be attending the February 24, 2014, Council meeting via teleconference.

Councilmember Berkowitz noted that she will be speaking on February 15, 2014 at a rally for the $15 an hour wage increase for the Port of Seattle workers.

ADJOURNMENT

Direction/Action

MOTION was made by Deputy Mayor Edgar, seconded by Councilmember Robison and passed unanimously to adjourn the meeting at 9:12 p.m.

_____
Lucy Krakowiak, Mayor

_____
Monica Lusk, City Clerk

CITY COUNCIL SPECIAL MEETINGS MINUTES

February 10, 2014

7:00 p.m. - Executive Session to discuss a personnel matter per RCW 42.30.110(1g) to evaluate qualifications of applicants for public employment

400 SW 152nd Street, Ste. 300
Burien, Washington 98166

SPECIAL MEETING TO HOLD EXECUTIVE SESSION

Mayor Krakowiak called the Special Meeting of the Burien City Council to order at 7:00 p.m. for the purpose holding an Executive Session to discuss a personnel matter per RCW 42.30.110(1g) to evaluate qualifications of applicants for public employment.

Present: Mayor Lusk Krakowiak, Deputy Mayor Bob Edgar, Councilmembers Stephen Armstrong, Lauren Berkowitz, Gerald F. Robison, Nancy Tosta and Debi Wagner.

Administrative staff present: Craig Knutson, Interim City Manager, Angie Chaufty, Human Resources Manager, and Tom Muehlenbeck, Consultant.

No action was taken.

The Special Meeting adjourned at 9:20 p.m.

_____
Lucy Krakowiak, Mayor

_____
Angela M. Chaufty, Human Resources Manager

CITY COUNCIL STUDY SESSION MINUTES

February 24, 2014

6:45 pm - Special Meeting for the purpose of holding an Executive Session to discuss real estate for sale or lease (RCW 42.30.110 (1)(c))
7:00 pm - Study Session

400 SW 152nd Street, 1st Floor
Burien, Washington 98166

SPECIAL MEETING

Mayor Krakowiak called the Special Meeting of the Burien City Council to order at 6:45 p.m. for the purpose holding an Executive Session real estate for sale or lease (RCW 42.30.110 (1)(c))

Present: Mayor Lucy Krakowiak, Deputy Mayor Bob Edgar, Councilmembers Stephen Armstrong, Gerald F. Robison, and Debi Wagner. Councilmember Nancy Tosta was present via conference call. Councilmember Lauren Berkowitz arrived at 6:57.

Administrative staff present: Craig Knutson, Interim City Manager and Dan Trimble, Economic Development Manager.

No action was taken.

The Special Meeting adjourned to the Study Session at 7:05 p.m.

CALL TO ORDER

Mayor Krakowiak called the Study Session of the Burien City Council to order at 7:07 p.m.

PLEDGE OF ALLEGIANCE

Mayor Krakowiak led the Pledge of Allegiance.

ROLL CALL

Present: Mayor Lucy Krakowiak, Deputy Mayor Bob Edgar, Councilmembers Stephen Armstrong, Lauren Berkowitz, Gerald F. Robison, Debi Wagner. Councilmember Nancy Tosta was present via conference call.

Administrative staff present: Craig Knutson, Interim City Manager; Michael Lafreniere, Parks, Recreation and Cultural Services Director; and Kathy Wetherbee, Department Assistant.

CORRESPONDENCE FOR THE RECORD

a. Letter Dated January 8, 2014, from Hilva Novota, with Response from Maiya Andrews, Public Works Director, Regarding Stop Light at S. 150th Street and 1st Ave. S.

b. Email Dated January 28, 2014, from Diana Smith, Tacoma Smelter Plume Outreach Coordinator, Regarding Dirt Alert! Education and Outreach in King County.
c. Email Dated February 3, 2014, from Maureen Hoffmann, President Graphics & Media Walk/Bike Burien, Regarding Downtown Burien Bike Rack Project: "Ten Great Things Happening in Washington State."
d. Email Dated February 4, 2014, from Rhonda Rosenberg, Communications Director, King County Housing Authority, Transmitting News Release Regarding Issuance of Section 8 Rental Assistance Vouchers.
e. Email Dated February 12, 2014, from Cheryl Zappala, Regarding Thank You to Armstrong/Wagner.

DISCUSSION ITEMS

Presentation on Recreation Center Master Plan.

Follow-up

Staff will create a matrix for the Recreation Center Master Plan, schedule an update on the Plan within 2 to 4 weeks, provide the cost of Stage 1, provide a copy of the insurance settlement and the final cost of the repair from the fire including any additional funds that may be available for the Recreation Center funding, provide committee recommendations for the Recreation Center to include an ad-hoc committee and youth council and advertise them on the City's website, and provide information regarding how the Recreation Center cost estimates compare to other recreational facilities and the fire station.

Public Comment

Goodspaceguy, 10219 Ninth Avenue South, Boulevard Park
Jackie Smith, Burien Parks and Recreation Advisory Board Member
Pastor Michael Alben, Burien Evangelical Church, 500 Southwest 146th Street, Burien
Chestine Edgar, 1811 Southwest 152nd Street, Burien
Jack Block, Jr., (Kathy Wetherbee, Department Assistant read his letter into the record)
Maggie Larrick, Managing Director, Burien Little Theatre

Discussion and Possible Motion on Naming of Trail in Northeast Redevelopment Area (NERA).

Direction/Action

Councilmembers requested placing the motion on naming of Trail in Northeast Redevelopment Area (NERA) "Burien Miller Creek Trail" on the March 3, 2014, Consent Agenda for approval.

Public Comment

Ed Dacy, Burien Parks and Recreation Advisory Board Member

Discussion on Three Resolutions Declaring Emergencies, Waiving Bidding Requirements, and Ratifying Contracts.

Direction/Action

Councilmembers requested placing the motion to adopt Resolution Nos. 353, 354 and 355 Declaring Emergencies, Waiving Bidding Requirements, and Ratifying Contracts on the March 3, 2014, Consent Agenda for approval.

Public Comment

Goodspaceguy, 10219 Ninth Avenue South, Boulevard Park
Keith Weir, 15671 20th Avenue Southwest, Burien

Review of Council Proposed Agenda Schedule.

Follow-up

Staff will reschedule the Planning Commission interviews to a Special Meeting on March 31, 2014, reschedule the motion to authorize the Mayor to Execute a Contract for the City of Burien City Manager to March 17 Council meeting, schedule a discussion on the development of an ad-hoc committee and youth council, add a discussion to review the interview criteria for advisory boards on possibly the March 17 or 24 Council meeting, create a list of future agenda items at the end of the Council Proposed Agenda Schedule, and schedule a discussion for removing the Potential Annexation Area (PAA) at the April 7 Council meeting with the discussion and possible adoption of 2014 Comprehensive Plan Docket.

COUNCIL BUSINESS

Mayor Krakowiak noted that she and Public Works Director Maiya Andrews attended the King County Metropolitan Solid Waste Management Advisory Committee meeting on February 14, 2014.

Direction/Action

Councilmembers reached consensus to send a letter from the Mayor supporting the 4Culture grant application for the Des Moines Memorial Drive Preservation Association.

Deputy Mayor Edgar spoke to a community event that Sustainable Burien is hosting in April with the Department of Ecology relating to the re-launching of the Dirt Alert Program in South King County.

Councilmember Berkowitz announced her twitter feed address is https://twitter.com/BurienBerkowitz.

Councilmember Wagner noted that she attended Councilmember Tosta's Community Coffee and Chats at Transform Burien.

Councilmembers agreed to post Councilmember Tosta's Community Coffee and Chats on the City's website.

ADJOURNMENT

Direction/Action

MOTION was made by Deputy Mayor Edgar, seconded by Councilmember Robison and passed unanimously to adjourn the meeting at 9:43p.m.

_____
Lucy Krakowiak, Mayor

_____
Kathy Wetherbee, Department Assistant

CITY OF BURIEN, WASHINGTON

RESOLUTION NO. 353

A RESOLUTION OF THE CITY COUNCIL OF BURIEN, WASHINGTON, DECLARING AN EMERGENCY, WAIVING COMPETITIVE BIDDING REQUIREMENTS, AND RATIFYING CONTRACTS FOR FLOOD DAMAGE CLEANUP AND RESTORATION AT THE BURIEN COMMUNITY CENTER AND THE COMMUNITY CENTER ANNEX

WHEREAS, on June 28, 2013 a water line broke at the Burien Community Center, and on December 8, 2013 a water line broke at the Community Center Annex; and

WHEREAS, the water line breaks caused massive flooding to both buildings and created biohazards and physical impacts; and

WHEREAS, these hazards prevented the safe operations of the Community Center, the Community Center Annex, and the City staff and members of the public who use the flood damaged areas of the buildings; and

WHEREAS, on June 28, 2013 and December 9, 2013, the City Manager determined that immediate cleanup of the buildings was necessary to ensure the proper performance of essential functions and the safety of the public and declared emergency situations existed that necessitated the waiver of competitive bidding requirements; and

WHEREAS, the City awarded the contracts to All City Contracting , LLC, a licensed, bonded and insured contractor that specializes in water and flood damage cleanup and restoration, to commence emergency cleanup and restoration immediately upon identification of the dangerous situations;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. Emergency Declared. Pursuant to RCW 39.04.280(2)(b) and the findings set forth above, the City Council hereby finds that emergencies existed on June 28 and December 8, 2013 that required immediate emergency cleanup of the flood damage in the Burien Community Center and the Community Center Annex, respectively, and that justified the waiver of competitive bidding requirements.

Section 2. Contract Ratified. The City Council hereby ratifies the City Manager's actions to hire All City Contracting, LLC, an appropriate contractor to commence immediate emergency cleanup and restoration of the Burien Community Center and the Community Center Annex.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, AT A REGULAR MEETING THEREOF THIS __ DAY OF _____, 2014.

CITY OF BURIEN

_____
Lucy Krakowiak, Mayor

ATTEST/AUTHENTICATED:

_____
Monica Lusk, City Clerk

Approved as to form:

_____
Ann Marie Soto, Acting City Attorney

Filed with the City Clerk:
Passed by the City Council:
Resolution No. 353

CITY OF BURIEN, WASHINGTON

RESOLUTION NO. 354

A RESOLUTION OF THE CITY COUNCIL OF BURIEN, WASHINGTON, DECLARING AN EMERGENCY, WAIVING COMPETITIVE BIDDING REQUIREMENTS, AND RATIFYING A CONTRACT FOR FIRE DAMAGE REMEDIATION AND RESTORATION AT THE BURIEN COMMUNITY CENTER ANNEX

WHEREAS, on December 10, 2013 there was a large, three alarm fire at the Burien Community Center Annex; and

WHEREAS, the Annex is leased by the City to several nonprofit agencies that provide vital human and cultural services to the community, including a meal program, a cooperative preschool, an educational support program for Latino children and their families, and two community based acting programs for children and adults; and

WHEREAS, the fire created an airborne pathogen biohazard in the form of smoke residues and structural life safety hazards due to fire damaged beams and other structural members; and

WHEREAS, these hazards presented a real, immediate threat to the safe operations and proper performance of the essential functions of the leasing agencies and jeopardized the safety of the members of the public who are dependent upon their programs; and

WHEREAS, on December 10, 2013, the City Manager determined that immediate remediation and restoration was necessary to ensure the proper performance of essential functions and the safety of the public and declared an emergency situation existed that necessitated the waiver of competitive bidding requirements; and

WHEREAS, the City awarded the contract to Belfor USA Group, Inc. (Belfor), a licensed, bonded and insured contractor, to commence emergency remediation and restoration immediately upon identification of the danger; and

WHEREAS, Belfor is a highly skilled contractor specializing in disaster recovery and property restoration and was highly recommended by the Washington Cities Insurance Authority (WCIA), which is the City of Burien's insurance carrier that will be paying for the remediation and restoration of the fire damaged building on the City's behalf; and

WHEREAS, Belfor is headquartered in Tukwila, WA, employees a number of Burien residents, utilizes local subcontractors, has its own apprenticeship program, and is required by the City's contract to pay prevailing wages for this project;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. Emergency Declared. Pursuant to RCW 39.04.280(2)(b) and the findings set forth above, the City Council hereby finds an emergency existed on December 10, 2013 that necessitated immediate remediation and restoration of the fire damage in the Burien Community Center Annex and that justified the waiver of competitive bidding requirements.

Section 2. Contract Ratified. The City Council hereby ratifies the City Manager's actions to hire Belfor USA Group, Inc. as an appropriate contractor to commence immediate emergency remediation and restoration of the Burien Community Center Annex.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, AT A REGULAR MEETING THEREOF THIS __ DAY OF _____, 2014.

CITY OF BURIEN

_____
Lucy Krakowiak, Mayor

ATTEST/AUTHENTICATED:

_____
Monica Lusk, City Clerk

Approved as to form:

_____
Ann Marie Soto, Acting City Attorney

Filed with the City Clerk:
Passed by the City Council:
Resolution No. 354

CITY OF BURIEN, WASHINGTON

RESOLUTION NO. 355

A RESOLUTION OF THE CITY COUNCIL OF BURIEN, WASHINGTON, DECLARING AN EMERGENCY, WAIVING COMPETITIVE BIDDING REQUIREMENTS, AND RATIFYING A CONTRACT FOR ASBESTOS ABATEMENT WORK AT THE FORMER SUNNY TERRACE ELEMENTARY SCHOOL

WHEREAS, in August, 2013, the City of Burien purchased the Sunny Terrace Elementary School property located at 1010 S. 146th St. in Burien, WA; and

WHEREAS, in January, 2013, the City discovered that entry into the vacant structure by unauthorized persons had caused aggressive disturbance of asbestos-containing materials, which created an unsafe environment dangerous to the public health, safety and welfare; and

WHEREAS, the City Manager determined that removal of the asbestos-containing materials as soon as possible was necessary to ensure the safety of the public and declared an emergency situation existed that necessitated the waiver of competitive bidding requirements in favor of obtaining bids from three firms recommended by the City's consulting engineer without providing the legally required public notice; and

WHEREAS, after obtaining bids on an expedited basis from three local contractors recommended by the City's consulting engineer, the City awarded the asbestos removal contract to the lowest bidder ThermaTech Northwest, Inc., a licensed, bonded and insured contractor;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. Emergency Declared. Pursuant to RCW 39.04.280(2)(b) and the findings set forth above, the City Council hereby finds an emergency existed that necessitated expedited removal of asbestos at the former Sunny Terrace Elementary School building and that justified the waiver of competitive bidding requirements in favor of obtaining bids from three firms recommended by the City's consulting engineer without the legally required public notice.

Section 2. Contract Ratified. The City Council hereby ratifies the City Manager's actions to hire ThermaTech Northwest, Inc., as an appropriate contractor and the lowest bidder for removing the asbestos at the former Sunny Terrace Elementary School building.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, AT A REGULAR MEETING THEREOF THIS __ DAY OF _____, 2014.

CITY OF BURIEN

_____
Lucy Krakowiak, Mayor

ATTEST/AUTHENTICATED:

_____
Monica Lusk, City Clerk

Approved as to form:

_____
Ann Marie Soto, Acting City Attorney

Filed with the City Clerk:
Passed by the City Council:
Resolution No. 355

CITY OF BURIEN
AGENDA BILL

Agenda Subject: Presentation of Economic Development Strategic Plan.		**Meeting Date:** March 3, 2014
Department: City Manager **Contact:** Dan Trimble, Economic Development Manager **Telephone:** (206) 248-5528	**Attachments**: Recommended Economic Development Strategic Plan	**Fund Source:** N/A **Activity Cost:** $50,000 **Amount Budgeted:** $50,000 **Unencumbered Budget Authority:** $0
Adopted Work Plan Priority: Yes X No	**Work Plan Item Description:** Economic Development Strategic Plan	

PURPOSE/REQUIRED ACTION:

The purpose of this agenda item is for the City Council to review and discuss the recommended Economic Development Strategic Plan and provide staff and consultants with feedback and direction on the document and the recommended policies.

BACKGROUND (*Include prior Council action & discussion)*:

Council agreed during the 2013-2014 budget process to consider development of an Economic Development Strategic Plan as a near term priority for the City. The Burien Economic Development Partnership (BEDP) supports this effort. City Staff has since added that item to its 2013 and 2014 Work Plans.

The 2013-2014 Approved Budget included $50,000 for the development of an Economic Development Strategic Plan.

The City Council reviewed and discussed the Scope of Services that would be sought in the consultant selection process at the March 4, 2013 Council Meeting. The Council was also briefed on the Plan development at the October 28, 2013 Council Study Session and at the January 6, 2014 Council Meeting.

The BEDP has served as an advisory board in the development of this plan. They have reviewed and recommended it to the Council.

OPTIONS (*Including fiscal impacts*):

1. Discuss the Economic Development Strategic Plan and direct Staff to prepare a final document for Counicl adoption.
2. Discuss the Economic Development Strategic Plan, provide direction on modifications to the Plan, and direct Staff to work with the Consulants to make the necessary revisions.

Administrative Recommendation: N/A

Advisory Board Recommendation: BEDP supports this item.

Suggested Motion: N/A

Submitted by: Dan Trimble
Administration _____ **City Manager** _____

Today's Date: February 26, 2014	**File Code:** R:\CC\Agenda Bill 2014\030314cm-2 Econ Dev Strat Plan.docx

BURIEN ECONOMIC DEVELOPMENT STRATEGY

Recommendations to the Burien City Council

From the Burien Business and Economic Development Partnership

January 2014

Prepared for City of Burien

By ECONorthwest with BDS Planning

This page intentionally left blank.

Acknowledgements

Many people contributed to this document. Special thanks to the many people that participated in focus groups and public workshops in October 2013. Their names can be found in Appendix D of this document.

Economic Development Strategy Advisory Committee (BEDP) (2014)

Paul Smith – Chair
Rick Onyshko – Vice-Chair
Carmen M. Goers
Jay Hasbrouck
Dan Mathews
Mark Minium
Justin West
Dean Anderson
Judy Coovert
Suzanne Greive
Carol Kolson
Rodolfo Hernandez McIntyre
Matt Wendland
Lindsay White

City Council (2012 - 2013)

Brian Bennett – Mayor
Lucy Krakowiak – Deputy Mayor
Bob Edgar
Gerald Robison
Jack Block, Jr.
Rose Clark
Joan McGilton

City Council (2014 - 2015)

Lucy Krakowiak – Mayor
Bob Edgar – Deputy Mayor
Gerald Robison
Debi Wagner
Stephan Armstrong
Lauren Berkowitz
Nancy Tosta

City Staff

Craig Knutson, Interim City Manager
Dan Trimble, Economic Development Manager
Carol Allread, Executive Assistant, City Manager Office

Consultants

ECONorthwest: Terry Moore, Beth Goodman, Anne Fifield, Philip Taylor, Alexandra Reese, Emily Picha
BDS Planning: Brian Scott, Eliot Mueting

This page intentionally left blank.

Summary

When adopted by the Burien City Council, this document will become the Economic Development Strategy for the City of Burien. It will guide public actions and influence private actions aimed at improving Burien's economy.

VISION FOR ECONOMIC DEVELOPMENT

- Burien's citizens enjoy the benefits of both a small-town setting and quick connections to regional and international business centers.
- Burien has a thriving downtown whose international offerings of food and arts reflect its diverse population. Its downtown and neighborhood centers are social, walkable, and safe. It has small-town sense of community while offering urban attractions typically only available in cities several times its size.
- Burien is a hub and a jumping-out point. Its central location in the Seattle-Tacoma metropolitan area and at the crossing of the region's major highways gives its citizens unsurpassed access to business, recreation, cultural, and shopping opportunities. Many of its residents work in its several business clusters: in logistics, high-tech, wellness services, creative services, and international commerce. With SeaTac airport only five minutes away, others are able to work around the world without giving up the beauty of the environment and lifestyle in the Northwest.

Burien's view for an economic development strategy is broad. It is a process of improving a community's well-being through not only job creation, business growth, and income growth, but also through improvements to the wider social and natural environment that strengthen the economy. These latter "quality of life" factors are important not only to the well-being of residents and workers, but also to businesses. Thus, maintaining and improving these factors can legitimately be considered a strategy for business retention and attraction.

An economic development strategy has both a vision and actions: where should the City be headed on economic development policy (vision and direction); and what actions should the City and its partners take (actions and policies)? The vision is typically long run (10 to 20 years); the actions are typically short and intermediate run (one to five years).

The box at left is the vision of Burien's economic development strategy. In the context of economic development, it describes the Burien that its citizens hope to see in 10 years. The strategy implements the vision through *actions* (investments, policies) organized in three categories:

Category 1: Basic Actions. Actions to get the City set up to be successful at economic development.

Category 2: Preliminary Actions. Actions to improve the value of City facilities and services that most businesses rely on to operate and grow. These actions are the ones common to many economic development strategies.

Category 3: Advanced Actions. Actions specific to Burien's broader vision of what it wants to become. These actions are longer-run, more speculative, and generally require more research and community discussion before implementation.

Summary of Actions

Preliminary Actions

Set the budget, staffing, and work plan for economic development

ED.1 Decide on budget, staffing, and work plan

The Advisory Committee recommends adding a full-time technical position to support the division manager and a full-time public information specialist (now part-time).

ED.2 Gather information about best practices

This action requires: (1) a matching of the highest ranked and most fundamental actions to the available resources; and (2) an investigation of best practices for the most important actions.

Basic: Actions

Land and buildings

LB.1 Tune up the permitting process

The biggest connection of any new or expanding business with local government and public policy is usually through the land use planning and permitting process. Burien can have strong regulations to protect public health, safety, and welfare, if it can show that they are efficient.

LB.2 Inventory buildable land supply

A buildable lands inventory would (1) classify land into mutually exclusive categories, including City owned property; (2) net out development constraints; (3) create maps with tabular summaries of lands by attribute and plan designation, and (4) estimating land capacity.

LB.3 Assess the City's Comprehensive Plan and update as necessary

Burien should review its land use and zoning in conjunction with available lands, and make adjustments for consistency.

LB.4 Assess housing supply, policy, and partnerships

In concept, the City would describe (1) existing housing supply, (2) current and expected housing need, and (3) policy to guide future housing development.

LB.5 Create information packets for businesses and developers

The City should package the revised permitting process guidelines, buildable lands inventory, and revised planning and development policies for an audience of developers, businesses, and other economic development interests.

LB.6 Provide cost-efficient infrastructure for development

Infrastructure for future development must be available, funded, and fairly priced.

Infrastructure

I.1 Monitor state and regional investments in highways and transit around Burien

City staff should continue coordinating capital improvement planning and funding with regional land use, transportation, and other infrastructure planning.

I.4 Improve broadband internet capacity and service levels

Burien can (1) invest in the latest technologies to benefit high-tech businesses that may be attracted to the area, or (2) provide a baseline capacity that benefits all residents and businesses within the City.

I.2 Evaluate parking in downtown

The City should initiate a parking study that identifies current on-and-off street parking supply and demand, core parking challenges, and strategies and tools to reduce parking barriers to revitalization. Explore establishing a Parking and Business Improvement District.

I.3 Support the development of walkable, bikeable, and transit-oriented neighborhoods

These modes address issues of diversity, small-town atmosphere, quality of life, environmental quality, and neighborhood business development as well.

I.5 Develop a detailed and consistent Capital Improvement Plan

The City will need to tie infrastructure investment decisions to the goals and objectives of the economic development plan using a Capital Improvement Plan.

Education and Labor force

LF.1 Coordinate with local providers of services relating to job matching, training, and education

City staff should help coordinate with organizations that provide job matching and workforce training.

LF.2 Work directly with education districts to improve the quality of education

Burien should partner with Highline School District, Puget Sound Skills Center, and Highline Community College to accomplish key actions to support educational outcomes.

Basic: Quality of life: facilities and services

QL.1 Evaluate City facility and service investments

There are probably more desired City facilities than there will be available money, certainly in the next several years. In short, choices have to be made.

QL.2 Adopt policies that support quality of life

City staff will continue to review City policies and procedures to evaluate whether there are actions that the City should take to maintain and enhance the quality of life, including public private partnerships.

Basic: Business services

BS.1 Describe business attributes and impacts that support the Vision

The City would benefit from drafting a description of the attributes <u>any</u> business would need to have to be compatible with the Vision.

BS.2 Evaluate and make explicit policy decisions about incentives

Being clear about when incentives are acceptable will allow staff to respond more efficiently when opportunities for economic development arise.

Basic: Funding, resources (taxes, fees, and incentives)

FR.1 Evaluate and help create (if appropriate) business improvement districts (BID)

To form a BID, the City would probably convene a task force consisting of City staff and local business owners to investigate the feasibility of a BID in Burien.

FR.2 Assist in finding funding for business development

The City can help identify and match businesses with both public capital (municipal, state, and federal grant and loan programs) and private, venture capital.

Basic: Communication and coordination

CC.1 Develop a marketing and branding plan

The City can better meet its economic development goals if it has a strategic marketing and branding plan that describes the City's positive business climate and available amenities for residents.

CC.2 Form partnerships: communicate and coordinate

To achieve its goals, this plan will require all stakeholders to work together, sharing responsibility for achievement of the objectives.

CC.3 Reach out to districts of the City

The City plays a key role in the revitalization of its diverse districts. The City's role in area revitalization includes (1) strategically investing in infrastructure improvements, such as roadways, streetscape improvements, and property acquisition; (2) making necessary or desired regulatory adjustments, such as zoning changes; and (3) creating partnerships with developers and property owners to generate development returns that remain sensitive to market demand.

Advanced: Actions

International City

IC.1 Develop sister-city relationships

Exchanges can be for cultural, educational, or business purposes. The connection may create direct benefits for some local business, or they may be more indirect in that the sister-city connection furthers Burien's interest in and claims for being an International City.

IC.2 Create relationships at the state level and with other partners

Burien could explore greater international connections by getting involved with trade and economic development oriented State agencies or organizations.

IC.3 Identify and evaluate ways to exploit Burien's proximity to the Port or Airport

An important component of Burien's claim of International City, and probably its most tangible and marketable one, is the proximity of SeaTac Airport. To be the International City it aspires to be, it has to continue to strengthen ties to the airport.

IC.4 Help develop a program for international tourism

Many types of facilities and institutions would be consistent with that: hotels, a performing arts center, a restaurant association, branding, and more.

Table of Contents

Summary of Actions iv

1 Background 9

1.1 What is an Economic Development Strategy? 9

1.2 How was Burien's Strategy developed? 10

1.3 How is this document organized? 11

2 Context for Economic Development Planning in Burien 13

2.1 What does a local economic development strategy hope to achieve, and how? 13

2.2 What factors are important to current and future economic activity in Burien? 15

3 Vision and Principles 17

3.1 Burien's Economic Development Vision 17

3.2 Principles for the Economic Development Strategy 18

3.3 Organization of Burien's Economic Development Strategy 19

4 Actions 21

4.1 How actions are organized in this strategy 21

4.2 Context for choosing actions 21

4.3 Implementation roles 22

4.4 Category 1, Preliminary: Actions to get the City set up to be successful at economic development 23

4.5 Category 2, Basic: Actions to improve the value of City facilities and services that most businesses rely on to operate and grow 25

4.6 Category 3, *Advanced*: Actions specific to Burien's broader vision of what it wants to become 41

Appendix A. How to Think About Economic Development A-1

Appendix B. Economic Context for Burien B-1

Appendix C. District-by-District Assessment C-1

Appendix D. Stakeholder and Public Opinion D-1

This page intentionally left blank.

1 Background

The quality of life and diversity of lifestyles in Burien have increased steadily in the 20 years since the City's incorporation. Burien's citizens and City Council recently agreed on a vision of what growth and benefits the *next* 20 years should bring: "A vibrant and creative community, where the residents embrace diversity, celebrate arts and culture, promote vitality, and treasure the environment."[1]

That vision both helps create economic development as it is achieved, and needs economic development for its achievement. Vibrancy and creativity are difficult without jobs and income. The citizens that contributed to this document generally acknowledged that relationship. They believed that Burien could increase economic prosperity by supporting the growth of businesses (especially locally-grown businesses), and that promoting the arts, culture, and heritage was an important way to support desired businesses.

Efficient action toward this vision is much more likely if the City has an agreement with its public and private partners on the vision, the actions most likely to be cost effective in achieving it, and the roles that different entities should play.

This document, an Economic Development Strategy of the City of Burien, is a step in that direction.

1.1 What is an Economic Development Strategy?

Economic information, on its own, is not an economic strategy. An economic *strategy* for a city or region is typically a document with both a vision and actions: where should the City be headed on economic development policy (vision and direction) and what actions should the City and its partners take (actions and policies)? The vision is typically long run (10 to 20 years); the actions are typically short and intermediate run (one to five years).

Such a strategy builds from an understanding of past, current, and potential future economic conditions, but goes farther. It considers, among other things: (1) existing legal requirements and policies; (2) values that different decision-makers, interest groups, and other stakeholders place on different possible policy

[1] *Vision for Burien: Our Future, Our Choices.* 2011.

outcomes; and (3) other aspects of City policy regarding quality of life, including land use, infrastructure, environmental quality, equity, and more.

Another way to describe the typical process and product for an economic development strategy: it is about getting people to agree on the contents of a document that can guide actions aimed at improving the local economy.

> **People**. Getting City decision-makers (ultimately, members of the City Council), private-sector representatives of economic development and business interests, and other community and neighborhood groups to agree on the contents of a **product,** which is:
>
> An Economic Development Strategy that can:
>
> > **Guide Actions**. City investments and regulations, and private supporting efforts…
> >
> > **…Aimed at** improving the efficiency of the City's efforts in recruiting, retaining, and expanding businesses within the City, in both the short- and the long-run.

1.2 How was Burien's Strategy developed?

The actions in an economic development strategy are typically based on an assessment of current and likely future conditions, and of the challenges and opportunities they present. It is not uncommon to spend 6 - 12 months on gathering and evaluating data, and then two to three months on writing, rewriting, and ultimately approving a strategy document.

Burien, however, wanted a less expensive and quicker process. It believed such a process was feasible because (1) it had recently completed a citywide visioning process that covered much of what might be covered in the development of an economic-development vision, and (2) it had other planning studies done by the City and others that could provide some of technical information typically found in an assessment.

Thus, City staff and its consultants decided to do a relatively high-level and quick synopsis of economic conditions, and to spend more time talking with local stakeholders, writing a draft strategy, and helping the City with the process of getting to agreement on the strategy. That process, in summary:

- Summer 2013. Assembled and reviewed prior studies; summarized the results in a technical memorandum. That memorandum is Appendix B to this strategy: *Economic Context for the Burien Economic Development Strategy.*

- Fall 2013. Met with stakeholders and citizens to get opinions about economic development issues and actions. The City created an Advisory Committee (members of the Burien Business and Economic Development Partnership) as a primary source of stakeholder opinion. Other outreach (focus groups, a public workshop) occurred in October. Appendix D, *Stakeholder and Public Process and Opinions,* summarizes.
- Winter 2013-14. Created a draft of the strategy for review by the Advisory Committee; will present a final draft to City Council.

1.3 How is this document organized?

This document is Burien's Economic Development Strategy. It has three additional sections and four appendices:

- **Chapter 2, Context for Economic Development Planning in Burien**. What does an economic development strategy hope to achieve, and what factors are important to current and future economic activity in Burien?
- **Chapter 3, Vision and Principles**. The vision and principles that are the basis for proposed actions, and how actions in this strategy are organized.
- **Chapter 4, Actions**. What policies and investments will the City make to increase its probability of achieving its vision for economic development?
- **Appendix A, How to Think about Economic Development**. Background on what economic development is, and the implications for creating an economic development strategy.
- **Appendix B, Economic Context for Burien**. More of the information that is summarized in Chapter 2.
- **Appendix C, District-by-District Assessment**. Focus groups and public workshops led to the identification of six districts within Burien whose attributes vary slightly or significantly from the City average. This appendix describes those characteristics.
- **Appendix D, Stakeholder and Public Opinion.** In October 2013, the City held several focus groups and public workshops. This appendix describes what was done and what was learned.

This page intentionally left blank.

2 Context for Economic Development Planning in Burien

2.1 What does a local economic development strategy hope to achieve, and how?

The United States has a market-based economy. The private sector (businesses) produces the majority of goods and services that consumers (households and other businesses) want. When the process works well, goods and services get produced and distributed efficiently, and people have jobs that give income to be able to buy those goods and services. Good economic conditions, which have typically been correlated with the growth (development) of an economy, are an important component of quality of life.

But the public sector (federal, state, and local government) also provides goods and services. Some of those are critical to the success of the private sector (e.g., national security, a system of property rights and adjudication, interstate and international transportation facilities, and much more). Among the services that some citizens and stakeholder groups have come to look toward government for is *economic development* policy and investment. In other words, they want government to protect and stimulate the private-sector economic activity.

The *traditional view* of government activity related to economic development is that it is about helping to retain and create jobs that offer competitive wages, meaningful and secure labor, and opportunity for advancement. The *emerging view* of economic development is that it is a process of improving a community's well-being through not only job creation, business growth, and income growth, but also through improvements to the wider social and natural environment that strengthen the economy. These latter "quality of life" factors are important not only to the well-being of residents and workers; they also contribute to attractiveness of a place for businesses. In that sense, maintaining and improving these factors can legitimately be considered a strategy for business retention and attraction.

Burien's view for an economic development strategy embraces this broader concept of economic development. It ties back to the multiple goals and objectives stated in the *Vision for Burien* (2011). It considers factors relating to quality of life for residents and employees that affect Burien's ability to retain and expand existing businesses and attract new businesses.

Though an economic development strategy should be sensitive to its impacts on other aspects of community well-being, it is not appropriate to burden an economic development strategy with the obligation to focus on, much less achieve, all the many goals a city may have for other facilities and programs (e.g., transit, recreation, arts, education, and so on). Every economic development strategy, including the one for Burien described in this document, has at its core the traditional focus on jobs and income.

Thus, though economic development could be defined broadly to consider most activities of local government (e.g., including the provision of quality infrastructure, education, and recreation facilities and programs), *job growth and business growth are generally the primary objective of local government economic development efforts*. This growth comes from the creation of new firms, the expansion of existing firms, and the attraction of new firms.[2]

If economic development is about accommodating, creating, and expanding *businesses* (and the employment and income they generate), then it makes sense that local economic development policies would focus on *factors that matter to business decisions about location and expansion*.[2] In the jargon of economics, any policy or action must affect a factor of production that influences business locations and expansion.[3] The typical *direct factors of production* are:

- Natural resources and supplies
- Labor
- Local infrastructure
- Land and built space
- Access to markets and materials
- Business clusters

Businesses locate in a city or region not only because of the quality and cost of these direct factors of production, but also because of the presence of factors that can have indirect but important effects on the costs and profitability of doing business:

- Quality of life
- Government policies

Not all factors are equally important to businesses in general, and their importance differs by type of business. The *location* decisions of businesses are primarily based on the availability and cost of labor, transportation, raw materials, and capital. In the words of professional site selectors, businesses typically do a *regional* screening first ("Which are the two or three best regions

---

[2] The reductions in the losses or contractions of existing firms is also a typical economic objective, though it does not create growth.

[3] The information in this section is summarized from the American Planning Association's Planning Advisory Service Report by Terry Moore "An Economic Development Toolbox: Strategies and Methods,"2006.

for our business?") and then work down to sites in the region as part of the final selection process. The availability and cost of these production factors are broadly similar across locations within a region. Most economic development strategies available to local governments affect the cost and quality of these primary location factors only indirectly.

Local governments can most directly affect the other factors in the list above—for example, tax rates, land supply and permitting, the quality of public facilities and services and their costs to businesses and their employees, and workforce training. Thus, *a local economic development strategy should be addressing ways that the public sector can cost-effectively (1) increase the markets for products or services local businesses produce, or (2) reduce the costs or increase the quality of local factors of production that matter to businesses making location and expansion decisions.*

2.2 What factors are important to current and future economic activity in Burien?

An economic development strategy for Burien should be based on an understanding of its comparative advantages and disadvantages in the context of the larger regional economy. This section provides an overview.[4]

Burien's most important advantages derive from its **location and access**. Burien is centrally located in the Seattle-Tacoma metropolitan area. Downtown Burien has adjacent access to freeways that take one, in just minutes, to one of the most important intersections in the Northwest: I-5 (north-south on the west coast and I-405 (with connection to I-90, the major route east). It is 4 miles and 7 minutes from the SeaTac International Airport (the largest west coast US airport north of San Francisco) and Southcenter Mall (the largest shopping center in Washington, and recently renovated), 10 miles and 15 minutes from downtown Seattle, and 25 miles and 30 minutes from the growing transshipment center in Tacoma.

[4] This project did not include the collection, analysis, and reporting of economic data or a formal environmental scan of Burien's economy. The overview of important economic factors in this section derives from input from stakeholders in Burien (see Appendix D), staff and Committee knowledge of the economy in the Burien and the Seattle metropolitan region, and a review of recent economic studies done for or relevant to Burien (see Appendix B).

Other advantages noted in reports or by stakeholders: (1) possibilities to capitalize on business growth directly or indirectly related to SeaTac Airport; (2) areas downtown with good "bones" that could serve as a structure for future development; (3) the start of new downtown development with the City Hall, Library, and adjacent commercial and residential development; (4) diverse neighborhoods with interesting small businesses; and (5) potential for sub-center theme development (e.g., arts and culture, diversity, community wellness).

Regarding the City's business climate, public opinion is mixed. The City has a small economic development staff and program, but it is generally well regarded, and the City is not viewed as anti-business or anti-development. But the entitlement process (the steps for a business, developer, or property owner to get from an idea for a building to approval to build from the City) was noted by some stakeholders as time-consuming. The City has responded to that criticism. It recently implemented an online application and permitting process for most development services applications, and has evaluated problems with and proposed changes to some development regulations and to its land-use permitting (entitlement) process.

As is true with all places, Burien has some characteristics that some businesses will find unattractive. Some of Burien's advantages have offsetting effects. Proximity to the airport, for example, means more noise; a central location means proximity to more congestion. Burien's diversity of cultures and languages is, fairly or unfairly, correlated with lower average incomes and education levels: its more "affordable" housing is both a reason for and a result of the average economic means of its citizens. Burien's central location, surrounding cities and waterfront location means that it has a relatively small supply of large parcels of vacant land available for large industrial development. Parking in the downtown is perceived by some to be a barrier to economic development.[5]

Finally, stakeholders identified inadequate leadership and coordination among economic development stakeholders as a barrier to economic development in Burien. A strategic plan for economic development should help address that problem and many of the previous ones.

---

[5] It is common for parking to be a perceived problem for downtown business. But the reality is always more complicated and requires an analysis of parking supply and pricing by type (on-street / off-street) and ownership (public / private). A current study of that type was not available for this analysis. The City is considering conducting such a study.

3 Vision and Principles

3.1 Burien's Economic Development Vision

A vision is a broad statement about a desired future, usually expressed in a few sentences. The vision is made more specific with goals, though they are still relatively broad statements about desired outcomes. A broad vision for the future development of Burien could address many topics: not just jobs and land for employment, but also transportation and infrastructure development, district development, and quality of life (e.g., a high-quality K-12 education system or great parks).

It is common for a city to have to create a vision for economic development from scratch because it has no specific vision statement for the city as a whole. But *Burien already has a recent, adopted vision that has implications for land use and economic development*. In 2011, the Burien City Council adopted the Vision for Burien. Burien should be:

> *A vibrant and creative community, where residents embrace diversity, celebrate arts and culture, promote vitality, and treasure the environment.*

The vision document lists core values of Community; Diversity; Environment; Prosperity; Education and Youth; Health and Safety; and Governance.

In Fall 2013, City staff and consultants working on this economic development strategy asked stakeholders and the public to build from the City's broad vision to create a vision for economic development. Some of the ideas that resulted from those discussions:

- The core value in Burien's Vision of "Prosperity" implies the importance of the kinds of things an economic development strategy would address: economic activity, jobs, and income.
- Many stakeholders believed that the core value of diversity applied to economic development. They saw diversity as both an economic asset and an economic objective.
- Burien has the economic advantages of location, access to regional amenities, and diversity of residents and businesses. These assets—combined with Burien's community values, creative nature, and natural amenities—make Burien an attractive place for investment if local land use and economic development policies support such investment.
- Burien should expand its economic vision beyond the downtown and the Northeast Redevelopment Area (NERA): it should cultivate a multi-centered and thriving array of business and community centers.

Based on these considerations, City staff and consultants created a vision statement for economic development in Burien. It is written in the present tense about a desired future state: about what the City hopes the Burien economy will look like in 10 to 20 years. The Advisory Committee for the Burien Economic Development Strategy reviewed and amended that vision statement, and ultimately approved forwarding the following to the City Council for its consideration:

> Burien: connect locally; connect globally
>
> In the context of economic development, the Burien that its citizens hope to see in 10 years looks like this:
>
> > Burien's citizens enjoy the benefits of both a small-town setting and quick connections to regional and international business centers.
> >
> > Burien has a thriving downtown whose international offerings of food and arts reflect its diverse population. Its downtown and neighborhood centers are social, walkable, and safe. It has small-town sense of community while offering urban attractions typically only available in cities several times its size.
> >
> > Burien is a hub and a jumping-out point. Its central location In the Seattle-Tacoma metropolitan area and at the crossing of the region's major highways gives its citizens unsurpassed access to business, recreation, cultural, and shopping opportunities. Many of its residents work in its several business clusters: in logistics, high-tech, wellness services, creative services, and international commerce. With SeaTac airport only five minutes away, others are able to work around the world without giving up the beauty of the environment and lifestyle in the Northwest.

3.2 Principles for the Economic Development Strategy

Most organizations recognize that some actions are more likely to achieve the vision than others, and that because visions are aspirational it is unlikely that they will be achieved without *some* action. Thus, a strategy usually has a vision to get people to some consensus, broadly, about a desirable future, and then has principles, goals and objectives, and actions that get more specific about steps to be taken to move toward that vision.

In the context of *ends* and *means*, a vision is an end: where people would like to end up. But the question, *Do the ends justify the means?* is relevant. Some cities have achieved some measure of overall economic success at the expense of certain classes of households or neighborhoods. Thus, Burien needs to define the principles it will use to evaluate whether certain policies are unacceptable, even though they might increase the economic development the City wants.

Based on stakeholder meetings and reviews of other economic development strategies, City staff and the consultants created a draft of such principles, and the Advisory Committee reviewed and amended them:

The economic development strategy will help the City achieve its vision for economic development through goals and actions that:

- ***Are appropriate*** *for Burien's existing conditions and build on Burien's economic development advantages. Appropriateness includes some consideration of reasonableness, which includes both budgetary and political considerations.*
- ***Address problems or deficiencies*** *(including perceived deficiencies) that create barriers to economic development.*
- ***Address district opportunities and issues****. All parts of Burien should enjoy some of the benefits of investments in economic development. The economic development strategy includes actions for each of Burien's six districts that focus on their specific economic opportunities.*
- ***Assess ripeness*** *for action. The strategies and actions must consider the timing of actions or investment, with the understanding that some actions need to be completed sequentially or at a time when conditions are favorable for the action.*

3.3 Organization of Burien's Economic Development Strategy

The economic development strategy implements the vision through *actions* (investments, policies) consistent with the principles and the broad goals the vision implies.

The focus groups, public meeting, Advisory Committee meetings, and consultant research identified dozens of potential actions. When a list goes beyond five items, it gets hard to comprehend unless it gets subdivided into categories. There are many different dimensions of economic development actions around which those actions could be logically organized. Appendix A (pages A-3 to A-5) describes several options. Actions could be organized by (1) implementing organization, (2) source of funding, (3) policy type, (4) timing, (5) expected ease of implementation, (6) geographic area, (7) development theme, (8) desired type of outcome, or (9) factor that the actions are trying to influence.

The City chose the organization for actions Chapter 4 based on several considerations:

- **Several categories are probably correlated.** For example, timing and ease of implementation: actions classified as more immediate are often ones that have already been discussed, been agreed to as necessary, are smaller, and have funding (or reasonable prospects of funding)—all of which makes them easier to implement.

- **Many categories can be dealt with as sub-categories in a description of an action**. For example, whatever the top level of categorization, for each action within a given category one might describe: who (the implementing organization; partner organizations), how (sources of funding), where (geographic location), when (timing), or what (policy type).
- **The top-level organization should be the one that makes most sense to the particular jurisdiction for explaining and implementing the action.** In this case, the City of Burien is the implementing jurisdiction.
- **Burien, relative to other cities**, **has adopted a broad view of economic development.** The previous section on "vision" noted Burien's explicit emphasis on diversity and the arts—attributes rarely central to economic development plans.
- **To get to its long-run vision, Burien probably has to address some basic structural issues in the short run.** It would be a mistake for Burien to put all of its resources for economic development into just a few investments, especially ones that are less fundamental to economic development. There are some basic investments that are necessary to bring certain facilities and services in Burien up to the place where other types of investments (e.g., in international business development, social and cultural programs) can have significant impacts on economic development.

These considerations, especially the last one, led to the City's decision to organize the actions in Chapter 4 into three categories (explained more in Chapter 4):

1. **Actions to get the City set up to be successful at economic development**. There are some preliminary things the City should do before going too deeply into the next two categories of actions.
2. **Actions to improve the value of City facilities and services that most businesses rely on to operate and grow.** These actions are the ones common to many economic development strategies.
3. **Actions specific to Burien's broader vision of what it wants to become.** These actions are longer-run, more speculative, and generally require more research and community discussion before they can be effectively implemented.

4 Actions

4.1 How actions are organized in this strategy

To increase the probabilities of making its vision for economic development a reality, the City must take some actions. Chapter 3 suggested organizing those actions into three categories (which are further divided into sub-categories):

- Category 1: Actions to get the City set up to be successful at economic development (*preliminary* actions)
- Category 2: Actions to improve the value of City facilities and services that most businesses rely on to operate and grow (*basic* actions)
- Category 3: Actions specific to Burien's broader vision of what it wants to become (*advanced* actions)

The discussion of each category of actions starts with a description of the sub-categories of actions it includes, and then describes each action (labeled with initials that identify its sub-category) as follows:

- **Overview** of the action: what, why, and how?
- **Implementation** of the action: when, who, what resources?
- **Evaluation** of the action: what is the measure of completion / success?

4.2 Context for choosing actions

Once this strategy is adopted by the City Council, the actions it recommends are, in essence, the ones that the City Council judges to be appropriate for the City. But in developing this strategy, City staff, members of the Advisory Committee, and their consultants considered dozens of possible actions, only a small part of which made it to the City Council for its consideration. That point suggests the question, What assumptions did the study team use to reduce the large number of potential policies to the smaller number that follow in this chapter?

Chapters 2 and 3 summarize a large part of the answer. In broad terms, the actions recommended had to pass through several screens. They had to be consistent with (1) the Vision and Principles (Chapter 3); (2) the existing and likely future conditions in the Burien area (Chapter 2), (3) the consultants' opinions about the state of the practice for economic development and their own experience with economic development strategies, and (4) the opinions of the Advisory Committee (and the City Council at its October work session) about points 1, 2, and 3. Some of the ideas (from various sources) that shaped the recommended actions:

- Actions should be practical and financially feasible, but they should also stretch hard toward the vision.
- Financial feasibility means that the actions are constrained by the budget available to implement them, but if the actions can be shown likely to move cost-effectively toward the benefits that achieving the vision is expected to deliver, the City has an ability to expand budgets to some degree.
- Consider more than a passing grade—try to make Burien the best.
- Be careful of actions relating to target industries. It is difficult to pick winners and losers, and trying to do so may be not only inefficient, but also unfair.
- Burien can pursue both basic and advanced actions simultaneously but (1) it needs to take some preliminary actions that lay out the parameters for pursuing either; (2) any advanced strategies will not work if basic strategies have not increased the quality and efficiency of basic facilities and services; and (3) advanced strategies are longer run, less well defined, and more speculative: in the short run, the necessary action to move toward their achievement is usually more study (definition and evaluation), public discussion, and buy-in.
- It is common and often justifiable for citizens and policymakers to say, "Not another study…Let's get something done." But investment without thought is risky, not only economically, but also politically. Progress will be incremental. It is inevitable that some first actions for any new type of activity or new location will be "conduct a feasibility study." When appropriate, that action should be taken, not dismissed. Sometimes more information is necessary, more people need to be heard, and more time is needed for the community to work out differences.

Though there are many possible actions, they should be connected by some broader considerations. They should be part of a long-run strategy for thoughtful public investment and coordinated actions by the City and its partners in the public, private, and non-profit sectors. They should couple more traditional techniques for economic development with high quality services, good design, safe and walkable neighborhoods, and focused public investments on facilities that deliver both economic and livability benefits to create a community that is idyllic and dynamic, unified and diverse, and unique among the small cities of the Seattle-Tacoma region.

4.3 Implementation roles

Burien has a tradition of collaboration among various sectors and institutions. Successful realization of the City's economic development goals will require the participation, collaboration, and commitment of a variety of partners. Table 1 summarizes the roles:

Table 1. Implementation roles for the economic development plan

Implementing Partner	Key Roles
City of Burien Economic Development Staff	• Develop and update EDS and other related plans. • Convene stakeholders for strategic meetings. • Manage and scope economic development projects, including the management of consultants. • Consider economic development goals when making investments. • Develop and/or reconfigure internal processes to support economic development goals. • Develop partnerships with organizations that can help implement the EDS.
City Council	• Provide guidance and direction on economic development goals. • Designate budget to support economic development activities.
Burien Business and Economic Development Partnership and Subcommittees	• Provide guidance to the City Council on Burien's future economic development through review of and recommendations for related plans. • Advise the City Council on economic development programs and priorities, including an evaluation of how to incorporate business incentives and funding tools to support the economic development strategy.
Community and Business Partners	• Support the economic development plan through complementary initiatives and private investments.

4.4 Category 1, *Preliminary*: Actions to get the City set up to be successful at economic development

This category of actions covers ones that would occur immediately after this strategy is adopted by the City Council. The Council understands that approving this plan is a direction to City staff to take these actions. These actions are labeled *preliminary* both because (1) they occur immediately and can be completed within 6 to 12 months, and (2) making effective progress on the other two categories of actions will be difficult unless the preliminary actions are taken.

During various meetings with groups in October, the study team heard from different sources that (1) the City had many economic development initiatives in play, (2) there was much more that it could do, (3) the staff of the economic development department was doing a good job, but (4) that staff was one person. The consultants' scope of work did not include evaluating personnel, but that assessment seems correct. The City has a senior level employee with very little support. One person can barely monitor, much less complete alone, the many actions in Categories 2 and 3.

The options, broadly, are (1) more City staff for economic development (either by moving or sharing existing personnel, or new hires), (2) more budget for consulting services or temporary staffing, (3) cut back on the number of actions, or the expectations about how quickly they can be accomplished, or (4) some combination.

Preliminary: Set the budget, staffing, and work plan for economic development

ED.1 Decide on budget, staffing, and work plan

Overview. The City needs more staffing to implement the actions proposed in this strategy on the schedule suggested. The Advisory Committee recommends adding a full-time technical position to support the division manager and a full-time public information specialist (now part-time). Budgeting and staffing should be addressed simultaneously. If economic development is a priority, City Council and management should be able to find a way to get additional support for the program.

The development of one- and three-year work plans should probably occur simultaneously with the evaluation and decision about budget and staffing. The expanded work plan is what the City gets for the cost of the additional staffing. Whatever decisions City management and the Council make about budget, staffing, and resources should be reflected in the new program work plan.

Implementation. No new staff or resources are needed to evaluate budget, staffing, and workload. This item could be completed in three months, if it were a priority, six months at the outside. If there are known reasons that new support staff cannot be available until the next fiscal cycle (or beyond), the decision should be made quickly and the scope of work that implements this strategy should adjust accordingly.

Evaluation. Was a decision on budget, staffing, and scope made within three to six months? Did the division manager, City Manager, and City Council agree that the program's scope of work was achievable given its resources?

ED.2 Gather information about best practices and benchmarks

Overview. In developing this strategy, the study team spent most of its limited research time on developing a framework for the strategy and on canvassing professional sources to identify a full range of possible economic development actions. Advisory Committee members expressed a desire that Burien not just be adequate or good at economic development activities, but that it should be the best. Moving toward that goal requires, as first steps (1) a ranking of the actions in Categories 1 and 2, and a matching of the highest ranked and most fundamental actions to the available resources (that is what action ED.1 should do); and (2) an investigation, consistent with the resources in point "1," of best practices and benchmarks for the actions (and their objectives) that are going to happen first or are otherwise more important.

Implementation. City staff would scope this research. It probably includes a web-based review of the literature. Much is available on case-studies and best practices. Original research is not required: a compilation of existing studies and compilations would be sufficient. A summary of practices at surrounding cities in King County would be helpful (e.g., permitting time, programs, incentives, and fees). The research could be done by City staff (if the division staffing is increased), by consultants, by students (e.g., by establishing a relationship with the appropriate department at the

University of Washington), or (potentially but less likely) by local volunteers. This work could take as little as a month; if consultants were used, something useful could be produced for a budget in the range of $6,000 – $12,000.

Evaluation. Did a report get done on best practices and benchmarks for a subset of actions in this strategy considered most important or immediate?

4.5 Category 2, *Basic*: Actions to improve the value of City facilities and services that most businesses rely on to operate and grow

This category of actions covers activities that are logically and typically included in economic development plans. These activities have a more or less direct connection to business activity, and thus to the desired jobs, incomes, and tax revenues that are correlated with that activity. They are also more likely to be shorter run and trying to solve some immediate problems relatively quickly. In the context of the framework for economic development described in Section 2.1, these policies are likely to be addressing costs (and *factors of production*) that are important to businesses: of land assembly, purchase, and entitlement; of infrastructure (especially transportation) and development; of environmental regulation; of labor (and its education and training); of housing and other amenities for labor (quality of life), and so on. In this document, those actions are referred to as *actions to improve the value of City facilities and services that most businesses rely on to operate and grow (basic actions).*

The actions in this category are further divided based on how they can either decrease the costs of businesses (predominantly) or increase the markets and revenues of businesses (in some cases).

Factors of production that are big cost categories for business are labor, land and buildings, transportation and other infrastructure, and material (cost of goods and services).

- **Cost of goods.** It is hard for a local government to do much about a business's cost of goods. Local governments produce few, if any, of those goods, and their regulations do not affect those costs in any significant way. Local policies may affect the cost of transportation, which would, in turn, affect the costs of goods, but transportation is a relatively small part of the cost of most materials, and the local component of total transportation cost is small.
- **Transportation.** This cost category can be high at the local level for several reasons. First, a lack of access (the equivalent of very high travel time) can make certain types of business unlikely to locate or expand in a jurisdiction. For example, warehousing wants quick access to limited-access highways. In general, Burien has good access and does not have special problems here. Second, congestion can increase labor costs because businesses may have to pay more in

wages to offset those costs so that it can attract qualified labor. This also does not seem to be a significant current problem in Burien. Third, parking may be a problem for customers of retail and commercial businesses. Some businesses believe that parking is a problem in parts of Burien.

- **Business space.** For businesses to grow, they must have space for their workers. They have to rent, buy, or construct buildings, and those buildings require land in the right location and with services. Local governments have a lot of influence over all aspects of the development process: planning, zoning, permitting, design review, infrastructure requirements and fees, environmental regulations, and more. All of the regulation process has associated staff and public process that takes time for businesses. Having an efficient system for land development is critical to economic development of a particular city, especially in a metropolitan area where business have options of locating or expanding in competing cities.
- **Labor costs.** For many businesses—especially ones in services (like ones in finance, banking, high-tech) that have low cost of goods and expensive labor—labor is their biggest cost category. Local governments generally cannot and probably should not take actions to try to directly reduce prevailing wages.[6] They can, however, potentially affect wages indirectly by increasing productivity (through actions in education and training) or by increasing the non-wage benefits that workers get by living and working in a place with high quality of life (which allows employers, in theory, to offer lower wages).
- **Business taxes and fees.** Local governments can also reduce costs to business by lowering taxes and fees or providing incentives.
- **Coordination.** An overarching role of local government in reducing costs to businesses and furthering economic development is to help coordinate the activities of government, businesses, and non-government organizations. Ultimately, that may mean development projects (e.g., public-private partnerships), but well before development has to occur jointly and in a coordinated way. Individual businesses are typically not the coordinators; they might work through business groups that represent their interests, but local government is usually the coordinator.

Regarding the demand side (increasing demand for business products) there is less that local government can do effectively by itself. It can (1) buy local products and services, (2) try to encourage local businesses or agencies to buy local products and

[6] Next door to Burien (January 2014), Seattle Mayor Ed Murray is pushing in the other direction: he hopes to raise the minimum wage for city workers to $15 an hour. Another illustration of the difference between the broad and narrow definition of economic development, between short-run and long-run consequences, and how policies outside of a city (e.g., Burien) can have effects on its economic opportunities.

services (import substitution), or (3) otherwise subsidize the promotion of local services or products (e.g., promotional brochures, advertising, trade missions, local events).

The main way that a local government can have an impact on economic development is by doing an efficient job of what businesses expect local government to be doing: preparing land for development (by planning, zoning, permitting, and infrastructure development), protecting health and safety (by providing police, fire, and environmental facilities and services), enhancing quality of life (by providing schools and recreational facilities and services), and communicating clearly and coordinating efficiently on these activities with the businesses and households. Market forces are the primary determinants of local economic development—local governments should do what is necessary to be able to respond quickly and efficiently to the market opportunities that come their way.

Actions in this category are organized in seven areas where it is common for local governments to have activities that directly affect the costs of business operation and development:

- Land and Buildings
- Infrastructure
- Education and Labor force
- Quality of Life: Facilities and Services
- Business Services
- Funding, Resources
- Communication and Coordination

Basic: Land and buildings

LB.1 Tune up the permitting process

Overview. The biggest connection of any new or expanding business with local government and public policy is usually through the land use planning and permitting process. In other cities around the country, some businesses complain about unnecessary regulation and fees; the more frequent complaint is about uncertainty and lack of transparency. Burien can have strong regulations to protect public health, safety, and welfare, if it can show that they are efficient. It can have relatively high fees, if it can show that they are needed to cover cost. But, if it has either strong regulations or high fees, then the steps for compliance should be clear, simple, and definitive if they are followed. It is the City's job to make sure that its citizens, Planning Commission, and City Council understand and support the requirements.

The City has recently taken some actions to fine tune its process, and has done a recent report on how to address obstacles. That should be the basis for specific recommendations for any other improvements to the process.

The regulations and fees of permitting are necessary (not just to protect citizen quality of life, but to maintain a physical environment and municipal fiscal stability that creates a strong foundation for economic activity), but they should occur in a "business friendly" environment. Some cities go as far as to create a city position of ombudsman to help businesses through the permitting process. Short of that, a lot can change by strong Council and management leadership. It can further shift the attitude in a permitting department from "these are the rules" to "what are we trying to achieve, and how can we do that in a way that will simplify things for this business or economic activity?"

Implementation. This action illustrates why this Strategy suggests preliminary task ED.2. The City will be more efficient and productive, if it adjusts its permitting process with some knowledge of best practices and of what its neighbors are doing. As for LB.1, this action is best completed by City staff or consultants. The range of analysis is large: it can be cursory (20 – 40 hours ending in a 10-page technical memoranda) or in-depth (time-and-motion studies, software evaluation, extensive interviews, consultant assistance). Something in between is probably what is needed: if possible, a Task Force of businesses (or interviews with some businesses) that have recent experience with the development process in Burien or elsewhere would be desirable. Staff would make a recommendation on the appropriate level, given its assessment of the extent of the needs and the available time or budget.

Evaluation. Did the City finish the study before the end of 2014? Did the Council act on it in ways that require and allow staff to implement its recommendations?

LB.2 Inventory buildable land supply

Overview. "Buildable Land" means both vacant and developed land likely to be redeveloped, that is suitable, available, and necessary for residential or commercial uses. A buildable lands inventory is intended to identify what vacant or redevelopable land is available where, and in what state of readiness. The inventory may prioritize specific types of parcels, such as vacant greenfields, redevelopment sites, vacant buildings, or vacant offices in existing buildings.

The inventory is sometimes characterized as *supply* of land to accommodate growth. Population and employment growth drive *demand* for land. The amount of land needed depends on the density of development.

ECONorthwest conducted a very preliminary buildable land inventory analysis for Burien as part of this strategy (Appendix B). The analysis indicated that Burien has limited buildable land, concentrated in parcels smaller than one acre. But a little more work could get to a simple map atlas of City land, by attributes, that would be helpful to the City, developers, and businesses. That work would (1) classify land into mutually exclusive categories, including City owned property; (2) net out development constraints; (3) create maps with tabular summaries of lands by attribute (e.g., vacant, partially vacant, constrained, buildable) and plan designation, and (4) estimating land capacity.

Implementation. This is not a task for the economic development division; it would typically be done through a land-use department. It may be done by City staff alone, by consultants, or (probably most efficient) by a combination. Once started the task could take three to six months (2014 -15).

Evaluation. Did the City complete a buildable lands analysis? Is a summary atlas (hard copy or electronic) used by staff to inform planning and development decisions?

LB.3 Assess the City's Comprehensive Plan and update as necessary

Overview. A city's comprehensive plan is, ideally, the physical manifestation of its vision. It should be consistent with that vision and forward looking. For example, if Burien wants some of its neighborhoods to develop as mixed-use subcenters, the plan should say that now. The City amends the plan on an annual basis. It should review its land use (and implementing zoning) in conjunction with available lands (LB.2) and make adjustments to make everything consistent with its vision and strategies (including the ones in this document).

Implementation. City staff, along with the Planning Commission and BEDP, may complete this action during the annual review of the Comprehensive Plan (2015).

Evaluation. Did the City review and, if necessary, amend the Comprehensive Plan after completing the buildable lands inventory?

LB.4 Assess housing supply, policy, and partnerships

Overview. Burien offers some unique advantages to its residents. Its location near SeaTac makes it a desirable place to live for consultants or other professionals that need to travel a lot. It is close to the Sound, which offers many recreation opportunities. It has a mix of housing for all income levels. As part of this action, the City should seek to protect, complement, and advertise these benefits.

This action involves several components. Like many other actions, it can be done simply and inexpensively, or more thoroughly with more expense. In concept, the City would describe (1) existing housing supply (the location, mix, and density of housing in the City), (2) current and expected housing need (based on population forecasts, demographic and economic trends, and the existing supply of housing), and (3) policy to guide future housing development.

Implementation. Depending on the level of detail desired, the City could do the work in house or with the assistance of a consultant. This action logically ties to actions LB.2 and LB.3 and should be linked to them.

Evaluation. Did the City complete the housing supply and needs analyses. Did the Council use the results of these analyses to enact policies to guide future development?

LB.5 Create information packets for businesses and developers

Overview. The clearer a city can be internally about what it wants to achieve and how it wants to achieve development, the better it can communicate its requirements to developers and businesses trying to work in the city. But that information needs to get packaged in a clear and easy-to-use format. The City should package the revised permitting process guidelines (LB.1), buildable lands inventory (LB.2), and revised planning and development policies (LB.3 and LB.4) for an audience of developers, businesses, and other economic development interests.

Implementation. This is an important task that should not wait until all actions LB.1 – LB.4 are complete. Think of it as a rough start with incremental polishing. City staff will package the revised permitting process guidelines (LB.1), buildable lands inventory analysis results (LB.2), and its revised planning and development policies (LB.3 and LB.4) for developers and other industry professionals.

Evaluation. Did City staff produce a preliminary package by July 2014? Did it complete a revised (expanded and more polished) package in 2015 to incorporate the results of LB.1 – LB.4? Can City staff provide evidence that (1) they are using the package, and (2) that it has been favorably reviewed by the target audience?

LB.6 Provide cost-efficient infrastructure for development

Infrastructure for future development must be available, funded, and fairly priced. Infrastructure actions are described in the next section.

Basic: Infrastructure

I.1 Monitor state and regional investments in highways and transit around Burien

Overview. Transportation is probably the biggest and most important type of infrastructure that the City can control. The City should work to maintain and improve access and travel times throughout the City, especially to SeaTac, Seattle, and Southcenter. Working within a regional framework, City staff should continue coordinating capital improvement planning and funding with regional land use and infrastructure planning to ensure that infrastructure is available for employment land, especially areas identified as having a high priority for development.

Implementation. City staff (in Community Development or Public Works) should have a simple system (tied to a capital improvements plan: I.5) for monitoring the status of state and regional transportation projects in and around Burien. What is being talked about, planned, in design, under construction? City staff in transportation should be responsible for getting Burien's interests (including its general vision and its EDS) incorporated into these projects.

Evaluation. Does City staff have a current list of regional and state transportation projects are being talked about, planned, in design, or under construction? Can they show how Burien's concerns are (or are not) being incorporated in these projects?

I.2 Evaluate parking in downtown

Overview. Downtown Burien needs a balanced system of access that the City and property owners manage to ensure a vital business district. The downtown's parking system benefits a mix of users, including employees, retail patrons, and residents. Increasing growth in business and residential development will add to the existing demand on the parking supply. There is an ongoing perception within downtown Burien that the existing parking supply is too constrained to allow for expansion of existing businesses and the attraction of new business and residential growth. That perception is typical for many downtowns: whether it is accurate depends heavily on how one defines a parking problem. That perception can and should be addressed empirically.

Implementation. The City should initiate a parking study that identifies current on-and-off street parking supply and demand, core parking challenges, and strategies and tools that the City and private property owners can use to reduce the existing barriers to revitalization created by inadequate parking. The study should explore how to maintain adequate short-term parking. This study would probably require consulting help (6 – 9 months, $40 – 80,000, done in 2015).

Evaluation. Has the City developed a parking study that provides an actionable plan for addressing parking in the downtown?

I.3 Use transportation to support the development of walkable, bikeable, and transit-oriented neighborhoods

Overview. This action is consistent with many ideas in the City's Vision and the vision in Chapter 3 of this document. These modes address diversity (of income and travel styles), small-town atmosphere, quality of life, environmental quality, and neighborhood business development as well as transportation.

Implementation. This action has to get connected to action LB.3 regarding comprehensive planning: planning for land development and transportation must be integrated. There is not an immediate need for a study. The action can be implemented by City policy that directs staff to pay special (more) attention to these modes in other, ongoing planning efforts, and in the development review and approval process. Adjusting City fees and budgets to give more funding to improvements for these modes is a complementary action.

Evaluation. Short run: Has the City adopted a policy to encourage this type of development? Medium run: Has the City adjusted fees or budget to incentivize this type of development? Longer run: Can the City show evidence that more of this type of development is getting built?

I.4 Improve broadband internet capacity and service levels

Overview. Many cities have considered the provision of broadband internet capacity in unserved and underserved communities to be part of their program to stimulate economic development. Given Burien's proximity to technology-based businesses, the City should assess its current broadband provision and ensure that service levels can serve future workers and residents. A study on the economic effects of broadband expansion in California found that increases in broadband capacity or geographic reach can contribute to decisions about business activity, in turn, causing the redistribution of economic activity toward that area. It also found that broadband expansion had no effect on average pay per employee, telecommuting rates, or the employment rate.[7]

Implementation. To improve internet capacity, the City has several choices for how it invests. It can (1) invest in the latest technologies to benefit high-tech businesses that may be attracted to the area, or (2) provide a baseline capacity that benefits all businesses within the City. Making a preliminary decision would be helped by some analysis of potential and likely costs and benefits of the investment; a final decision would require a full feasibility analysis. Potential providers may be able to provide some of that analysis. (2015-16).

---

[7] Kolko, Jed. "Does Broadband Boost Local Economic Development?" Public Policy Institute of California. www.ppic.org/main/publication.asp?i=866.

Evaluation. Has the City identified possible investments or partnerships to expand broadband access? Has it made an investment decision?

I.5 Develop a detailed and consistent Capital Improvement Plan

Overview. To ensure implementation of the economic development strategy, the City will need to tie infrastructure investment decisions in land development and community amenities to the goals and objectives of the economic development strategy. The logical way to do that is through a Capital Improvement Plan.

Implementation. Some cities have a formal process for evaluating whether capital investments meet their broad goals. More often, various departments (e.g., public works, community development, economic development, parks) independently create their own list of infrastructure and facility investments and then petition for budgets to support them. At a minimum, the economic development department should have a well-documented description of its infrastructure and facility priorities, and should be working with other departments to coordinate investment. Going farther, the requests of individual departments could be formally reviewed and resolved by the adoption of a citywide Capital Improvement Plan.

Evaluation. Has the City's economic development staff documented its priorities for capital improvements (e.g., what, where, why [connections with the EDS and broader City goals], when, and how much)? Has City Council approved and funded these improvements? Are they incorporated in the City's Capital Improvement Plan?

Basic: Education and Labor force

Burien cannot create and capture a local labor force. What it can do is provide:

1. Housing and services that allow people to live near jobs in Burien (which helps businesses, but is really more a Land action [above] than a Labor action),
2. Good value services that households in the labor pool want (which helps businesses, but is really more a Quality of Life action [below] than a Labor action),
3. Information about job opportunities, and
4. Education and training.

Activities 3 and 4 are primarily handled now by agencies that are not the City. Thus, the City's policies are more likely to be about advocacy and coordination, than about direct service delivery.

LF.1 Coordinate with local providers of services relating to job matching, training, and education

Overview. The City recognizes the importance of workforce training and education in having a skilled workforce that can meet the needs of businesses. To that end, City staff should help coordinate with organizations that provide job matching, workforce training, and education services to: (1) ensure that these services are accessible, publicized, and compatible with economic development goals; and (2) help businesses make connections with these organizations to facilitate job matching.

Implementation. City staff should develop an inventory of local workforce training services for publication on the City's economic development website. Staff should build relationships with local service providers to assist in making their services accessible and known to both the labor force and businesses.

Evaluation. Did the City inventory local providers of services relating to job matching, training, and education? Has the City promoted the use of these providers' services to the workforce and local businesses?

LF.2 Work directly with education districts to improve the quality of education

Overview. This action would require meeting with the Highline School District, Puget Sound Skills Center, and Highline Community College to discuss the City's economic development goals and see how these two entities can act as partners to accomplish key actions to support educational outcomes. For example, if they embrace the City's vision for cultural diversity, the City, Highline School District, and Highline Community College might work together to increase language skills, education, and training at all levels.

Implementation. City staff would schedule a meeting with District and College officials and develop, if possible, a comprehensive education strategy that identifies opportunities to increase collaboration and coordinated investments.

Evaluation. Did the City meet with District and College officials? Did the group develop and implement an education strategy?

Basic: Quality of life: facilities and services

Many items that could go here found in other areas: (1) quality housing for labor force (LB.4), (2) quality education for K-12 (LF.2), and (3) investments in neighborhood mixed-use centers.

QL.1 Evaluate investments in facilities and services

Overview. Burien has noted in its overall vision and in its economic vision the importance of the downtown, arts and culture, parks and waterfront, neighborhood mixed-use centers, and more. There are probably more desired facilities than there will be available money, certainly in the next several years. In short, choices have to be made.[8]

Consider, for example, Arts and Culture facilities (A&C). In some cities in the U.S., the economic activity in arts and culture is a relatively big part of the economy (e.g., Ashland, OR; Santa Fe, NM). In other places, arts and culture support a tourism sector that may be driven primarily by natural amenity (e.g., certain coastal towns in the Northwest).

In the context of this document, which is an economic development plan, "arts and culture" is an industry sector and a central question is, Are the primary objectives of economic development best served by investing in the A&C sector or in some other sector? There is no doubt that public investments in A&C can create jobs in construction and the subsequent operation of the businesses in the sector, but that is true for many sectors. Cities invest in sports facilities, performing arts centers, conference centers, education facilities, and transportation facilities. Which of these investments gives the best return is not a question addressed in this study.

That point does suggest, however, the need to evaluate carefully, and from an economic development perspective, any major investment in facilities or services of any type.[9]

Implementation. The analysis and discussion associated with this Strategy got to the conclusion that Burien wanted to emphasize various investments in facilities as part of its economic development strategy, but it did not get into any evaluation of how and at what cost. The City should do some type of evaluation. City staff, with help from community members (and possibly consultants), could do such a study. ($10,000 - $80,000; six to nine months; 2014 -2015).

Evaluation. Has a study been done? Are actions underway to specify the design, funding, and feasibility of specific facilities?

---

[8] It would have been equally appropriate to have located this action related to facilities in Category 3, Advanced, because it requires some longer-run decisions about City direction and initiatives before it can be completed.

[9] As a rough standard, this document considers investments of over $10,000 to $20,000 as significant, relative to the resources of the City of Burien, and worthy of some evaluation and comparison to other competing investments.

QL.2 Evaluate and adopt policies that support quality of life

Overview. This action builds on work completed in ED.2 and LB.1. City staff will continue to review building and development policies and procedures to (1) ensure that regulations that guide economic development will lead to a better quality of life in a cost-effective manner, and (2) evaluate whether there are actions that the City should take to maintain and enhance the quality of life.

Implementation. This action will require City staff to (1) identify policies that directly affect quality of life, (2) review these policies to identify potential changes that would improve quality of life, (3) evaluate options for policy changes, and (4) decide what changes (if any) to recommend to decision-makers.

In doing these evaluations, staff should cross-reference findings and recommendations from ED.2 and LB.1. Streamlining regulations to make them faster or less expensive for businesses to comply with may have impacts on quality of life. Decision-makers should consider these trade-offs when making policy changes.

Evaluation. Did City staff evaluate policies and make recommendations to the Council? Did the Council act on it in ways that require and allow staff to implement its recommendations?

Basic: Business services

Many items that could go here found in other areas: (1) quality housing for labor force (LB.3), (2) quality education for K-12 (LF.2), and (3) actions to support economic development in districts of the City (CC.3). This sub-category of actions addresses key decisions the City should make about the characteristics of business that it wants to attract, the conditions under which it might offer attractive businesses some incentives, and the kinds of programs that are available to offer incentives. The Advisory Committee felt that particular attention should be paid to locally-based businesses.

BS.1 Describe business attributes and impacts that support the Vision

Overview. The Advisory Committee concluded that the City should not pick specific industry sectors or clusters for special treatment. The Committee recognized, however, that the City would occasionally need to make decisions about land use designation, infrastructure investment, or fees and incentives that might support some types of development over others. Thus, to help facilitate these decisions, the City would benefit from drafting a description of the attributes <u>any</u> business would need to have to be compatible with the Vision.

The City would convene a task force (which could be the BEDP) to consider these attributes, make recommendations, and deliver a report to City officials and staff on the desired community impacts of businesses, without singling out the specific types of businesses that the City should try to attract.

Implementation. City staff and Council members will work with stakeholder groups to identify membership for the task force. The task force will identify and prioritize the kinds of attributes and impacts that businesses would have if they were to fit well into the economic and community development objectives of the City. The task force should coordinate with the work of the task force in BS.2 (the two task forces could be combined into one).

Evaluation. Did the City form the task force? Did this task force deliver a report to the City Council?

BS.2 Evaluate and make explicit policy decisions about the use of incentives

Overview. City staff and decision-makers recognize the importance of having clear policies to guide the use of incentives to attract or retain businesses. If the City develops policies that describe when incentives are acceptable and not acceptable, staff can respond more efficiently to the opportunities for economic development that arise.

Implementation. Building on the work completed for ED.2, the City should form a task force to recommend a policy framework for the use of incentives to attract or retain businesses. The framework should describe (1) where incentives would be used, (2) the criteria for which businesses would qualify for incentives and under what conditions, (3) what types of incentives would be available to businesses, (4) the funding sources to the support the incentives, and (5) expectations of businesses that receive incentives. City staff and Council members will work with stakeholder groups to identify membership for the task force. The task force should coordinate with the work of the task force in BS.1 (the two task forces could be combined into one). The City Council will review the recommended criteria and make a decision about adopting the criteria.

Evaluation. Did the City form the task force? Did this task force deliver a report to the City Council?

Basic: Funding, resources (taxes, fees, and incentives)

FR.1 Evaluate and help create (if appropriate) business improvement districts

Overview. A business improvement district (BID) is a defined area in which businesses pay a special tax or levy to fund improvements within district boundaries. Improvements may include cleanup and maintenance, streetscape beautification, security, joint marketing, and parking. A ratepayers board governs the district, developing both its program and budget.

To form a BID, the City would probably convene a task force consisting of City staff and local business owners to investigate the feasibility of a BID in Burien. The task force should consider several important questions:

(1) What would be an appropriate boundary area for a BID?

(2) Are there specific improvements local business owners would like to implement in the area of the proposed district?

(3) What would be the duration and cost of these improvements?

(4) What fee would the district need to levy in order to pay for these improvements?

(5) Do the majority of property owners in the proposed district boundaries support the district?

To answer these questions, the task force would have to contact each business in the proposed district boundaries and obtain approval from the majority.

Implementation. City staff (probably with support from BEDP) would work with local businesses to identify membership for a task force that should investigate the feasibility of a BID in Burien. If there is sufficient demand for this district, the task force would create a formal petition to City Council for the creation of the district.

Evaluation. Did the City form a task force? Did this task force evaluate the feasibility of a BID? If the task force found in favor of the creation of a district, did the Council review the petition?

FR.2 Assist in finding funding for business development

Overview. There are many ways Burien can help. For example, many cities have programs that make small loans to businesses for improvements (e.g., a revolving loan program for façade improvements in a commercial district). Cities can also help businesses find state or national loan or (more rarely) grant programs (e.g., US Citizenship and Immigration Services administers the Immigrant Investor Program, also known as "EB-5," which matches foreign capital to approved local development projects).

Some cities also assist with finding private funding. Venture capital provides the investment resources required for high-potential small- and medium-sized businesses to grow. Regionally based networks of venture capitalists or "angel investors" (investors that provide financial backing for small startups or entrepreneurs) support regional economic development by concentrating capital investments in a geographic area.

The City could assist in the creation of a local network that brings together capital (and other business support resources) and entrepreneurs from the City and the surrounding area. One model for this type of initiative is the Oregon Entrepreneurs Network, a nonprofit organization that educates, supports, and advocates for the entrepreneurial community in Oregon and southwest Washington. The Oregon program connects capital investors, business support services, and entrepreneurs, to help grow local businesses and facilitate regional economic development. In this model, the City should not itself form a venture capital network; it would lead the effort in creating a task force composed of elected officials, City staff, local business owners, and other stakeholders that could undertake this action.

Implementation. City staff and Council members would work to form a task force (or this could be the BEDP) with local businesses to research the formation of a local venture capital network. This process would involve (1) researching best practices of other regionally-based networks, (2) identifying and connecting individually with potential capital investors and entrepreneurs, (3) developing a business plan and marketing strategy, and (4) implementing the plan.

Evaluation. Did the City form a task force? Did this task force investigate the feasibility of a regional venture capital network? Did the task force start a regional network?

Basic: Communication and coordination

The City should support business development through open communication, coordinating among stakeholders, and fostering a positive business climate. Some of these actions are already covered under other actions that have outreach to businesses.

CC.1 Develop a marketing and branding plan

Overview. The City can better meet its economic development goals if it has a strategic marketing and branding plan that describes the City's positive business climate and available amenities for residents. City staff should work with local partners in economic development and outside consultants to develop a plan, including materials that document the City's advantages and amenities that are attractive to businesses and residents.

Implementation. City staff should develop the marketing and branding plan with the assistance of local organizations and, if desired, an outside consultant. The plan should include materials that document Burien's advantages and amenities that are attractive to businesses. The City will need to identify a funding source to support the development and implementation of this plan.

Evaluation. Did the City develop and implement a marketing and branding plan?

CC.2 Form partnerships: communicate and coordinate

Overview. Burien is fortunate to have a tradition of collaboration among various sectors and institutions. To achieve its goals, this plan will require all stakeholders to work together, sharing responsibility for achievement of the objectives. The City should seek to develop formal partnerships with a variety of organizations, including Discover Burien, the Chamber of Commerce, and many others. The plan also relies on scores of other partners including educational institutions, community development organizations, ethnic business groups, business associations, and more.

Implementation. The City's role in fostering new collaboration should be to convene partners on a regular basis to communicate the City's progress on meeting its goals, gather new ideas for implementation, and develop partnerships for plan implementation.

Evaluation. Has the City developed a communications strategy to communicate with key partners about economic development initiatives? Has the City carried out its strategy?

CC.3 Reach out to districts of the City

Overview. The City plays a key role in the revitalization of its diverse districts. The public sector, and cities in particular, can influence real estate markets and redevelopment potential using a variety of tools, including community renewal, development regulations, incentives, infrastructure investments, and, in some cases, partnering with the private sector to improve development feasibility. The City's role in area revitalization includes (1) strategically investing in infrastructure improvements, such as roadways, streetscape improvements, and property acquisition; (2) making necessary or desired regulatory adjustments, such as zoning changes; and (3) creating partnerships with developers and property owners to generate development returns that remain sensitive to market demand.

Focus group and citizen meetings in October 2013 led to the identification of six business districts and recommendations about the kinds of actions to consider in each:

- **Downtown:** Mixed uses and potential redevelopment; fun, funky & functional character; eclectic and diverse; arts and culture; restaurants; and a hotel.
- **N.E.R.A.:** Auto mall, light industrial, flexible spaces, warehouses, and logistics operations.
- **Ambaum:** Wellness related business, ethic businesses, population diversity, mixed-use development, and senior living.
- **Boulevard Park:** Unique, rich, and diverse business and population base; increased focus on economic development; potential connection to the golf course; and potential for a major institution to come and have a large presence.
- **First Avenue:** Infill and potential redevelopment, especially related to businesses that can capitalize on high traffic volumes; lower cost alternative to downtown; and proximity to airport for office and other uses.
- **Manhattan:** Facelift, identity and branding opportunities; attract private investment; bridge gap with Normandy Park; lower priority but remain open to opportunities.

Implementation. To guide development outcomes in a market-responsive way, the City would work with neighborhoods and business districts to develop small area plans that are consistent with but expand on the City's comprehensive plan (LB.3). These plans would include:

- An updated vision for the district's future,
- Potential investments the City and other partners could make to support that vision,

- Appropriate phasing and roles for implementation, and
- Tools available to the public sector (including incentives, regulations, facilitation of planning exercises and community conversations, and interactions with property owners) that are most appropriate to specific areas within the City.

Related to this, the City will need to determine how to best develop the internal capacity for an ongoing process to support implementing priority investments in redevelopment projects, and to support ongoing community conversations about a development vision and strategy on a city-wide basis.

Evaluation. Has the City done outreach with local districts to develop a timeline for small area plans? Has the City identified a funding source for these plans? Did the City work with business districts to complete small area plans?

4.6 Category 3, *Advanced*: Actions specific to Burien's broader vision of what it wants to become

This category of actions covers ones that are less about baseline services and more about creating new initiatives and directions. They tend to be about some theme for economic development. They also tend to be longer run, more specialized, and more speculative.

For example, some large metropolitan areas have invested in trying to make their region a center for a target industry like biotechnology or electronics. Others have organized around themes of sustainability or urban amenity. Others have invested large portions of their disposal public funds into sports, conference, or performing arts centers. In Burien's case, its vision goes beyond basic economic development considerations to mention diversity, arts, and wellness. In this document those actions are referred to as *actions specific to Burien's broader vision of what it wants to become* (*advanced actions).*

The broad visions for the City in general and for economic development in particular emphasize diversity, the arts, and culture. In addition, the economic development vision mentions restaurants, tourism, and technology. There is more than one theme that could be consistent, more or less, with these vision elements. During the development of this strategy, however, the theme that seemed to (1) capture the vision elements, (2) be long-run and citywide, and (3) have a reasonable chance of being implementable and productive was *International City.*

The Seattle region has an international reputation, and strong connections along the Pacific Rim by virtue of its ports (water and air). Burien is close to both. Burien is a melting pot of languages and cultures: minorities compose almost 40% of its population (20% Hispanic; 10% Asian), and more than 50 different languages are spoken in the homes of Burien area students.[10] The downtown has a core of restaurants from different ethnic groups, the seed of an international district with quick access to SeaTac airport.

Focus and citizens groups convened in Burien in October 2013 talked about the importance of creating sub-districts of economic activity in Burien, many of which have culturally diverse populations and businesses. An international theme can easily be shaped to be compatible with the vision for arts and for tourism.

Some of the actions consistent with a theme of International City could be pursued outside of that theme. For example, Burien could focus on tourism (lodging, restaurants, arts) in the downtown, whether it is themed as international or not.

Possible actions consistent with a theme of International City follow.

Advanced: International City

IC.1 Develop sister-city relationships

Overview. Stronger connections with other cities outside the U.S. is certainly a step toward internationalism. Exchanges can be for cultural, educational, or business purposes. The connection may create direct benefits for some local business, or they may be more indirect in that the sister-city connection furthers Burien's interest in and claims for being an international city.

Implementation. There are several ways to make sister-city connections, but one place to start is with Sister Cities International, a nonprofit membership association that provides information on and assistance with all aspects of developing and maintaining sister-city relationships. Given the cultural diversity among businesses in Burien, it would make sense to get advice from them about cities where connections already exist and could be expanded at relatively low cost. If the City decides to move in this direction, among its first steps should be a preliminary evaluation of the costs of a sister-city program, and who would pay those costs.

Evaluation. Did the City make a decision on whether to include a sister-city program in its strategy (2014)? Did the City conduct or otherwise review and preliminary evaluation of the costs and benefits of, and local business interest in, a sister-city program (2014)? Has the City made contacts with potential sister-city candidates (2015)? Does the City have at least one formal sister-city relationship (2016)?

---

[10] Burien web site: http://www.burienwa.gov/index.aspx?NID=908 accessed 8 December 2013.

IC.2 Create relationships at the state level and with other partners

Overview. State agencies and other statewide organizations have programs that reach out to an international audience. Burien could explore greater international connections by getting involved with some of these agencies or organizations.

Implementation. This action can be started by department staff without additional support in 2014. The effort would be incremental over a couple years.

Evaluation. Does the City staff have a list of partner organizations people, and programs? Does it have a plan for how to expand and use that list? Can it show evidence of any tangible benefits that have come from these relationships?

IC.3 Identify and evaluate ways to exploit Burien's proximity to the Port or Airport

Overview. An important component of Burien's claim of International City, and probably its most tangible and marketable one, is its proximity to SeaTac Airport. To be the international city it aspires to be, it has to continue to strengthen ties to the airport. The Advisory Committee and focus groups listed broad possibilities (logistics and warehousing, back-office operations for the airport, incubator and joint offices for businesses with big travel schedules), but no evaluation of the feasibility of these uses has been undertaken.

Such an evaluation, like many suggested in this strategy, could be small or big. It may be sufficient, for example, to determine that most of the uses of interest could be accommodated into a few building types that collectively require only a few different things from the City in terms of land use and infrastructure. In other words, the City would not have to know or care about exactly what business might come—it just has to know that it has land and infrastructure that can accommodate a large percentage to the sectors it desires. Or, if the City hopes to market to target industries, the evaluation could drill further into their characteristics and the kinds of locations and buildings they gravitate toward.

Implementation. A simple evaluation could be started soon and completed by City staff, perhaps with some consulting help. The expanded version is probably a consultant-led project, and would take six months and $30,000 to $60,000.

Evaluation. Did the City conduct the study? Did the study suggest actions that the City is pursuing?

IC.4 Help develop a program for international tourism

Overview. The concept of International City clearly includes visits by people from other countries. That could all be business travel, but it would be more favorable for the City to have a tourism component. Many types of facilities and institutions would be consistent with that: hotels, a performing arts center, a restaurant association, branding, and more.

What happens here depends on what happens with the other actions in Category 2, and what happens in Category 2 actions depends in part on what the City wants to happen here. For example, if the City believes that a performing arts center is critical to its efforts to become the kind of international city it wants to be, then that will affect its evaluation of facilities in QL.1. Similarly, CC.1, marketing and branding, needs to work in concert with a program for international tourism.

Implementation. Specific decisions and detailed activities for this action can probably wait awhile. The City will be making some progress on this topic as part of several preceding actions it will be taking in Category 2 in 2014 and 2015. The City, with its public and private partners, could do a simple plan this year for how to increase tourism, and then move to a more specific set of actions a year or two later that reflects decisions the City will have then made about business districts, facilities, and international outreach.

Evaluation. Short run: Does the City have simple plan for how to increase tourism over the next few years? Longer-run: Does the City have the branding, marketing material, and connections (IC.1 and IC.2) that are needed to have a significant amount of tourism, especially by international tourists?

Appendix A How to Think about Economic Development

Concepts

The *traditional view* of economic development is that it is about retention and creation of jobs that offer competitive wages, meaningful and secure labor, and opportunity for advancement. The *emerging view* of economic development is that it is a process of improving a community's well-being through not only job creation, business growth, and income growth, but also improvements to the wider social and natural environment that strengthen the economy. These latter "quality of life" factors are important not only to the well-being of residents and workers. They also contribute to attractiveness of a place for businesses—in that sense, maintaining and improving these factors can legitimately be considered a strategy for business retention and attraction.

Every economic development strategy, including this one, has at its core the traditional focus on jobs and income. But this strategy is broader; it considers factors relating to quality of life for residents and employees that affect Burien's ability to retain and expand existing businesses and attract new businesses.

Though economic development could be defined broadly to consider most activities of local government (e.g., including the provision of quality infrastructure, education, and recreation facilities and programs), *job growth and business growth are generally the primary objective of local government economic development efforts*. This growth comes from the creation of new firms, expansion of existing firms, and attraction of new firms or retention of existing firms. If economic development is about accommodating, creating, and expanding businesses, then it makes sense to think of how local economic development policies will affect factors that matter to business decisions about location and expansion. In the jargon of economics, any policy or action must affect a factor of production that influences business locations and expansion.[1] The typical *direct factors of production* are:

- **Natural resources and supplies.** Businesses producing goods and some services need access to materials to develop products that they can sell. The quality, quantity, and cost of locally available natural resources and

[1] The information in this section is summarized from the American Planning Association's Planning Advisory Service Report "An Economic Development Toolbox: Strategies and Methods,"2006.

supplies are all relevant. Historically access to forests, water, and cheap electrical power has drawn several industry sectors to Washington.

- **Land and built space.** Businesses need land that is entitled, buildable, and development-ready. Land and buildings must be in the right locations, sizes, and configurations.
- **Labor.** The relative productivity and cost of labor is often the single most important factor for businesses, especially service businesses. Businesses want a trained and educated workforce that is reliable and, if possible, available at relatively lower costs. An important part of labor is entrepreneurship, which includes trained, creative, and effective management.
- **Access to markets and materials.** Businesses need to bring their supplies and labor to and from other locations. Business look for proximity to markets and connections to transportation systems to access markets and materials.
- **Local Infrastructure.** An important role of government is to increase economic capacity by improving the quality and efficiency of infrastructure (e.g., roads, water and sewer systems, or airports).
- **Business clusters.** One way for businesses to reduce their costs is to choose a location where there are other similar businesses or other businesses that share a common supply chain, constituting a business cluster.

Businesses locate in a city or region not only because of the quality and cost of these direct factors of production, but also because of the presence of factors that can have indirect but important effects on the costs and profitability of doing business:

- **Quality of life.** "Quality of life" includes all the factors and amenities that attract people to a community because it is a nice place to be: good schools, a clean environment, affordable housing, nice parks, and an exciting culture. Quality of life can affect costs for businesses. The wage and salary costs of attracting and retaining both management and labor can be reduced if they have a larger "second paycheck" from the amenities and quality of life factors in the community.
- **Government policies.** Government policies can affect the supply, cost, and quality of the factors above. Businesses want the public sector's help with most of the items above, but they would like the costs of that assistance (e.g., taxes and fees) to be low.

Not all factors are equally important to businesses in general, and their importance differs by type of business. The *location* decisions of businesses are primarily based on the availability and cost of labor, transportation, raw materials, and capital. In the words of professional site selectors, businesses

typically do a *regional* screening first ("Which are the two or three best regions for our business?") and then work down to sites in the region as part of the final selection process. The availability and cost of these production factors are broadly similar within a region. Most economic development strategies available to local governments affect the cost and quality of these primary location factors only indirectly.

Local governments can most directly affect the other factors in the list above—for example, tax rates (within the bounds of Measures 5 and 50), land supply and permitting, the quality of public facilities and services and their costs to businesses and their employees, and workforce training.

Burien's economic development strategy is organized around these factors of production: factors that businesses care about when making decisions about where and how to grow.

Organizations for Actions in an Economic Development Strategy

Considerations and possibilities

A wide range of economic development policies and actions are available to cities for influencing the level and type of economic development. **How should such actions be organized?** Some possibilities, all of which have a logic to them:

- **By implementing organization.** This organization makes responsibilities clear. A first cut might be actions that the *public sector* takes versus actions that the *private sector* takes. Then the public sector actions could be subcategorized by agency and department, and the private sector actions by business organization. The problem with that organization for Burien is that the EDS is ultimately a City document, adopted by the City Council and implemented by City staff. Thus, all of the primary actions are really the City's. Those actions would probably include *coordination* with other private and public sector organizations on a variety of topics. Organizational responsibilities can be addressed as a subset of each action. The consultants believe that the EDS will be clearer to a broader audience if it is organized at the top level by type of action rather than by implementing organization.
- **By funding.** Such a categorization is possible, and may seem practical. It is probably similar to the previous categorization by organization because funding tends to correlate with organizations and departments. For the same reasons, the consultants do not recommend it as the top level organization. Funding can be addressed as a subset of each action.

- **By policy type.** In other studies that consultants have create generic categories of policy as follows: Coordination, Planning, Funding, Investment, Incentives, and Regulation. Collectively, those cover everything that government does. But any specific economic development policy may cut across several of these categories, and the categories are not ones that parallel institutional organizations or that the public connects with.
- **By timing.** Actions do not all occur at once: some happen before others. In some cases they have to: one action depends on a prior one. In other cases, actions happen sooner for many reasons: the problems are greater, the solutions are easier, the funding is available, and so on. But organizing by timing does not give a good sense of the themes and cohesiveness of the actions.
- **By ease of implementation.** The cliché is "low-hanging fruit." This organization tends to correlate with an organization based on timing: things that can be achieved sooner are typically ones that can be achieved more easily.
- **By geographic area.** The participants in focus groups and public meetings identified six different sub-areas of Burien that might have their special actions with respect to economic development. But there are many actions that the City will pursue that are citywide.
- **By theme.** Presumably the important themes would come out of a jurisdictions vision. In Burien, the themes of "diversity" and "arts" are repeatedly referenced. What would an economic development strategy look like that organized around those themes?
- **By object trying to be influenced.** Local economic development policy usually has a fundamental goal of attracting, retaining, and expanding businesses within the boundaries of the implementing jurisdiction. The presumption is that growing businesses will provide things that voters want: jobs, income, and revenues for the operation of local government and the additions to quality of life such operation provides. If economic development is about accommodating, creating, and expanding businesses, then it makes sense to think of how local economic development policies will affect factors that matter to business decisions about location and expansion. In the jargon of economics, any policy or action must affect a *factor of production* that influences business locations and expansion. The typical factors of are:
  - **Entrepreneurship**. Trained, creative, effective management.
  - **Capital.** Financing, venture capital.
  - **Labor**. Better trained and educated work force; more reliable; lower cost.

- **Land and built space**. Entitled; buildable; development ready; in the right locations, sizes and configurations.
- **Local Infrastructure**. Not just lowest cost, but best value
- **Access to markets and materials**. Proximity, yes, but also connections
- **Agglomerative economies (clusters)**. Proximity to related businesses, a more diverse and redundant labor market.
- **Quality of life**. The wage and salary costs of attracting and retaining both management and labor can be reduced if they have a larger "second paycheck" from the surrounding natural and built environment and community services.
- **Taxes and fees**. Again, value matters. Businesses want the public sector's help with most of the items above, but they would like the costs of that assistance to be low.

An example of how actions get organized into categories

The example in this section is based on "factors of production," the last category discuss in the previous section. This is just an example. Chapter 4 will ultimately be organized around categories that the Advisory Committee and City staff agree to.

Not all factors are equally important to businesses in general, and their importance differs by type of business. The *location* decisions of businesses are primarily based on the availability and cost of labor, transportation, raw materials, and capital. In the words of professional site selectors, businesses typically do a *regional* screening first ("Which are the two or three best regions for our business?") and then work down to sites in the region as part of the final selection process. The availability and cost of these production factors are broadly similar within a region. Most economic development strategies available to local governments only indirectly affect the cost and quality of these primary location factors.

Local governments can most directly affect the other factor in the list above: for example, tax rates, land supply and permitting, the quality of public facilities and services and their costs to businesses and their employees, and workforce training.

The effectiveness of any individual actions or combination of actions depends on local circumstances and desired outcomes. Local strategies should be customized not only to meet locally defined objectives, but also to recognize economic opportunities and limitations. Positive outcomes are not guaranteed: even good programs can result in limited or modest results.

Table A-1 identifies a range of potential economic development strategies that the City of Burien could consider implementing. These strategies range from those closely associated with the basic functions of government (provision of buildable land and public services) to those sometimes viewed as outside the primary functions of government (such as financial incentives and business assistance). The primary action categories in Table A-1 are based loosely on factors in the production functions of businesses: Land, Infrastructure (Public Facilities), Business Assistance, Workforce, Other.

Table A-1. Potential economic development actions

Category/Policy Examples	Description and Examples
Land Use	**Policies regarding the amount and location of available land and allowed uses.**
Provide adequate supply of land	Provide an adequate supply of development sites to accommodate anticipated employment growth with the public and private services, sizes, zoning, and other characteristics needed by firms likely to locate in Junction City.
Increase the efficiency of the permitting process and simplify city land-use policies	Take actions to reduce costs and time for development permits. Adopt development codes and land use plans that are clear and concise.
Public Facilities	**Policies regarding the level and quality of public and private infrastructure and services.**
Provide adequate infrastructure to support employment growth	Provide adequate public services (i.e. roads, transportation, water, and sewer) and take action to assure adequate private utilities (i.e. electricity and communications) are provided to existing businesses and development sites.
Focused public investment	Provide public and private infrastructure to identified development or redevelopment sites.
Communications infrastructure	Actions to provide high-speed communication infrastructure, such as developing a local fiber optic network.
Business Assistance	**Policies to assist existing businesses and attract new businesses.**
Business retention and growth	Targeted assistance to businesses facing financial difficulty or thinking of moving out of the community. Assistance would vary depending on a given business' problems and could range from business loans to upgrades in infrastructure to assistance in finding a new location within the community.
Recruitment and marketing	Establish a program to market the community as a location for business in general, and target relocating firms to diversify and strengthen the local economy. Take steps to provide readily available development sites, an efficient permitting process, well-trained workforce, and perception of high quality of life.
Development districts (enterprise zones, renewal districts, etc.)	Establish districts with tax abatements, loans, assist with infrastructure, reduced regulation, or other incentives available to businesses in the district that meet specified criteria and help achieve community goals.
Business clusters	Help develop business clusters through business recruitment and business retention policies. Encourage siting of businesses to provide shared services to the business clusters, businesses that support the prison and hospital and agricultural industry, including retail and commercial services.
Public/private partnerships	Make public land or facilities available, public lease commitment in proposed development, provide parking, and other support services.

Category/Policy Examples	Description and Examples
Financial assistance	Tax abatement, waivers, loans, grants, and financing for firms meeting specified criteria. Can be targeted as desired to support goal such as recruitment, retention, expansion, family-wage jobs, or sustainable industry.
Business incubators	Help develop low-cost space for use by new and expanding firms with shared office services, access to equipment, networking opportunities, and business development information. Designate land for live-work opportunities.
Mentoring and advice	Provide low-cost mentors and advice for local small businesses in the area of management, marketing, accounting, financing, and other business skills.
Export promotion	Assist businesses in identifying and expanding into new products and export markets; represent local firms at trade shows and missions.
Workforce	**Policies to improve the quality of the workforce available to local firms.**
Job training	Create opportunities for training in general or implement training programs for specific jobs or specific population groups (i.e. dislocated workers).
Job access	Provide transit/shuttle service to bring workers to job sites.
Jobs/housing balance	Make land available for a variety of low-cost housing types for lower income households, ranging from single-family housing types to multifamily housing.
Other	
Regional collaboration	Coordinate economic development efforts with the County, the State, and local jurisdictions, utilities, and agencies so that clear and consistent policies and objectives are developed.
Quality of life	Maintain and enhance quality of life through good schools, cultural programs, recreational opportunities, adequate health care facilities, affordable housing, neighborhood protection, and environmental amenities.

Source: ECONorthwest.

Appendix B Economic Context for Burien

Background

The work plan for creating the Burien Economic Development Strategy acknowledged the need for some base information to inform decisionmaking. The more informed the decisions, the higher the likelihood that they will achieve their desired ends.

The work plan also, however, emphasized allocating the available budget to preparing and refining the strategy document. That left a relatively modest budget for technical analysis. That is the context in which ECONorthwest prepared this overview document as an appendix to the strategy document.

The appendix describes various measures of Burien and the regional economy.[2] It focuses on several factors that influence a city's economic growth: its location, population, employment, housing and construction, education, cost of living, and developable land.

In understanding an urban or regional economy, it is important to distinguish between the short run and the long run. In the short run, there is little an urban economy can do to change its fate. It is subject to greater economic forces. In the long run, a regional economy is able to alter course. For example, making strategic capital[3] investments today will do little to change a region's current conditions. In the long run, however, such investments could increase incomes, quality of life, etc.

In the short run, the regional economy in the Seattle-Tacoma region has recovered from the recession more quickly than the country as a whole. In the long run, it is fundamentally sound, and will likely grow as the country grows.

---

[2] It is important to understand that in describing something as complex as an urban economy, no single measure can provide a complete picture. The complete picture emerges only through combining many measures.

[3] Economists think about growth in terms of capital, i.e., the factors that help us produce goods and services. The four forms of capital are human capital (education, skills, etc.), physical capital (roads, infrastructure, etc.), natural capital (clean air, water, etc.), and social capital (laws, social conventions, etc.).

Factors

Location

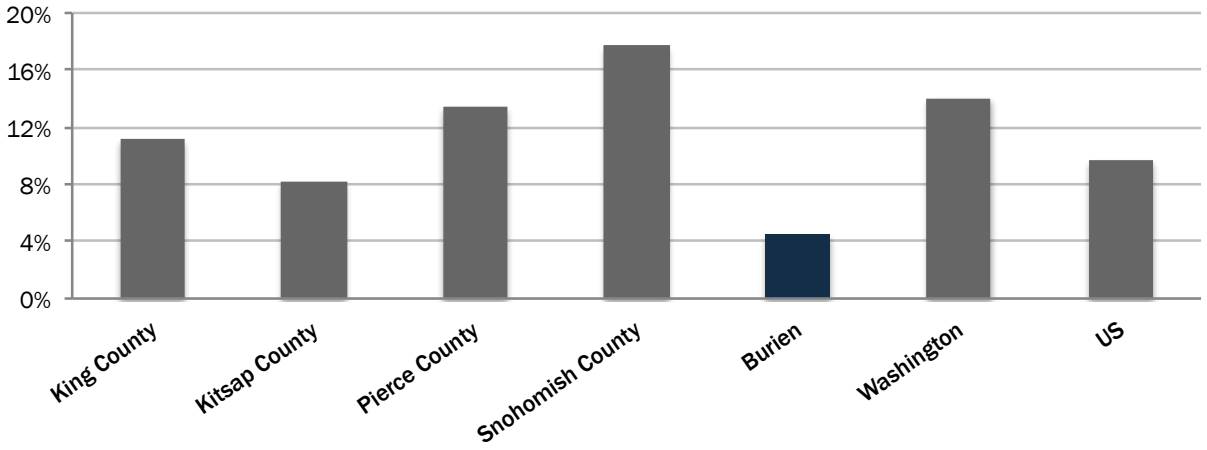
Burien lies within a four county area. It is one actor within a dynamic regional economy. It's position within this region means that it has access to a greater labor pool, consumer base, collection of businesses, etc. It's location along major highways and near the Seattle–Tacoma International Airport grants Burien access to other markets across country and world. Figure 1 below depicts Burien's location within the region.

Figure 1. Regional Map of Burien

Population

Burien's population is increasing, but slowly. From 2000 to 2010, the country's population grew by about 10%. Across the State of Washington, and in King County, Pierce County, and Snohomish County, population growth rates exceeded the national rate. The City of Burien's population, however, grew by only 4.5% over the 10-year period (see Figure 2 below). Looking toward the future, populations across the State are expected to continue growing, although at a decreasing rate, in the range of 0.6–1.8% per year.[4]

Figure 2. Population Growth (2000–2010)



Source: US Census Bureau.

The Puget Sound Regional Council's 2013 Growth Strategy categorized Burien as one of 14 Core Cities. These Core Cities contain key hubs for the Central Puget Sound region's long-range multi-modal transportation system, and are major civic, cultural, and employment centers. These Core Cities are anticipated to accommodate 22% of the region's population growth and 29% of its employment growth by 2040.[5]

Employment

The regional economy relies heavily on aerospace, but may start shifting to other industries in the future. In 2012, the Puget Sound Regional Council

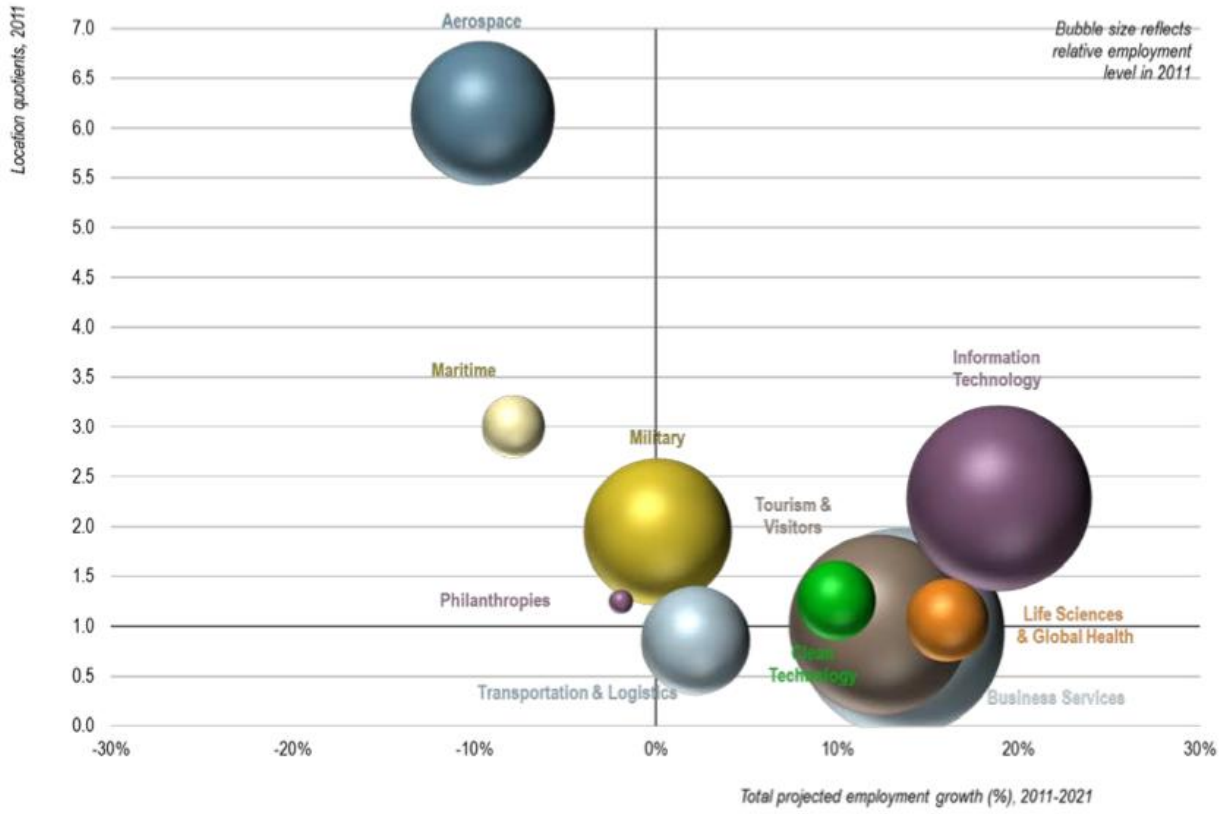
---

[4] State of Washington, Office of Financial Management. 2007. *2007 County Projections by Single Year after 2010*. Retrieved on August 16, 2013 from http://www.ofm.wa.gov/pop/gma/projections07.asp.

[5] Puget Sound Regional Council. 2013. *2013 Land Use Forecast*. Retrieved on August 12, 2013 from http://www.psrc.org/data/forecasts/2013-forecast-products/.

compiled a report outlining the regional economic strategy for the Central Puget Sound Region (including King, Kitsap, Pierce, and Snohomish Counties). Figure 3 shows employment dynamics for a number of the region's industries. At the top left of the figure is the aerospace industry. It employs a large number of workers in the region, and its employment levels are much higher than employment in aerospace in other regions (i.e., it has a large location quotient). Despite its prominence, employment in the industry is expected to fall in the coming decade. Some of the most promising industries in the region, in terms of projected employment growth, include information technology, life sciences and global health, tourism, and clean energy.

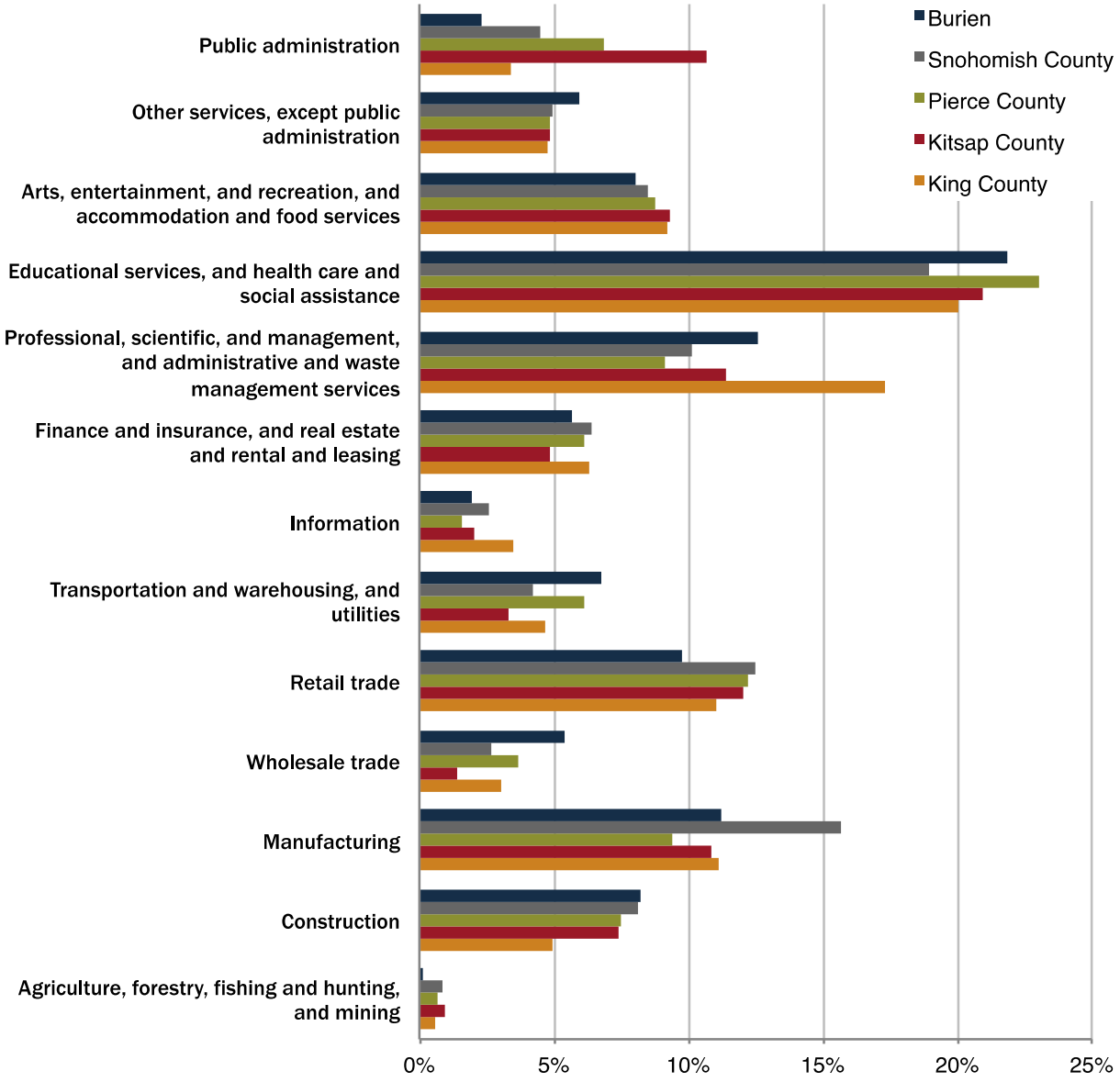
Figure 3. Central Puget Sound Cluster Employment Dynamics (relative concentration – 2011, growth trends – 2011-2021)



Source: Puget Sound Regional Council. 2012. *Regional Economic Strategy for the Central Puget Sound Region*.

Burien's employment profile is similar to that of neighboring counties in the region. Relative to individuals living in the surrounding counties, Burien's population is more likely to be employed in construction, wholesale trade, transportation and warehousing, educational services, health care and social assistance, and other service industries other than public administration (see Figure 4 below).

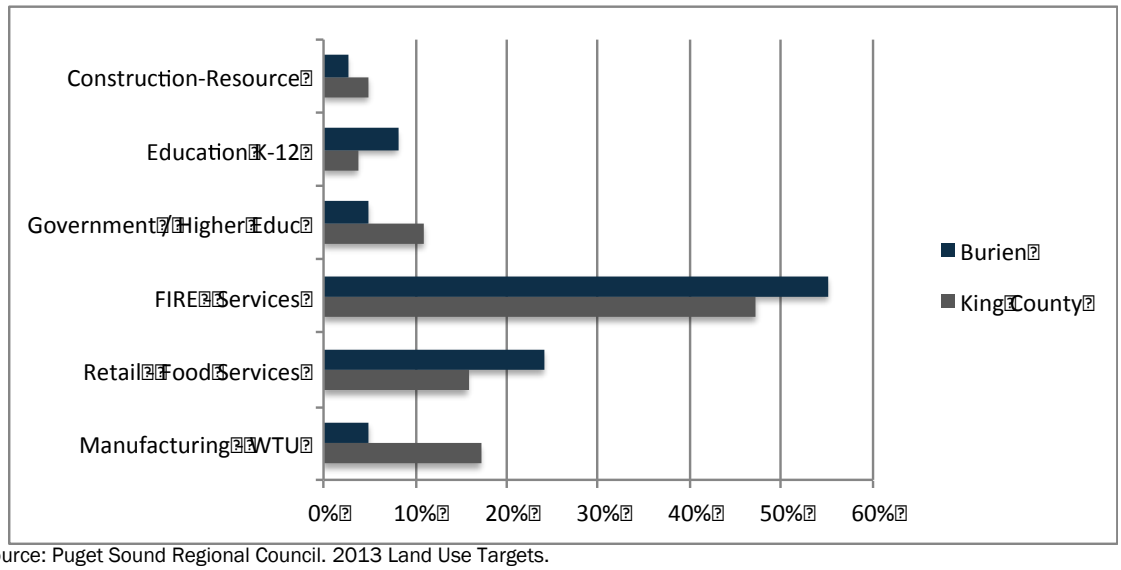
Figure 4. Employment by Industry (2011)



Source: US Census Bureau.

Compared to King County, Burien employment is concentrated in K-12 education, FIRE services (finance, insurance, and real estate), and retail & food services. Burien employment is also less concentrated in construction, government & higher education, and manufacturing (see Figure 5 below).

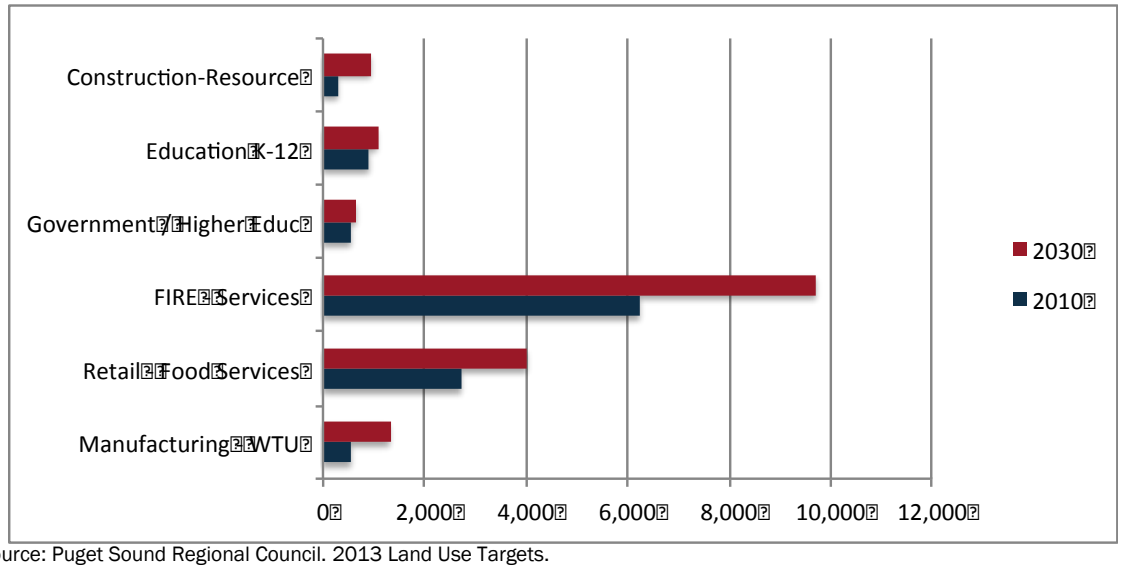
Figure 5. Employment by Sector, Burien vs. King County (2010)



Source: Puget Sound Regional Council. 2013 Land Use Targets.

Through 2030, Burien employment growth will be concentrated in FIRE services, retail & food services, and manufacturing. Construction, K-12 education, and government & higher education will grow as well, but such employment growth will likely be a product of general population growth, rather than any underlying change in the Burien or regional economy. Figure 6 below illustrates projected Burien employment growth.

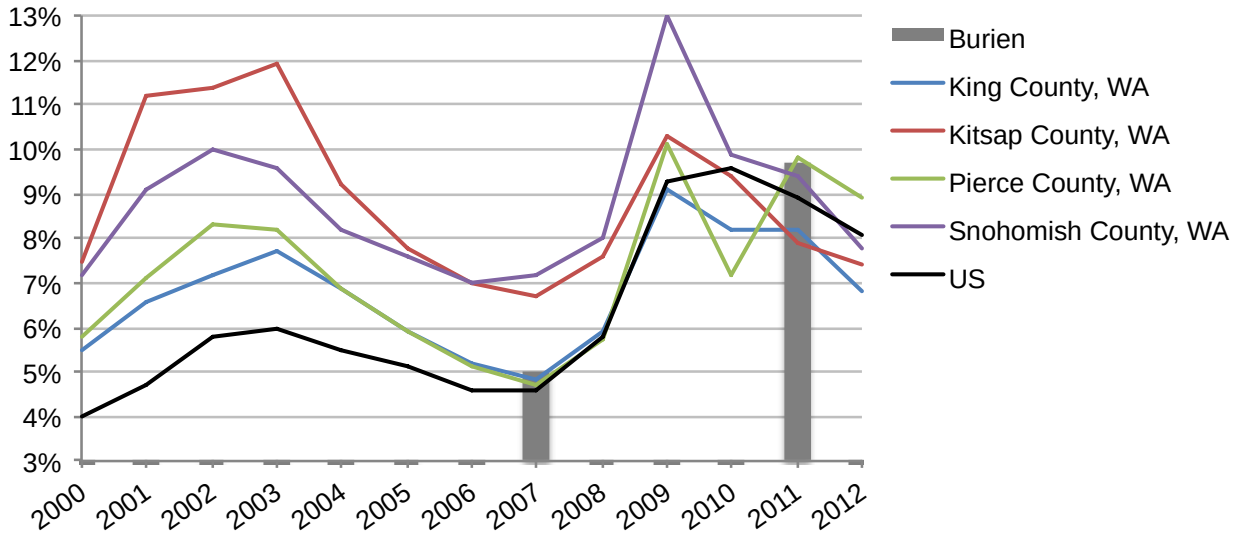
Figure 6. Burien Employment by Sector (2010-2030)



Source: Puget Sound Regional Council. 2013 Land Use Targets.

Burien's unemployment rate is decreasing, but remains high. Regional unemployment rates have followed national trends since 2000 (see Figure 7). In general the national unemployment rate has been lower than county-level unemployment rates in the Puget Sound area. In 2007, Burien's unemployment rate was on the low side relative to rates in surrounding counties. By 2011, Burien's unemployment rate nearly doubled and rose toward the high side relative to nearby rates. The national unemployment rate began declining in 2010. Because unemployment rates in the Puget Sound area began declining sooner (in 2009), this may suggest that the region is recovering from the recent recession more quickly than elsewhere in the country.

Figure 7. Unemployment Rate (2000-2012)

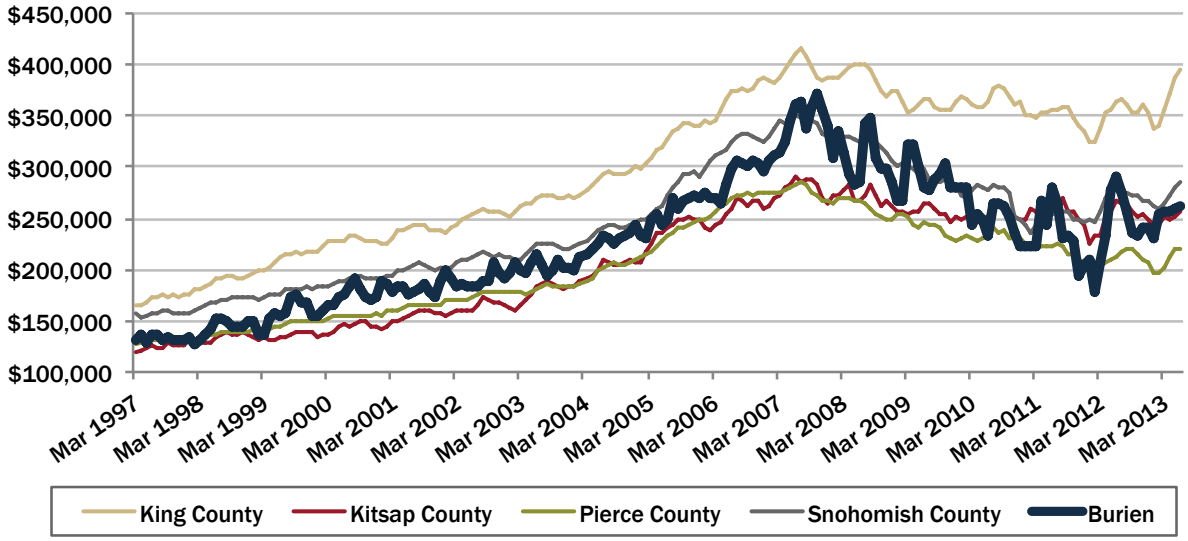


Source: US Bureau of Labor Statistics, US Census Bureau.

Housing and Construction

Home prices are on the rise, but have not met pre-recession peaks. Home values across the Puget Sound region have followed similar trends since 1997. Home values in King County were the highest. Home values in Burien and Snohomish County were very similar to each other, and tended to remain above home values in Pierce County and Kitsap County. Home values in all these areas have been on the rise since late 2011, although they have not yet reached their 2007 pre-recession peaks.

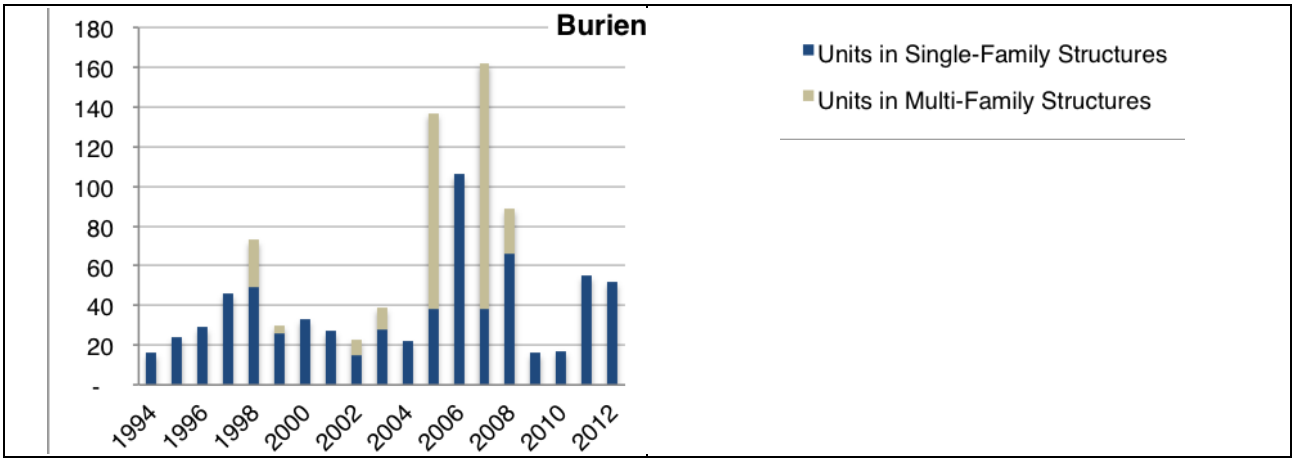
Figure 8. Median sale price (1997–2013)

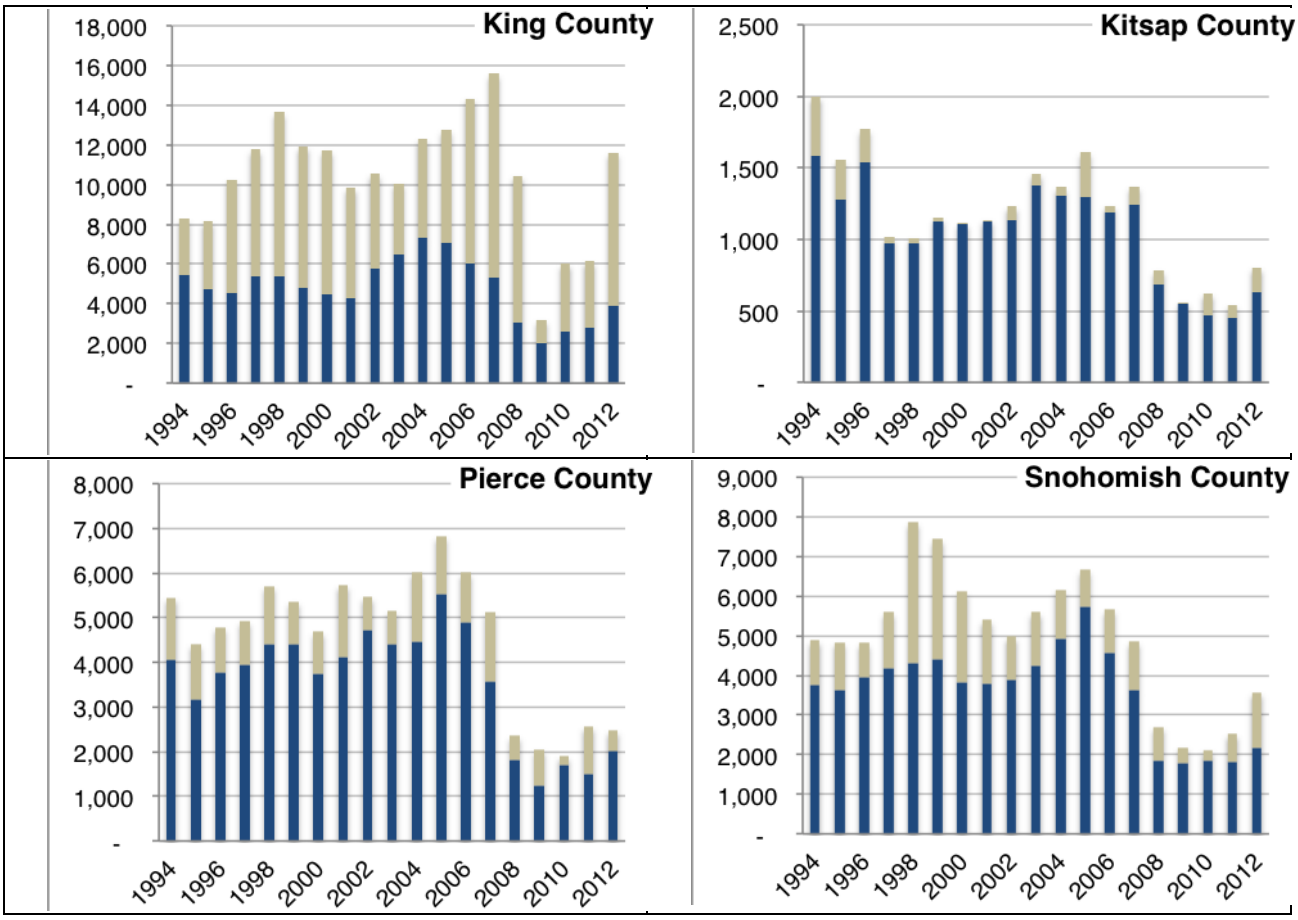


Source: Zillow.com.

The rate of new construction fell across the country in 2009 when the recession began. Since then, the rate of new construction has been rising, but it has not yet reached pre-recession levels. The four-county region had peaks in residential construction in the late 1990s and just before the recession. In King County, recent permits have been split between single-family and multi-family units. Conversely, in Burien and the other counties, most permits have been for single-family homes.

Figure 9. Building permits (1994–2012)





Source: SOCDS Building Permits Database.

Education

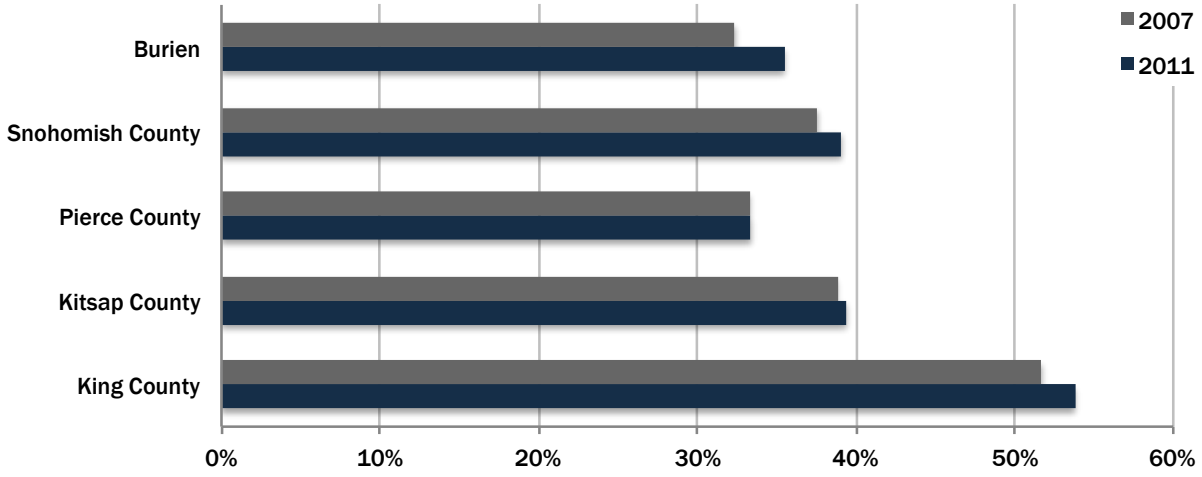
Educational attainment is increasing across the region, especially in Burien (Figure 10). In 2007, the percentage of Burien's population with college degrees was lower than the percentage in each of the four surrounding counties. By 2011, the percentage of Burien's population with college degrees increased from 32.4% to 35.5%, which represents a larger increase in educational attainment than any of the four counties. Burien educational attainment is now higher than Pierce County's, but it is still lower than the attainment in other counties.

Figure 11 shows Burien's schools rank[6] 208th of 259 Washington city schools. Many of the region's other cities have higher rankings. These rankings are

[6] SchoolDigger determines school rankings by "[taking] all the schools that have test scores for Math and English. We take the average Math score across all the grades, and the average English score across all the grades, and add them together to make a combined score. That combined score is then sorted. The highest combined score is ranked #1, the second highest #2, and so on." http://www.schooldigger.com/aboutranking.aspx.

determined by test scores, which may not provide a complete and accurate picture about the quality of the schools. That said, student test scores are a common measure of school performance, and it is likely that current and perspective Burien residents use them to inform their decision-making.

Figure 10. Percentage of Population over 25 with an Associate's, Bachelor's, or Graduate Degree



Source: US Census Bureau.

Figure 11. Regional City School Rank & Score (2013)

City	Rank Among All WA Cities	School Rank Score
Sammamish	2	0.965
Mercer Island	4	0.948
Redmond	8	0.908
Kirkland	24	0.823
Bellevue	25	0.820
Normandy Park	28	0.799
Shoreline	30	0.798
Renton	79	0.637
Seattle	84	0.558
Auburn	113	0.525
Des Moines	124	0.488
Kent	145	0.416
Tukwila	154	0.402
Federal Way	161	0.379
Burien	**205**	**0.262**
SeaTac	239	0.154

Source: SchoolDigger.com,

Cost of Living

Compared to other cities in the region, Burien has low property tax rates (see Figure 12 below). In 2013, Burien's property tax rate was 1.6.[7] While this is not the lowest property tax rate, it is substantially lower than the rates of cities such as Renton (3.1), SeaTac (3.1), and Tukwila (2.988).[8]

Figure 12. Regional City Property Tax Rates (2013)

City	Property Tax Rate
Renton	3.100
SeaTac	3.100
Tukwila	2.988
Sammamish	2.591
Auburn	2.100
Seattle	1.902
Kirkland	1.796
Redmond	1.728
Kent	1.694
Burien	**1.600**
Des Moines	1.600
Normandy Park	1.600
Shoreline	1.600
Federal Way	1.422
Mercer Island	1.243
Bellevue	1.175

Source: Washington State Department of Revenue.

Additionally, as shown by Figure 8 above, Burien's home prices are markedly lower than the rest of King County. Burien's lower home prices and taxes indicate that its cost of living is lower than other cities' in the area.

Developable Land

Economic development usually means growth in employment; employees need built space; building new space requires buildable land.

---

[7] Property tax rates are on a per thousand dollar basis, i.e., a property tax rate of 1.6 means $1.6 of taxes per thousand dollars of assessed value.

[8] Differences in property tax rates can correspond to differences in public services. Additionally, some cities fund their public services through special tax districts not encompassed by property taxes. The scope of this analysis does not involve an evaluation of differences in city tax structures or public services.

There are many ways to define and, thus, estimate buildable land. Most of them start with a GIS parcel database, usually complied from county assessor data. That is where we started, with the King County assessment file. For the Burien economic development strategy, the concern is about land that is buildable for industrial and commercial uses. So a first piece of analysis is to eliminate land residential and public uses (e.g., parks, schools, streets).

The assessor has a code that identifies a property as developed or vacant. We used that code to identify vacant parcels that are zoned either industrial or commercial. Note that "vacant" is not the same as "buildable": a vacant parcel my have physical, legal, or market constraints that make it partially or totally unbuildable. We did not do a level of analysis to identify buildable land. Thus, other things being equal, the amount of vacant land is an upper-bound estimate of the amount of vacant, buildable land.

Burien development efforts are focused on several sub areas: 1st Ave, Ambaum, Boulevard Park, Downtown, Manhattan, and Northeast Redevelopment Area (NERA). Figure 13 shows the current lot and building square footage, and appraised and taxable values for these areas and all of Burien.

Figure 13. Current Burien and Sub Area Land

	Lot Square Feet	Building Net Square Feet	Total Appraised Value	Total Taxable Value
1st Ave	2,697,600	622,327	$79,735,100	$56,856,900
Ambaum	4,712,218	1,115,066	$137,740,100	$115,863,400
Blvd Park	1,555,794	346,666	$36,873,700	$30,245,600
Downtown	12,501,588	3,712,379	$459,968,200	$392,335,600
Manhattan	2,844,771	273,106	$46,351,200	$36,825,000
NERA	3,066,993	15,285	$17,819,700	$4,457,300
Total	27,378,966	6,084,829	$778,488,000	$636,583,800

Source: City of Burien.

New development will most likely occur at vacant or underdeveloped lots. As show by Figure 14 below, Burien's vacant parcels of land are concentrated in lots of less than one acre, and there are no vacant lots bigger than one acre.

Figure 14. Current Burien and Sub Area Vacant Lots by Count and Acreage

	Count of Parcels by Size (Acres)				Total Acreage by Parcel Size (Acres)			
	<1	1-2	2-5	5-10	<1	1-2	2-5	5-10
1st Ave								
Multi-Family	11	0	0	0	2.1	0	0	0
Commercial	14	0	0	0	3.4	0	0	0
Industrial	0	0	0	0	0	0	0	0
Total	25	0	0	0	5.5	0	0	0
Ambaum								
Multi-Family	4	1	0	0	2.5	1.2	0	0
Commercial	18	0	0	0	5.1	0	0	0
Industrial	0	0	0	0	0	0	0	0
Total	22	1	0	0	7.6	1.2	0	0
Blvd Park								
Multi-Family	12	0	0	0	4.8	0	0	0
Commercial	14	0	0	0	4.3	0	0	0
Industrial	0	0	0	0	0	0	0	0
Total	26	0	0	0	9.1	0	0	0
Downtown								
Multi-Family	23	0	0	0	4.9	0	0	0
Commercial	34	5	0	0	9.1	6.7	0	0
Industrial	0	0	0	0	0	0	0	0
Total	57	5	0	0	14.0	6.7	0	0
Manhattan								
Multi-Family	1	0	0	0	0	0	0	0
Commercial	0	0	0	0	0	0	0	0
Industrial	2	1	2	0	1.0	1.4	7.0	0
Total	3	1	2	0	1.0	1.4	7.0	0
NERA								
Multi-Family	3	0	0	0	1.3	0	0	0
Commercial	1	0	0	0	0.2	0	0	0
Industrial	69	9	1	0	16.9	14.5	4.6	0
Total	73	9	1	0	18.4	14.5	4.6	0
Total	206	16	3	0	55.5	23.7	11.6	0

Source: City of Burien.

The previous analysis shows parcels that are completely vacant. But it is also possible—in fact, likely—that some larger, developed parcels will contain a lot of unused space that looks vacant. Call those parcels "underutilized. Identifying vacant land is straightforward because assessor codes explicitly label vacant parcels as such (i.e., vacant). Assessor codes do not, however, include any qualifier about whether a parcel is underutilized. Thus, analyzing

underdeveloped land requires establishing a definition of underutilization. For the purposes of this analysis, the methodology for identifying underutilized parcels was to select parcels where buildings take up less than 25% of the land; exclude parcels of less than one acre or those categorized as parks, public-use, or residential; and extrapolate out the acreage needed for the parcel to achieve that 25% threshold. Figure 15 below presents the results as underdeveloped land.[9]

Figure 15. Current Burien and Sub Area Underdeveloped Land

	Underdeveloped Acreage
1st Ave	9.5
Ambaum	5.3
Blvd Park	0.1
Downtown	21.7
Manhattan	17.8
NERA	14.1
Total	68.5

Source: City of Burien.

One caveat to this analysis is that, to an extent, it includes parking lots. Parcels explicitly labeled as parking lots compose 14.2% of the underdeveloped land. This, however, may underestimate the scope of parking lots, because some of these parcels are shopping centers or car dealerships—two uses where parking plays an obvious role.

On one hand, parking lots could present an opportunity for development, especially in areas where the surrounding land is highly developed and utilized. On the other hand, transportation is generally automotive-oriented. For people to use a shopping center or the like, they need a place to park. Describing the extent to which underdeveloped land is land used for parking would require physically examining each parcel.

Assessment Summary

To an extent, these measures are too specific and not specific enough: they do not capture site-specific opportunities, and they do not capture the area surrounding Burien. Nonetheless, they are what we have, and we make some judgments based on them. We think Burien has:

[9] Other methodologies could focus on an improvements share of a parcel's total appraised or taxable value. It is unlikely that such methodologies would produce dramatically different results.

- An exceptional location and access to regional attractions.
- Middle of the road urban and residential amenities.
- Lower local labor force education and public schools rankings.
- Lower cost of living relative to nearby cities.
- Limited buildable land, and concentrated in parcels smaller than one acre.

Appendix C District-by-District Assessment

At the focus groups and public workshop in October 2013, several people made comments about areas of Burien not in the downtown that might need targeted assistance. In particular, they felt that an economic development strategy should address more than just the downtown. That led to discussion of potential districts. This appendix summarizes that discussion.[10]

Downtown

Downtown is located in south central Burien and serves as a town for center for southwest King County. Downtown has about 20 vacant acres, nearly all in sites smaller than one acre, and mostly in commercial and multifamily zones. Downtown also has about 22 acres of underdeveloped land. Downtown has about 3.7 million square feet of built space with a total appraised value of about $460 million.

The amenities in Downtown include shopping, art, restaurants, and entertainment areas. The City plans to continue to rejuvenate this area focusing on creating a vibrant, pedestrian-friendly, small town atmosphere. The district will be a hub for the city, closely connected to neighborhoods through public transit and a light rail.

Stakeholders view Downtown as the arts district and as the most walkable area of town. Stakeholders fear that rents are too high to attract tenants and that parking is too challenging.

Characteristics, Opportunities

- Fun Funky functional
- Restaurant cluster
- Capacity efforts
- Hotel

Actions

- Restaurant association (citywide)
- Continue Discover Burien capacity building
- Consider BIA for funding

[10] The material in this appendix overlaps some of the material in Appendix D because it was generated at focus groups and the public workshop that Appendix D reports on.

- Fix Town Square
- Parking: standards, needs, facility and management options (including paid parking), new district
- Hotel
- Conference

NERA

Northeast Redevelopment Area (NERA) is located between 8th Avenue South, Des Moines Memorial Drive, and South 138th Street. NERA has about 90 vacant acres, mostly in industrial zones. NERA also has about 14 acres of underdeveloped land. NERA has about 15,000 square feet of built space with a total appraised value of about $17.8 million.

The City developed the *NERA Redevelopment Plan and Implementation Strategy* in 2010. The goal of the *Redevelopment Plan* is to transform the NERA from a mixture of vacant, residential, public and small commercial land uses to uses compatible with SeaTac International Airport operations and existing and planned surrounding land uses.

Potential uses identified in the *Redevelopment Plan* include airport industrial and professional residential zones. The airport industrial zone allows for a range of employment uses, such as technological, light manufacturing, light industrial and offices uses. The professional residential zone allows for existing and new residential uses with non-residential uses like office space, retail, art studios, and similar uses. *Redevelopment Plan* proposes allowing other activities in NERA, such as automotive sales and commercial and retail uses.

Characteristics, Opportunities

- Auto mall seems unlikely
- Manufacturing jobs
- Better paying
- Arts work space
- Port property

Actions

- Auto Mall
- Light industrial
- Flex Spaces
- Warehouse
- Logistics

Ambaum

Ambaum is located in north central Burien. Ambaum has about nine vacant acres, nearly all in sites smaller than one acre, and in commercial and multifamily zones. Ambaum also has about five acres of underdeveloped land. Ambaum has about 1.1 million square feet of built space with a total appraised value of about $137.7 million.

Characteristics, Opportunities

- Update apartments
- Key node: 136th to 128th
- Recovery cluster
- Challenge: very low income
- Cover retaining pond (environmental issue?)
- Engage minority businesses
- Office Space
- Food stores

Actions

- Wellness-related business
- Ethic Businesses
- Diversity of Population
- Mixed-Use Development
- Senior Living

Boulevard Park

Boulevard Park is located in the far northeast portion of Burien. Boulevard Park has about nine vacant acres, nearly all in sites smaller than one acre, and in commercial and multifamily zones. Boulevard Park has nearly 350,000 square feet of built space with a total appraised value of about $36.9 million.

Characteristics, Opportunities

- Unique and rich
- Diverse
- Fringe
- Lack of info
- Lack of focus
    - Landmark

    - Public area
- Excluded from conversation
- Airplane noise
- Create focus node, place for recreation public space
- Groceries

Actions

- Unique, rich, and diverse businesses and population base
- Increased focus on economic development
- Potential connection to the golf course
- Potential for a major institution to come and have a large presence

First Avenue

First Avenue is located in northeast Burien. First Avenue has about five vacant acres, nearly all in sites smaller than one acre, and in commercial and multifamily zones. First Avenue also has about ten acres of underdeveloped land. First Avenue has nearly 625,000 square feet of built space with a total appraised value of about $79.7 million.

It has a relatively high amount of retail shops, as well as services such as hotels. First Avenue is a cultural center.

Characteristics, Opportunities

- Hotel
- Cultural center
- Decide on auto mall
- Scattered
- Visually better - does this matter?
- Utilities traffic
- Chains
- Larger

Action

- Infill & potential redevelopment
- Especially related to businesses that can capitalize on high traffic volumes
    - Lower cost alternative to downtown
    - Proximity to airport for office and other uses

Manhattan

Manhattan is located in the far south east of Burien. Manhattan has about nine vacant acres, in multifamily and industrial zones. Manhattan also has about ten acres of underdeveloped land. Manhattan has nearly 275,000 square feet of built space with a total appraised value of about $46.3 million.

Characteristics, Opportunities

- Hardly known as part of Burien
- Shoppers go to Normandy Park
- No specific gathering place
- Landmarks: QFC, fire station
- Lack of identity
- PS skill center
- Lost YMCA
- Hotel?
- Create node
- Utilize large sites – rural character
- Confusion of Burien identity
- Buildable land (especially underused)

Actions

- Facelift, identity & branding opportunities
- Attract private investment
- Bridge gap with Normandy Park
- Hardly known as part of Burien
- Lower priority, but remain open to opportunities

Appendix D Stakeholder and Public Opinion

The Burien Economic Development Partnership met with the consultant team four times during development of the Economic Development Strategy. These meetings provided the opportunity for this advisory group to shape project definition, community input, draft report, and final strategy, respectively. Additionally, to give the Economic Development Strategy a foundation in the community's core values, the consulting team arranged a series of meetings to receive input from the community on the strategy's key elements. Following the community meetings, the consultant team presented this input to the City Council to receive their input and direction for Economic Development policy.

Action Steps

Following is a list of actions suggested during the community input process:

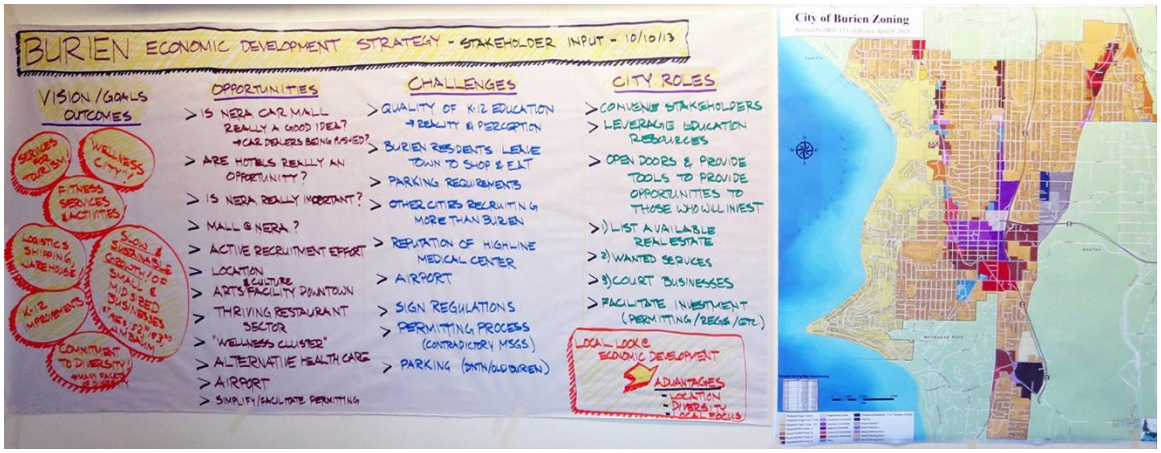
- Consider forming a Business Improvement Area (BIA) as a funding source
- Consider Developing a restaurant association
- Continue Discover Burien capacity building
- Encourage completion of the Town Square development
- Update and address the parking standards, needs and facilities.
- Improve business amenities
    - A hotel in Burien
    - A Conference facility within Burien
- Continue infrastructure development and improvements
- Facilitate Investment in Burien
    - Research and prioritize business opportunities in Burien
    - Recruit tenants
    - Ease the regulatory and permitting processes
- Convene Stakeholders
- Support school programs
    - Leverage education resources
    - Improvements to K-12 education
- Divide resources among the various economic development areas
- Address the youth community
- Acquire additional resources for economic development

Overview of Meetings

During the engagement process, the consulting team met with four different groups, including two groups of key community stakeholders (business owners, plus representatives or major institutions and industries), one group city staff leadership, and an open public meeting that was promoted to the community at large.

In these meetings, the consulting team sought to gather feedback by having the groups address the following discussion questions.

1. What should Burien try to achieve in terms of economic development? — Vision/Goals/Outcomes
2. What are Burien's opportunities and challenges for economic development? — Assessment
3. What are potential and preferred City roles in economic development? — Actions



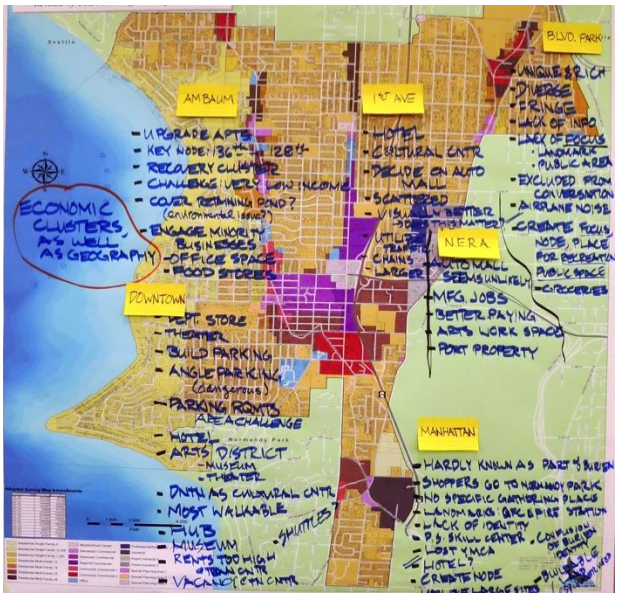
Vision / Goals / Outcomes

- Local business development.
    - Slow and sustainable growth of small businesses.
- Creating jobs
    - Diversity of business and working shift times
    - Fitness services and activities
    - A Hotel
    - Logistics Shipping and Warehouse
- Town Square
- NERA.
- Redevelop land
- Embrace the public schools within Burien
- Forge a strong and lasting connection to the airport.
- Wellness City
- Low Vacancy rates
- Prosperity
- Triple Bottom Line

Opportunities

- The North East Redevelopment Area as either a Car mall freeing up space on 1st Avenue for redevelopment or as a new center for Logistics Shipping and Warehouse jobs.
- Location, Burien has the advantage of being in close proximity to various types of amenities.
    - Natural
    - Commercial
    - Residential
    - Transportation
- The strong sense of Diversity in Burien.
- "Fun Funky and Functional" approach unique to Burien
- Seahurst Park.
- Graphic standards
- Art Community

Challenges



- Burien's status as a "Bedroom Community".
- The Development Community disposition to perpetuate more of the same.
- Absentee ownership and investment
- Poor perception / reputation for multi-family and low income development
- Leadership, who will lead this economic development
    - City Staff?
    - BEDP?
    - Discover Burien?
- Perception of safety
- Quality of K-12 education
- Parking
- Permitting process
- Lack of signage
- Under utilization of community center "the annex"

Key Themes

Throughout the engagement process several key themes came to light. These themes are presented below, with citywide issues sorted out from issues that are specific to one of the six sub-areas identified by the community.

Citywide

- Diversity of Business is good
- Education needs to be addressed
- Permitting and regulation must be easier
- Parking and accessibility

Ambaum

- Wellness related business.
- Ethic Business.
- Diversity of Population.
- Mixed Use Development.
- Senior Living.

1st Avenue

- The future of the Car Mall.
- High amount of traffic here should be exploited.
- Infill and potential redevelopment.

Boulevard Park

- Requires a major strategy.
- Potential to bridge a connection to the neighboring golf course.
- Potential for a major institution to come and have a large presence.

Downtown

- Mixed uses
- Fun Funky and Functional Character
    - Eclectic and Diverse
    - Arts and Culture
    - Restaurants

N.E.R.A.

- Light industrial
- Flex Spaces
- Warehouse
- Logistics

Manhattan

- Needs a clean up
- Attract Private Investment
- Bridge community gap with Normandy Park

CITY OF BURIEN
AGENDA BILL

Agenda Subject: Discussion on Speed Limit Modifications		**Meeting Date:** March 3, 2014
Department: Public Works **Contact:** Maiya Andrews, Public Works Director **Telephone:** (206) 248-5521	**Attachments:** 1. Proposed Ordinance No. 597 Establishing Speed Limits 2. Map of Posted and Recommended Speed Limits	**Fund Source:** N/A **Activity Cost:** N/A **Amount Budgeted:** N/A **Unencumbered Budget Authority:** N/A
Adopted Initiative: **Yes No X**	**Initiative Description:**	

PURPOSE/REQUIRED ACTION:
The purpose of this item is to adopt maximum speed limits for certain streets within the City.

BACKGROUND *(Include prior Council action & discussion)*:
Speed Limits in the City of Burien are 25 mph unless otherwise posted. The Burien Municipal Code identifies locations where the speed limits are other than 25 mph. RCW 46.61.415 allows local jurisdictions to declare reasonable and safe speed limits based on traffic engineering and investigation. When the City annexed North Burien, there were speed limits posted at limits other than 25 mph within the annexation area. However, these limits were never adopted by the City's Code. The City's engineering staff has evaluated the posted speeds within the annexation area, and is proposing to adopt them as posted – with the exception of two segments. These are:

- 1st Avenue S between SW 128th Street and SW 116th Street – Staff proposes to adopt a speed limit of 35 mph instead of the posted 40 mph.

- 4th Avenue SW between SW 128th Street and SW 116th Street – Staff proposes to adopt the City's default speed of 25 mph instead of the posted 35 mph.

Engineering studies were conducted on these two corridors which evaluated accident history, adjacent posted speeds, pedestrian activity, school proximity, parking, driveway access and other conditions. The recommended speed limits above were the result of these studies. The attached ordinance adopts the posted speeds in the annexation area, with the recommended change to 1st Avenue S mentioned above. No change is made to the speed on 4th Avenue SW since under the code it is already 25 mph. The existing 35 mph signs on 4th Avenue SW will be removed and temporary traffic revision signs installed to reflect the correction. Attachment 2 is a map identifying the posted speeds and the two recommended changes.

OPTIONS *(Including fiscal impacts)*:
1. Adopt the ordinance establishing speed limits.
2. Ask Staff for additional information.
3. Do not adopt the ordinance.

Administrative Recommendation: Discuss the proposed ordinance on March 3, 2014 and adopt it on March 17, 2014.

Advisory Board Recommendation: N/A

Suggested Motion for March 17: Move to adopt Ordinance No. 597, establishing speed limits on specific streets in the City of Burien.

Submitted by:
Administration _____ **Interim City Manager** _____

Today's Date: February 27, 2014	**File Code:** R:/CC/Agenda Bill/ 2014/

CITY OF BURIEN, WASHINGTON

ORDINANCE NO. 597

AN ORDINANCE OF THE CITY OF BURIEN, WASHINGTON, PROVIDING MAXIMUM SPEED LIMITS ON CITY OF BURIEN STREETS; AMENDING ORDINANCE NO. 362 AND BURIEN MUNICIPAL CODE SECTION 10.05.060 ESTABLISHING THE SPEED LIMITS ON VARIOUS CITY; PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, RCW 46.61.415 allows local authorities in their respective jurisdictions to declare reasonable and safe speed limits based on traffic engineering and investigation; and

WHEREAS, Ordinance No. 362 established speed limits on City streets; and

WHEREAS, King County previously established speed limits on portions of 1st Avenue South, Des Moines Memorial Drive South, 16th Avenue SW, 24th Avenue S, Military Road South formerly under King County's jurisdiction; and

WHEREAS, those portions of 1st Avenue South, Des Moines Memorial Drive South, 16th Avenue SW, 24th Avenue S, Military Road South were annexed into the City of Burien in 2010; and

WHEREAS, the City now desires to confirm the adoption of those speed limits established by King County; and

WHEREAS, in addition, a traffic engineering and investigation by the City of Burien Public Works Department has determined that the speed on 4th Avenue SW and 1st Avenue S should be reduced from the current limits;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. BMC 10.05.060 Amended. Section 10.05.060 (Maximum Speed Limits) of the Burien Municipal Code and Ordinance 362 § 1 are hereby amended (with legislative revision marks) to read as follows:

10.05.060 Maximum speed limits.

(1) Forty Miles Per Hour. The following street shall be posted with a speed limit of 40 miles per hour:

(a)Temporary 509 between 1st Avenue South and SR 509.

(2) Thirty-five Miles Per Hour. The following streets shall be posted with a speed limit of 35 miles per hour:

(a) 1st Avenue South between S/SW~~outh~~ ~~128th~~ 116th Street and S/SW~~outh~~ 162nd Street

(city limit);
(b) Ambaum Boulevard SW between SW 116th Street and SW 156th Street;
(c) S/SW 128th Street between Ambaum Boulevard SW and Des Moines Memorial Drive South;
(d) S/SW 136th Street between Ambaum Boulevard SW and Des Moines Memorial Drive South;
(e) SW 148th Street between Ambaum Boulevard SW and 1st Avenue South;
(f) S/SW 156th Street between Ambaum Boulevard SW and Des Moines Memorial Drive South;
(g) South 160th Street between 1st Avenue South and Des Moines Memorial Drive South;
(h) Ambaum Blvd. South between South 160th Street and Temporary 509;
(i) Des Moines Memorial Drive South between SR 509 and Temporary 509;
(j) 8th Avenue South between South ~~128th~~ 112th Street and South 152nd Street~~.~~;
(k) 16th Avenue SW between SW 116th Street and SW 112th Street;
(l) Des Moines Memorial Drive South between South 128th Street and South 108th Street;
(m) 24th Avenue South between South 128th Street and South 120th Street;
(n) Military Road South between South 128th Street and South 112th Street.

(3) Thirty Miles Per Hour. The following streets shall be posted with a speed limit of 30 miles per hour:

(a) S/SW 116th Street between Ambaum Boulevard SW and 5th Avenue South;~~12th Avenue SW;~~
(b) 12th Avenue SW between SW 116th Street and Ambaum Boulevard SW;
(c) SW 146th Street between Ambaum Boulevard SW and 1st Avenue South;
(d) SW 152nd Street between 18th Avenue SW and 10th Avenue SW;
(e) 10th Avenue SW between SW 152nd Street and SW 160th Street;
(f) SW 160th Street between 19th Avenue SW and 1st Avenue South;
(g) Sylvester Road SW between SW 160th Street and 8th Place SW (city limit);
(h) South 176th Street between Des Moines Memorial Drive South and SR 509;
(i) 26th Avenue SW between SW 116th Street and SW 112th Street;
(j) 5th Avenue South between South 116th Street and South 126th Street;
(k) South 112th Street/Glendale Way South/South 120th Street between 8th Avenue South and 24th Avenue South.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON

THE ____ DAY OF _____ 2014, AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THIS ____ DAY OF _____, 2014.

CITY OF BURIEN

_____
Lucy Krakowiak, Mayor

ATTEST/AUTHENTICATED:

_____
Monica Lusk, City Clerk

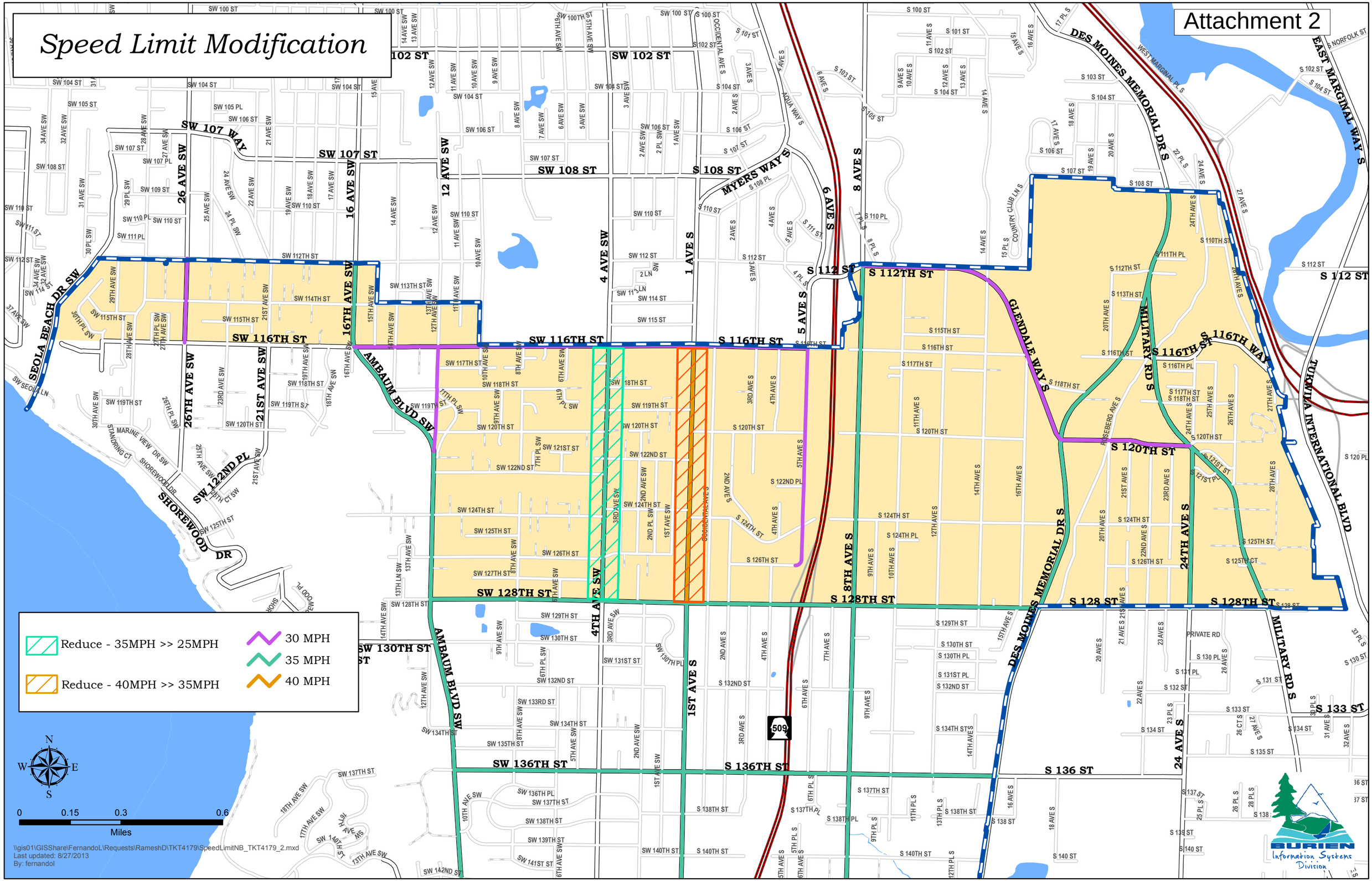
Approved as to form:

_____
Ann Marie Soto, Interim City Attorney

Filed with the City Clerk: _____, 2014
Passed by the City Council: _____, 2014
Ordinance No. 597
Date of Publication: _____, 2014

Speed Limit Modification

Attachment 2



CITY OF BURIEN
AGENDA BILL

Agenda Subject: Discussion on Truck Route Modifications		**Meeting Date:** March 3, 2014
Department: Public Works **Contact:** Maiya Andrews, Public Works Director **Telephone:** (206) 248-5521	**Attachments:** 1. Proposed Ordinance No. 598 Establishing Truck Routes 2. Map of Truck Routes	**Fund Source:** N/A **Activity Cost:** N/A **Amount Budgeted:** N/A **Unencumbered Budget Authority:** N/A
Adopted Initiative: **Yes No X**	**Initiative Description:**	

PURPOSE/REQUIRED ACTION:
The purpose of this item is to adopt designated truck routes for certain streets within the City.

BACKGROUND *(Include prior Council action & discussion)*:
Truck routes were established by Ordinance No. 134 and the Burien Municipal Code in 1995.When the City annexed North Burien, the City did not adopt the existing King County truck routes. The City's engineering staff has evaluated the annexed streets and is proposing to adopt the former King County truck routes as truck routes within the City. These are:

- Ambaum Blvd SW between SW 128th Street and SW 116th Street; and
- 16th Avenue SW between SW 116th Street and SW 112th Street (City Limits); and
- South 128th Street between Des Moines Memorial Drive South and SR-509; and
- Des Moines Memorial Drive South between S 128th Street and S 108th Street (City Limits); and
- Military Road South between S 128th Street and Des Moines Memorial Drive.

Staff also recommends making one minor clerical correction to extend the truck route on S 160th Street from 1st Ave S to SR 509.

The attached ordinance adopts these truck routes within the annexation area. Attachment 2 is a map identifying the existing truck routes and the three additional routes.

OPTIONS *(Including fiscal impacts)*:
1. Adopt the ordinance establishing truck routes.
2. Ask Staff for additional information.
3. Do not adopt the ordinance.

Administrative Recommendation: Discuss the proposed ordinance on March 3, 2014 and adopt it on March 17, 2014.

Advisory Board Recommendation: N/A

Suggested Motion for March 17: Move to adopt Ordinance No. 598, establishing truck routes on specific streets in the City of Burien.

Submitted by:
Administration _____ **Interim City Manager** _____

Today's Date: February 27, 2014	**File Code:** R:/CC/Agenda Bill /2014/

CITY OF BURIEN, WASHINGTON

ORDINANCE NO. 598

AN ORDINANCE OF THE CITY OF BURIEN, WASHINGTON, PROVIDING TRUCK ROUTES ON CITY OF BURIEN STREETS; AMENDING ORDINANCE NO. 134 AND BURIEN MUNICIPAL CODE SECTION 10.40.060 TO INCLUDE TRUCK ROUTES ON VARIOUS CITY STREETS; PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 134 established truck routes on City streets; and

WHEREAS, residential areas are crucially important to sustaining an economically vibrant and successful city; and

WHEREAS, noise can be detrimental to the integrity of residential areas and it is essential to mitigate or prevent noise impacts to avoid irreparable damage to residential neighborhoods; and

WHEREAS, congested and noisy surface street traffic can reduce the livability and potential enjoyment of residential areas; and

WHEREAS, vehicles of extraordinary weight and size can contribute to rapid destruction of surface streets typical of residential areas; and

WHEREAS, vehicles of extraordinary weight can also contribute to increases in ambient noise levels along the routes used by such vehicles; and

WHEREAS, King County previously established truck routes on portions of 1st Ave South, 16th Avenue SW, Des Moines Memorial Drive South, Military Road South formerly under King County's jurisdiction; and

WHEREAS, those portions of 1st Ave South, 16th Avenue SW, Des Moines Memorial Drive South, Military Road South were annexed into the City of Burien in 2010; and

WHEREAS, the City now desires to confirm the adoption of those truck routes established by King County; and

WHEREAS, the City Council finds that the amendments contained in this ordinance are appropriate and necessary for the preservation of the public health and welfare;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, DO ORDAIN AS FOLLOWS:

<u>Section 1. BMC 10.40.060 Amended</u>. Section 10.40.060 (Truck Routes) of the Burien Municipal Code and Ordinance 134 § 5 are hereby amended (with legislative revision marks) to read as follows:

10.40.060 Routes -Trucks carrying over legal loads and truck-trailer or truck semi-trailer combinations used for intercity or interstate hauling.

All trucks carrying overlegal loads under a state or county permit, traveling to, from or through the city, and all truck and trailer combinations and truck and semi-trailer combinations used in intercity or interstate hauling shall be limited, without special permit, to the following arterial streets:

1. 1st Avenue South (City Limit);
2. S/SW 128th Street between Ambaum Blvd. South and SR 509;
3. Ambaum Blvd. SW between SW 128th Street and SW 148th Street;
4. SW 148th Street between Ambaum Blvd. SW and 1st Avenue South;
5. South 174th Street/Des Moines Memorial Drive South between 1st Avenue South and SR-509;
6. Ambaum Blvd SW between SW 128th Street and SW116th Street;
7. 16th Avenue SW between SW 116th Street and SW 112th Street (City Limit);
8. South 128th Street between Des Moines Memorial Drive South and SR-509;
9. South 160th Street between 1st Avenue South and SR 509;
10. Des Moines Memorial Drive South between South 128th Street and South 108th Street;
11. Military Road South between South 128th Street and South 112th Street.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ____ DAY OF _____ 2014, AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THIS ____ DAY OF _____, 2014.

CITY OF BURIEN

_____

Lucy Krakowiak, Mayor

ATTEST/AUTHENTICATED:

_____

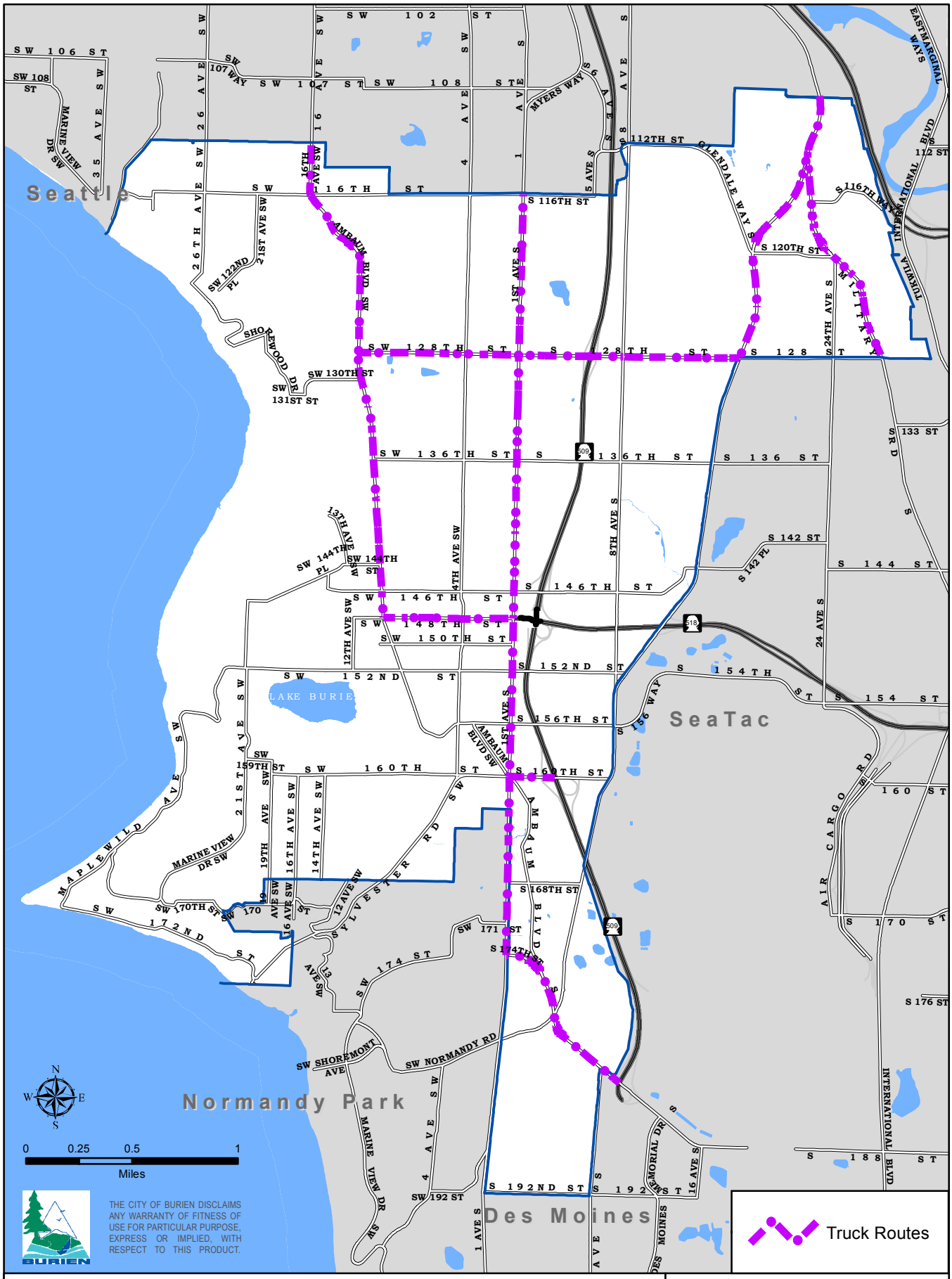
Monica Lusk, City Clerk

Approved as to form:

_____
Ann Marie Soto, Interim City Attorney

Filed with the City Clerk: _____, 2014
Passed by the City Council: _____, 2014
Ordinance No. 598
Date of Publication: _____, 2014

Attachment 2



Proposed Primary Truck Routes | **December 2013**

\\gis01\GISShare\FernandoL\Requests\RameshD\TKT4471\TruckRoutes_TKT4471.mxd
Last updated: 1/7/2014
By: fernandol

CITY OF BURIEN
AGENDA BILL

Agenda Subject: Review of Council Proposed Agenda Schedule		**Meeting Date:** March 3, 2014
Department: City Manager **Contact:** Monica Lusk, City Clerk **Telephone:** (206) 439-5517	**Attachments:** Proposed Meeting Schedule	**Fund Source:** N/A **Activity Cost:** N/A **Amount Budgeted:** N/A **Unencumbered Budget Authority:** N/A
Adopted Initiative: **Yes No X**	**Initiative Description:** N/A	

PURPOSE/REQUIRED ACTION:

The purpose of this agenda item is for Council to review the proposed City Council meeting schedule. New items or items that have been rescheduled are in bold.

BACKGROUND (*Include prior Council action & discussion*):

At its January 11 Council Retreat, Councilmembers agreed to review the proposed meeting schedule at each meeting.

OPTIONS (*Including fiscal impacts*):

1. Review the schedule and add, delete, or move items.
2. Review the schedule and make no modifications.

Administrative Recommendation: Review the schedule and provide direction to staff.

Advisory Board Recommendation: N/A

Suggested Motion: None required.

Submitted by:
Administration _____ **City Manager** _____

Today's Date: February 26, 2014	**File Code:** R:/CC/Agenda Bills 2014/030314cm-1 Rev Agenda Schedule

CITY OF BURIEN
COUNCIL PROPOSED AGENDA SCHEDULE
2014

March 17, 6:30 pm Special Meeting - Discussion on Naming the 2013 Citizen(s) of the Year Award Recipient(s)

7 pm Regular Council Meeting

Presentation of the 2013 Annual Report by Discover Burien.
(City Manager)

Presentation on the Adopt-a-Park Program.
(Parks – Rescheduled from 2/24)

Presentation and Update Regarding Seahurst Beach Restoration Project.
(Parks)

TENTATIVE - Motion to Authorize the Mayor to Execute a Contract for the City of Burien City Manager.
(City Manager)

Motion on Naming the 2014 Annual Citizen(s) of the Year Award Recipient(s).
(City Manager)

Motion to Adopt Ordinance No. 597, Relating to Speed Limits.
(Public Works – Rescheduled from 3/3)

Motion to Adopt Ordinance No. 598, Relating to Truck Routes.
(Public Works – Rescheduled from 3/3)

Tentative - Discussion on Seattle City Light Franchise Agreement.
(Public Works – Rescheduled from 3/3)

Discussion on and Possible Motion to Adopt Resolution No. x, Establishing a Date and Time for a Public Hearing to Consider a NERA Street Vacation.
(Public Works)

Review of Council Proposed Agenda Schedule.
(City Manager)

City Manager's Report.
(City Manager)

March 24, 7 pm Council Study Session

Presentation on the Communications Plan and Social Media Policy.
(City Manager – Rescheduled from 2/24)

Presentation on NERA Pilot Project.
(Public Works)

Discussion on Revisions to the City Council Meeting Guidelines.
(City Manager)

Review of Council Proposed Agenda Schedule.
(City Manager)

March 31, 7:00 pm Council Special Meeting

Planning Commission Interviews
(City Manager)

April 7, 7 pm Regular Council Meeting

7:15 – 7:45 pm, Reception Honoring Citizen(s) of the Year and Outgoing Advisory Board Members

Public Hearing and Discussion on NERA Street Vacation.
(Public Works)

Presentation of the Citizen of the Year Award(s).
(City Manager)

Motion to Approve Appointments to the Planning Commission.
(City Manager)

Presentation of the 2013 Annual Report by the Small Business Development Center (SBDC).
(City Manager)

Presentation on City-Sponsored, School-Based ArtsCorps Programs.
(Parks)

Introduction and Discussion of 2014 Comprehensive Plan Docket.
(Community Development)

April 7 cont'd.

Motion to Adopt the City Council Meeting Guidelines.
(City Manager)
Review of Council Proposed Agenda Schedule.
(City Manager)
City Manager's Report.
(City Manager)

April 21, 7 pm Regular Council Meeting

Motion to Adopt Ordinance No. xxx, Approving the NERA Street Vacation.
(Public Works)
Discussion and Possible Adoption of 2014 Comprehensive Plan Docket.
(Community Development)
Update and Recommendation on School-Based Afterschool Programs.
(Parks)
Review of Council Proposed Agenda Schedule.
(City Manager)
City Manager's Report.
(City Manager)

April 28, 7 pm Council Study Session

Discussion on Economic Development Forum.
(City Manager)
Presentation on Public Works Maintenance Facility.
(Public Works – Rescheduled from 2/24)
Review of Council Proposed Agenda Schedule.
(City Manager)

May 5, 7 pm Regular Council Meeting

Presentation by CleanScapes on its Transition Status.
(Public Works)
Review of Council Proposed Agenda Schedule.
(City Manager)

May 19, 7 pm Regular Council Meeting

Motion to Adopt the King County Hazard Mitigation Plan.
(City Manager)
Review of Council Proposed Agenda Schedule.
(City Manager)
City Manager's Report.
(City Manager)

May 26, 7 pm Council Study Session CANCELED (Memorial Day Holiday)

FUTURE AGENDA ITEMS

1. Criteria for Advisory Boards

Burien
Washington, USA
400 SW 152nd St., Suite 300, Burien, WA 98166
Phone: (206) 241-4647 • FAX (206) 248-5539
www.burienwa.gov

M E M O R A N D U M

TO: Honorable Mayor and Members of the City Council
FROM: Craig Knutson, Interim City Manager
DATE: March 3, 2014
SUBJECT: City Manager's Report

I. INTERNAL CITY INFORMATION

A. National Recognition for Burien Bike Rack Project

The Burien Downtown Bike Rack Project was recently listed as one of "Ten Great Things Happening in Washington State" by the Washington D.C.-based organization, Rails-to-Trails Conservancy. The project was a partnership between Walk-Bike Burien (WABI), the City's Parks, Recreation and Cultural Services (PaRCS) and Public Works Departments, with funding from the Washington State Community Economic Revitalization Board. The project installed custom-designed bike racks in the downtown area. An additional 18 racks are to be installed. For more about the project and rack locations, visit www.wabiburien.org/bike-rack-locations.

B. Burien PaRCS Collaborating with CARES for AKC Canine Good Citizen Classes

Beginning this spring, all dog obedience classes through Burien PaRCS will be held at the Burien CARES facility. Following the recent acquisition of an adjacent doggie daycare, CARES staff inquired about collaborating with Burien PaRCS and its Dog Obedience classes, and further discussion was held on expanding the program. PaRCS had 15 dog participants in the last class, and the instructor expects the next class will also be full. Following is owner feedback to one of the recent dog obedience class instructors …

Mary,
I want to say how much Otto and I have enjoyed your obedience class at the Burien Community Center. Your positive spirit and practical advice have really helped us."
….
"I want to say again how positive and helpful you and your assistants have been."
Eric Mathison

C. Book-It Theater Selects After School Program (ASP) Participant

At the City's ASP at Hazel Valley School, students participate in theater activities with teachers from the Latino Theater Project as part of the enrichment program activities managed by Burien PaRCS. Recently, Burien PaRCS provided a guest speaker from Book-It Repertory Theater who talked about a new short play that she'll be directing. After meeting with the students and having them do dramatic readings, the presenter decided to cast one of the students in her play. This will provide a great experience for the student who was chosen.

D. New Recreation Specialist Selected

After an application process that attracted 42 applicants, Meagan Schmieder was selected as Burien PaRCS' new Senior Programs Recreation Specialist. Her responsibilities will include coordinating enrichment and fitness classes, daytime trips, and personal services for older adults. Meagan is a long-time City employee, having started as a seasonal day camp leader 12 years ago. Until recently she was serving as the Teen Recreation Specialist for PaRCS. Meagan is a Highline High School alumnus, attended Highline Community College, and is a graduate of the University of Washington.

E. Burien PaRCS After School Program Now Offering Hot Meals

On February 24, the City's ASP at Hazel Valley School started serving hot meals through Highline School District's nutrition program. A survey was issued to parents who overwhelmingly responded positively to the idea. This is a welcome addition to the program, as 99% of ASP participants' families are low-income.

F. Name Change for Burien's New Solid Waste Collector (Page 187)

Beginning June 1, 2014, CleanScapes will be the City of Burien's new solid waste company for garbage, recycling, compost, and yard debris collection. CleanScapes was selected because of their commitment to service and pricing improvements for our residents. CleanScapes representatives will attend the May 5 City Council meeting to give Council an update on the transition process.

Two years ago, CleanScapes merged with San Francisco based Recology. CleanScapes has maintained its original corporate identity but will soon adopt the Recology name, logo, and white trucks with blue and green accents. CleanScapes will be known as Recology CleanScapes. Recology is 100 percent employee-owned through an Employee Stock Ownership Plan (ESOP). CleanScapes employees - from truck drivers to call center operators – are now owners of the company. A letter from Dan Bridges of Recology CleanScapes to Interim City Manager Craig Knutson regarding the merger and name change is attached.

G. Burien Considers Cold Weather Shelter (Page 189)

On the evening of January 23, the King County Library System conducted two on-site teen counts at the Burien Library (in downtown Burien) and the White Center Library (in north Burien). Twenty-nine teens were counted at these two libraries. On January 24, the One Night Count of homeless people throughout King County found 3,117 men, women, and children without shelter, an increase of about 400 people from the

January 2013 count. More often than deaths, the results of prolonged and repeated exposure to cold weather causes "freezing" cold injuries such as frostnip and frostbite, and "nonfreezing" cold injuries such as chilblains, immersion foot and trench foot. In order to protect our most vulnerable population from injury on the coldest nights of the year, the City is exploring the possibility of operating a temporary cold weather shelter. A memo outlining research conducted by staff on this issue is attached.

II. COUNCIL UPDATES/REPORTS

A. Letters of Support for Navos Funding (Page 193)
Mayor Krakowiak sent a letter on January 29 to Senator Andy Hill and Representative Hans Dunshee requesting support for Navos' funding request to the Washington State Supplemental Budget to build the new Behavior Healthcare Center.

B. Letter of Support for Des Moines Memorial Drive Preservation Association Grant Application (Page 199)
Mayor Krakowiak sent a letter on February 24 to 4Culture in support of a grant application by DesMoines Memorial Drive Preservation Association. This grant would help the association develop materials to use for education and fundraising for their efforts to preserve DesMoines Memorial Drive, and in celebrating the observances of the centennial of World War I, and the creation of the Drive.

C. Mayors Request Comprehensive Transportation Package (Page 201)
Mayor Krakowiak, along with more than 30 other mayors, signed a letter to senate leaders requesting adoption of a comprehensive transportation package.

D. Citizen Action Report (CAR) (Page 203)
Staff has provided Council with the attached January Citizen Action Report.

E. Notices: (Page 211)
The following (attached) Notices were published:

- City of Burien Council Special Meeting Notice: The Burien City Council will hold a Special Meeting for the purpose of holding an Executive Session to discuss a personnel matter per RCW 42.30.110(1g) to evaluate qualifications of applicants for public employment on Monday, February 10, 2014, at 7:00 p.m. at Burien City Hall, 400 SW 152nd Street, 3rd Floor.
- City of Burien Council Special Meeting Notice: The Burien City Council may be attending a Community Reception for the city manager candidates on Friday, February 28, from 5:30 to 7:30 p.m. at the Burien Community Center, 14700 6th Avenue SW, Burien.
- City of Burien Council Special Meeting Notice: The Burien City Council may be attending a Staff Reception for the city manager candidates on Friday, February 28, 2014, from 4:00 pm to 5:00 pm at the Burien Community Center, 14700 6th Avenue SW, Burien.

- City of Burien Arts Commission Meeting Notice Location Change: The City of Burien Arts Commission will hold its meetings starting on Tuesday, February 25, 2014, at 6:30 p.m. at the Moshier Art Center, 430 S 156th Street, Burien.
- Notice of Application: Duncanson Company, Inc. for Javier Morales, Gem & Morales, LLC, for a short plat two residential lots into three residential lots. Written comments may be sent to the project planner.
- Notice of Application-Amended: Aace Auto Cars & Care, for transition zone buffer reduction for construction of a new auto shop. Written comments must be received by the project planner prior to 5:00 p.m. on February 21, 2014.
- Notice of Application: Powell Rentals, LLC, for a short plat one residential lot into two residential lots. Written comments must be received prior to 5:00 p.m. on Thursday, March 27, 2014.
- SEPA Determination of Nonsignificance (DNS): It has been determined that the proposal by Washington State Department of Ecology (DOE) for a Construction Stormwater General Permit to demolish 4 existing buildings and removal of the concrete slabs at Sunny Terrace Elementary School does not have a probable significant adverse impact on the environment. An appeal of the decision requires that a Notice of Appeal form and a $304 fee be submitted by February 21, 2014.
- Public Notice: Proposed demolition of Sunny Terrace School Facility, involving one acre of soil disturbance, discharging stormwater to Miller Creek. Written comments are due to DOE no later than 30 days of the last date of publication of this notice.

III. RESPONSES TO PUBLIC QUESTIONS/CONCERNS

- 2/3/14: Goodspaceguy requested the City Council to either lobby for the abolishment of the minimum wage or for the exclusion of Burien from the minimum wage as an economic development zone.

  Response: At this time, the City is not interested in pursuing Goodspaceguy's requested course of action related to either abolishing or excluding Burien from the minimum wage.

- 2/3/14: Meg Van Wyk requested the City Council to advocate regarding Metro's proposed transit cuts, particularly the routes using Hwy 509, and to advocate regarding King County's proposed transportation funding measure on the April election ballot.

  Response: At this time, the City feels that its most effective advocacy role is to support increased funding for Metro in order to avoid proposed transit cuts. At the January 27 study session meeting, the City Council unanimously decided to voice its support for the transportation funding measure that King

County will be placing on the April, 2014 election ballot. The measure would create a Transportation Benefit District (TBD), raise an estimated $130 million from a $60 vehicle fee and $.001 sales tax, and allocate 60% of the revenue to Metro Transit for bus service and 40% to the County and Cities for roads, with allocations based on population. The City of Burien's share would be about $1.3 million, which would likely be used for street overlay projects. The Council's support of the ballot measure will be expressed by Mayor Krakowiak in signing a letter to the King County Council and by Councilmember Tosta in voting for endorsement of the measure by the Sound Cities Association's Public Issues Committee (PIC).

- 2/7/14: An email was sent to update the more than 100 people who wrote to the City Council to express concern regarding the damage at the Burien Annex auditorium, and the effect of the fire on Burien Actors Theatre, and The Hi-Liners. Many replied to the update, indicating gratitude to City Council and staff for making the decision to rebuild the Annex. A copy of the email can be found in the Council Packet, under Correspondence for the Record.

- 2/24/14: Recreation Center Presentation Follow-up: Several citizens made comments/inquiries at the February 24 presentation on the Recreation Center, and staff have prepared a response (attached on page 240).

Recology
CleanScapes
WASTE ZERO

Dear Interim City Manager Knutson:

Two years ago, local solid waste and recycling hauler CleanScapes merged with San Francisco based Recology. CleanScapes maintained its original corporate identity established by founder and President Chris Martin, but will soon adopt the Recology name, logo and white trucks with blue/green accents.

We're excited to merge with another leader in the resource recovery industry. Recology brings additional financial resources, new business opportunities and a continued focus on communities and the environment, with the goal of wasting zero resources.

CleanScapes will be known as Recology CleanScapes and will continue to provide the friendly, responsive and professional service and innovative programs that you and your constituents expect from us.

In addition to re-branding and full integration with Recology, CleanScapes employees - from truck drivers to call center operators - are now owners of the company. Recology is 100 percent employee-owned through an Employee Stock Ownership Plan (ESOP), and not by any outside investors.

With 30 years of solid waste experience, I look forward to leading the Recology CleanScapes operations in King County. Having worked side-by-side with leadership for the last seven years and helped to build CleanScapes from an exterior maintenance company to a leading solid waste and recycling hauler, I will continue our legacy of innovation, environmental stewardship and exceptional customer service. Please contact me or Erika Melroy, our Government Relations Manager, if you have questions or would like additional information.

Sincerely,

Dan Bridges
Senior Operations Manager
Recology CleanScapes

117 South Main, Suite 300 | Seattle, WA 98104-3428 | 206.859.6700 | RecologyCleanScapes.com
An Employee Owned Company

Burien
Washington, USA

City of Burien – City Hall
400 SW 152nd St., Suite 300, Burien, WA 98166
Phone: (206) 241-4647 • FAX (206) 248-5539
www.burienwa.gov

Memorandum

TO: Craig Knutson, Interim City Manager

FROM: Nhan Nguyen, Management Analyst

DATE: January 27, 2014

SUBJECT: Emergency Severe Weather Shelter for City of Burien

BACKGROUND

The One Night Count of homeless people throughout King County on January 24, 2014, found 3,117 men, women, and children without shelter, an increase of about 400 people from the January 2013 count. These people were found on/in the benches, parking garages, cars/trucks, under roadways, parks, bushes/undergrowth, bus stops, alleys, structures, and walking around. The count didn't provide a specific number for many cities including the City of Burien. However, on the evening of January 23, the King County Library System conducted two on-site teen counts at the Burien Library (in downtown Burien) and at the White Center Library (in the north Burien). Twenty-nine people showed up and were counted at these two libraries.

Although it's hard to know exactly how many homeless people currently live in Burien, staff from the City Hall and the Burien Library noticed that there has been an increase in the homeless population in the city, especially around the Burien Library and downtown area. The same observation was shared to the City staff by a homeless person who frequents the Library and by staff at Transform Burien, a faith-based non-profit that provides free food and clothes to the homeless at the Burien Community Center Annex. At a recent visit to Transform Burien during lunch on a Wednesday, I saw about 30 people eating lunch at the tables. The number of attendees might be higher as I observed more people coming and leaving. Most of them are homeless, according to the Transform Burien staff.

According to the Committee to End Homelessness in King County (CEH), there are many reasons people become homeless. It could be the result of a combination of any of the following reasons: poverty, joblessness, education, literacy, domestic violence, high cost and shortage of housing, effects of mental illness, chemical addiction, legal issues, and access to healthcare, among others. According to CEH, homelessness takes a significant toll on

people's lives because it leads to loss of education, productivity, and health. Besides the humane reasons, providing shelter to the homeless population would help these individuals achieve stability and employment which in turn would help them become productive members of the community.

Severe weather, especially cold weather, can be lethal to people living without a shelter and often without a source of heating. More often than deaths, the results of prolonged and repeated exposure to cold weather would cause "freezing" cold injuries such as frostnip and frostbite, and "nonfreezing" cold injuries such as chilblains, immersion foots and trenchfoot whereas toes, fingers, ears and nose are at the great risk because these areas do not have major muscles to produce heat. In addition, the body preserves heat by favouring the internal organs and thus reducing the flow of blood to the extremities under cold conditions, according to the Canadian Centre for Occupational Health and Safety. In Burien, December 2013, and January - February 2014 had a number of sub-freezing nights. The City of Burien has no plan or sufficient resources to operate a permanent shelter. However, we want to explore the idea of providing temporary cold weather shelter, as two nearby cities are doing.

RESEARCH

1. City of Renton

In November, I started working on the emergency severe weather shelter issue. Researching online, I saw that the Cities of Renton and Kent have these shelters. I talked with Karen Bergsvik and Dianne Utecht, staff who manage the severe weather shelter program for the City of Renton. Ms. Bergsvik and Ms. Utecht offered valuable information on how the Cities of Renton and Kent operate their shelters. These two cities contract with Catholic Community Services (CCS) for staffing and local churches for site hosting. I visited Harambee Church in Renton on a Saturday night and observed about 25 staying in the shelter that night. The church staff informed me that they hosted an average of 25-30 people per night.

We asked Ms. Bergsvik if the City of Renton could host the homeless people that Burien sends over. She replied that Renton prefers that Burien operates its own shelter because of the resources it takes to operate a shelter. On a related note, a homeless person informed us that most people would rather stay in one place than move around. If a person moves to Renton then he or she has to move back to Burien in the morning. A homeless person can ask for a courtesy free ride but transportation takes time and a healthy person to do it. Another reason for staying put is that although a person is homeless, where he/she stays is his/her home. The sense of familiarity would give that person the feeling of safety and wanting to stay put rather than moving to another location.

2. Catholic Community Service

During the visit to Harambee Church, I met CCS staff and was introduced to Dwight Jackson, a Program Manager for CCS. I told him about Burien's interest in opening a cold weather shelter. Mr. Jackson provided me a staffing cost estimate as follows: 2 staff, 11 hours (8:30pm-7:30am), $24.50 per hour per staff for a total of $539 per night. Burien would only be invoiced by CCS for the number of days the shelter is activated. He mentioned that should Burien decide to move forward, he would need a signed contract so he can start the

staff hiring and training process. He mentioned he preferred to hire Burien residents if possible so they can easily and quickly commute to the shelter.

3. Transform Burien and Lake Burien Presbyterian Church

Transform Burien is a faith-based non-profit organization that provides food and clothes to the homeless twice a week, Wednesdays and Sundays, at the City's Community Center Annex. This organization is comprised of 11 churches in the area. Therefore, I assumed this organization would be a natural place to start in my search for a shelter hosting site. I called Pastor Pat Foutz (listed contact person for the Organization) and asked if Transform Burien is interested in partnering with the City on opening an emergency severe weather shelter. Pastor Foutz said he thought that was a great idea, and he would bring it up to his Board of Directors. However, after this initial conversation, Transform Burien didn't return my follow-up phone calls, emails and site visits.

Recalling my experience with drafting a letter to Lake Burien Presbyterian Church (LBPC) to thank them for their selfless service of assisting 114 victims of the January 28, 2013, Tra-Lee Apartment fire and hosting 149 overnight shelter stays, I reached out to LBPC. Pastor Tobin Wilson liked the idea of partnering with the City. He said he had approached the City with the idea before. He showed me the church area where he provided shelter to the Tra-Lee Apartment fire victims. However, he said he needed to check with the church leadership and would have an answer for me by the end of February. He was optimistic that the leadership would approve the partnership.

If they wish, Transform Burien and LBPC could partner to provide cold weather shelter. I'll continue to talk with both organizations to locate a suitable shelter site.

It should be mentioned that the hosting churches in Renton and Kent aren't being paid for their services. They did this as part of their church mission. The City of Burien might consider paying the hosting site a small stipend for their cost of utilities (lights, water, and washing of cots and blankets) and possibly refreshments.

BUDGET

In addition to $539 payment to CCS, it would be reasonable for the City to pay $60 per night as a stipend to the hosting site. This would bring the total nightly operation cost to about $600. I recommend a budget of $10,000, of which $9,000 would go toward operating an average of 5 nights per month for three months; 1,000 is for contingency reserve. Renton has a budget of $10,000 to operate 4 nights per month for five months (November – March). I don't think the duration of five months is necessary; thus I would recommend a focus attention on the three coldest months of the year (December, January and February). However, we could structure the contract to ask all parties to be flexible in term of extending the operation time.

Burien
Washington, USA

City of Burien
400 SW 152nd St., Suite 300, Burien, WA 98166-1911
Phone: (206) 241-4647 • Fax: (206) 248-5539
www.burienwa.gov

Hans Dunshee
Chair, Capital Budget Committee
314 John L. O'Brien Building
PO Box 40600
Olympia, WA 98504-0600

Dear Representative Dunshee,

I am writing in support of Navos' project to repurpose and develop the current site of the Ruth Dykeman Children's Center on Lake Burien into a comprehensive Behavior Healthcare Center for at risk children, youth and families. Since the merger of this organization with legacy agencies Ruth Dykeman Children's Center in 2010 and Seattle Children's Home on 2012, they are providing critical services to over 40% of disadvantaged children and youth treated in community mental health from across King County.

The campus will be a safe and secure sanctuary where youth, many of whom have suffered abuse and neglect and other significant traumas, may receive the treatment and support they need to heal. The center will be one of the first in the country to integrate primary care into the behavioral care center, offering a "healthcare home" to our young clients, many of who have never seen a doctor.

Navos, along with Ruth Dykeman Children's Center and Seattle Children's Home, has a long history of providing outstanding services to the most vulnerable residents of our community. The redevelopment of the Lake Burien site will improve access to treatment and supports for children, youth and families, provide opportunities for economic development, and improve vital services for the community.

Please support Navos' funding request to the Washington State Supplemental Budget to help create this new Behavior Healthcare Center for children, youth and families. The new campus will meet critical needs in our community, and is a wise investment of community resources. If I can provide further information, please do not hesitate to contact me.

Thank you in advance for your consideration of this worthwhile and important project.

Sincerely,

Lucy Krakowiak
Mayor

Cc: Burien City Council

Enclosure

Burien

Washington, USA

City of Burien
400 SW 152nd St., Suite 300, Burien, WA 98166-1911
Phone: (206) 241-4647 • Fax: (206) 248-5539
www.burienwa.gov

January 29, 2014

Senator Andy Hill
Chair, Ways and Means Committee
303 John A. Cherberg Building
PO Box 40445
Olympia, WA 98504-0445

Dear Senator Hill,

I am writing in support of Navos' project to repurpose and develop the current site of the Ruth Dykeman Children's Center on Lake Burien into a comprehensive Behavior Healthcare Center for at risk children, youth and families. Since the merger of this organization with legacy agencies Ruth Dykeman Children's Center in 2010 and Seattle Children's Home on 2012, they are providing critical services to over 40% of disadvantaged children and youth treated in community mental health from across King County.

The campus will be a safe and secure sanctuary where youth, many of whom have suffered abuse and neglect and other significant traumas, may receive the treatment and support they need to heal. The center will be one of the first in the country to integrate primary care into the behavioral care center, offering a "healthcare home" to our young clients, many of who have never seen a doctor.

Navos, along with Ruth Dykeman Children's Center and Seattle Children's Home, has a long history of providing outstanding services to the most vulnerable residents of our community. The redevelopment of the Lake Burien site will improve access to treatment and supports for children, youth and families, provide opportunities for economic development, and improve vital services for the community.

Please support Navos' funding request to the Washington State Supplemental Budget to help create this new Behavior Healthcare Center for children, youth and families. The new campus will meet critical needs in our community, and is a wise investment of community resources. If I can provide further information, please do not hesitate to contact me.

Thank you in advance for your consideration of this worthwhile and important project.

Sincerely,

Lucy Krakowiak
Mayor

Cc: Burien City Council
Enclosure

navos

Vision Statement:
Behavioral Healthcare Center of Excellence for Children, Youth and Families

Our aspiration to create a Behavioral Healthcare Center of Excellence for Children, Youth and Families is an initiative to develop an array of programs that collectively address the continuum of needs for infants, toddlers, school aged children and even young adults struggling to establish stability and promise for a viable future. The Center of Excellence will not only be housed at the campus on Lake Burien, but will also have a presence at satellite clinics on our other campuses. Many services will be provided in schools, primary health care settings, and in the homes of our clients - wherever our clients will be most comfortable receiving our help. The Center is remarkable for its qualities of accessibility, focus on client choice and strengths, and empowerment through partnership.

To qualify as a Center of Excellence, rising to the standards set by the National Affordable Care Act, we will provide services that research has shown have the greatest promise of success. We will measure progress and based on findings in each case we will change treatment plans in a proactive and timely manner to specifically tailor care that best propels our clients to the targets of their goals. We will integrate primary healthcare into our site-based behavioral healthcare for best coordination of care. We will also track the quality of care and the outcomes produced by our programs and continuously refine and improve what we offer in order to make best use of funding and achieve the highest functioning for those we serve.

High quality behavioral healthcare treatment is effective. Children and families do get better and children who have experienced horrible traumas and who have the greatest challenges in development can succeed with futures of accomplishment and satisfaction in life. "For every dollar invested in early intervention, an estimated $3 - $17 is returned to society in greater educational achievement, higher earnings, and lower justice system and social assistance costs. Research also shows that early intervention programs can help to prevent young children from growing into adults with multiple problems including violent behavior, serious mental or physical illness, and substance abuse."[1]

1 Julia Isaacs, 2008, "Research Brief #4: Model Early Childhood Programs"; National Scientific Council on the Developing Child, 2008, "Mental Health Problems in Early Childhood Can Impair Learning and Behavior for Life: Working Paper #6")

Elements of Vision

- **Delivery of a comprehensive array of services**
- **Hub for Navos' Child, Youth & Family Programs**
- **Ability to flex to accomodate changing needs of our clients**
- **Sanctuary ensuring safety and security so clients can heal**
- **Center for regional youth service provider collaboration**

The Campus on Lake Burien

Though the Center of Excellence is not geographically restricted to one campus, the core of the Center of Excellence will be housed at the Lake Burien site now known as Ruth Dykeman Children's Center. This site is remarkable for its secluded placement set below street level, behind a green wall of high vegetation and with sweeping views of the lake and the beautiful landscaping surrounding the lake. This site has the feel of a secluded oasis, a place of respite and even sanctuary. That sense of safety and reserve has been an excellent setting for over 80 years for children in residential treatment healing from trauma and abuse. In recent years we have also provided outpatient counseling offices and some teen asset building activities (alcohol and drug abuse prevention and leadership development for LGBTQ youth) on the campus while still maintaining the atmosphere of a safe place for healing.

The redeveloped campus will offer even more diversity in services, including a transitional housing complex for 24 young adults (17 – 25) coming out of the foster care system who need a safe, decent and respectful community of peers as they establish a strong foundation for their independent adult lives. We will also craft a new home for the Children's Long-Term Inpatient Program (the evaluation and treatment center) on the campus and replace existing buildings with new facilities for individual, group and family counseling, studios for art, dance and music, a classroom wing, and a gymnasium.

Building Element

1 Youth Residential Cottages

Programming Goals: Cottage facilities will emphasize flexibility: accommodating respite, short-term and long-term clients; with fluctuating demand for each level of service

Size/Capacity: 30 beds

Conceptual Program and Benefits

- Cedar & Maroon buildings will be fully renovated
- Third cottage constructed–possibly connecting existing structures

2 Independence Bridge

Programming Goals: Young adult clients should have independence, but still need connection to services

Size/Capacity: 24 beds

Conceptual Program and Benefits

- Existing gym and shop will be demolished
- Transition-aged youth residential cottage
- New building will maintain "Northwest Village" feel

3 The Lodge

Programming Goals: The Lodge creates a place where clients and community can interact in a secure, therapeutic environment

Size/Capacity: 2 stories: 30,000 – 40,000 SF

Conceptual Program and Benefits

- Existing Holly Building potentially will be demolished
- New office/community center with lodge-like feel
- Community center on ground floor with clinic and offices above

4 The Heather Building

Programming Goals: Buildings represent center for behavioral health services in King County

Size/Capacity: 15,000 SF

Conceptual Program and Benefits

- Heather Building fully renovated
- Building will house classrooms and offices of partner organizations

The Campus on Lake Burien

The revised layout of the campus and the new buildings will give participants the feel of a Pacific Northwest learning community resort, with a lodge housing the activities rooms and counseling offices, cottages housing the residential treatment and inpatient programs, and transitional housing for young adults. There must be flexibility woven into the design so we can adapt spaces to future uses, for example perhaps opening a program for adolescents and young adults who could benefit from a Dialectical Behavioral Therapy residential treatment program. The campus will serve as a "one-stop-center" housing satellite services from compatible organizations in a suite of service offices for partner providers.

The renewed campus is the joining together of the legacies and wealth of the three founding members – Ruth Dykeman's Children's Center, Seattle Children's Home and Navos. We represent collectively almost 260 years of specialized services for children struggling to be resilient from histories of abuse, neglect, and illness. The campus must reflect the strengths and memories of those three legacy organizations and also inspire confidence in our ambitious initiatives for 21st century care for children in recovery from immense challenges. Along with cutting edge design to accommodate evidence based best practices and incorporation of the latest technology, the campus must communicate the tradition of the cumulative 260 years of dedication and care for children and families. There will be architectural details and artifacts from all three organizations' heritage incorporated into the design as well as touch-stones so that adults and older adults who were once served by any of the legacy organizations can visit the Lake Burien campus and feel a link to that part of their history.

Master Planning Goals

a Private Open Space

- Private, secure open space to create a sanctuary for residents
- Will balance need for security with need for connectivity to Campus services

b Central Courtyard

- Public open space will connect residents to services
- Courtyard will create sanctuary feel for residents, as well as visitors
- Young adult clients should have independence, but still need connection to services

c Landscaped Green Buffer

- Providing a sense of autonomy to young adult residents
- Discrete access to services provided by walking paths

d Recreation Areas

- A perimeter trail to encourage activity and highlight campus scenery
- General recreation on lake front and southern portion of property
- Structures will interface with recreational space to promote use and enjoyment

e Lakefront Access

- Landscaped lakefront connection between Heather Building and new Lodge Building

Existing Building to Remain/Be Remodeled

Existing Building Potentially to be Demolished

New Building to be Constructed

1 Youth Residential Cottages
2 Independence Bridge
3 The Lodge
4 The Heather Building
5 Retained/ Relocated Water Tower

Building on the momentum of strengths in the family of Navos' legacy services

The entity of Navos today benefits from the legacy of many previous organizations. Navos has a long history of strengths in the provision of behavioral healthcare for children, youth and families. Our roots go back over 128 years to the founding of Seattle Children's Home, the oldest charity in Seattle and the oldest children's charity in Washington State, launching what would become crucial inpatient care for the most challenging children in the state along with specialty in-home care for developmentally delayed children.

Over 80 years ago the second of our three foundational organizations was born with the creation of the Ruth Dykeman Children's Center which would become intensive behavioral healthcare residential services and a strong focus on outpatient care for some of the most challenged children and youth living outside of hospital care.

Forty six years ago "mental health associations" in Highline, West Seattle, and Burien coalesced to form what would become Navos (Mental Health Solutions), eventually to be joined by the launch of inpatient care in the 1980s.

The joining of these three legacy organizations (Seattle Children's Home, Ruth Dykeman's Children's Center and Navos) in 2011-2012 has made it possible for the newly braided organization (simply named Navos) to leverage internal strengths to provide a wide array of services to many sub-populations of children and families.

Navos also has a history of creating and growing deep partnerships with a variety of other behavioral healthcare providers. The resulting creation – the Navos Consortium – is a partnership of eighteen behavioral healthcare organizations who mostly serve children and youth. Almost half the children seen in the King County Medicaid-funded mental health system are served by members of the Navos Consortium. Navos also has a particularly close relationship with the University of Washington Department of Psychiatry and affiliations through the Washington Community Mental Health Council and the National Council of Community Behavioral Health. We have won local awards and national recognition for our pioneering work in infant mental health and integration with primary healthcare.

Alice Braverman
alice.braverman@navos.org
206-933-7032
www.navos.org

Burien
Washington, USA
400 SW 152nd St., Suite 300, Burien, WA 98166
Phone: (206) 241-4647 • FAX (206) 248-5539
www.burienwa.gov

February 24, 2014

4Culture
101 Prefontaine Place South
Seattle, WA 98104

RE: Grant Support for Des Moines Memorial Drive Preservation Association grant application

To whom it may concern:

It has come to my attention that the Des Moines Memorial Drive Preservation Association, a non-profit organization, has applied for preservation funds under this grant cycle. The City of Burien wishes to support their efforts.

As you know, the Highline Cities and King County entered into an inter-local agreement to work together to preserve Des Moines Memorial Drive. This group formed an advisory committee made up of various stakeholders. The State of Washington provided funding for this group to craft a corridor management plan for preservation. This plan is now being implemented by the Des Moines Memorial Drive Preservation Association, which is comprised of members of the original advisory committee. Their goals are to educate the public, preserve the Drive, and maintain the Drive. This mission currently revolves around education and the needed outreach opportunities to fundraise for the future preservation and maintenance.

To that end, they need the services of professionals who can develop a logo, brochure, PowerPoint presentation, and website. With these in hand, the officers of this non-profit organization will be able to reach out to the cities, King County Council, local historical societies, the Seattle Garden Club (the originators of Des Moines Memorial Drive in the 1920s), veterans organizations, service clubs, and property owners for the purposes of education and fundraising.

Des Moines Memorial Drive is the only "Living Road of Remembrance" in the United States of such living roads right after the war. The centennial of World War I is coming up in 2018; the centennial of the creation of the Drive is coming up in 2021. This group will also use these materials toward creating observances of these two anniversaries.

It is my hope that you will see the value of their goals and award them this grant in 2014. Thank you so much for your kind attention to this matter and to your efforts in preserving history and culture in King County.

Sincerely,

Lucy Krakowiak
Mayor, City of Burien

Cc: Burien City Council

January 28, 2014

The Honorable Rodney Tom
Senate Majority Leader
PO Box 40448, Olympia, WA 98504

The Honorable Mark Schoesler
Senate Republican Leader
PO Box 40409, Olympia, WA 98504

The Honorable Sharon Nelson
Senate Democratic Leader
PO Box 40434, Olympia, WA 98504

Dear Majority Leader Tom, Republican Leader Schoesler, and Democratic Leader Nelson:

We are writing as a group of mayors, urging you to seize the opportunity to use broad-based, bipartisan support to enact a comprehensive transportation package.

Transportation is a jobs issue, a congestion relief issue, a movement of people-and-goods issue, a multi-modal issue – and above all, a historically bi-partisan issue. The "Nickel" and Transportation Partnership Act (TPA) packages of 2003 and 2005 included support from members of both parties – a testament to the fact that transportation infrastructure investment is a foundation of our economy and our ability to stay competitive as a state.

In 2013, the House passed a package, and the Senate proposed a package, that had many common elements: maintenance and preservation; completing major projects; congestion relief; local distribution and local options; and connecting key manufacturing and goods-to-market centers with our ports. Our state has a common and critical stake in ensuring that local jurisdictions can make vital investments in streets and roads, that multi-modal needs are attended to, and that all our roadways are maintained so that the infrastructure we all own does not deteriorate.

There is an unmistakable connection between our state's economy and making a critical down-payment on our transportation needs. We strongly urge you to come together and pass a Senate proposal that focuses on comprehensive transportation investment, opening the door for full "5 Corners" negotiation and adoption of a final package.

Sincerely,

Nancy Backus
Mayor, Auburn

Pat Johnson
Mayor, Buckley

Craig George
Mayor, Dayton

Claudia Balducci
Mayor, Bellevue

Lucy Krakowiak
Mayor, Burien

Dave Kaplan
Mayor, Des Moines

Dave Gordon
Mayor, Black Diamond

George Martin
Mayor, Clyde Hill

Will Ibershof
Mayor, Duvall

David Earling
Mayor, Edmonds

Vern Little
Mayor, Lake Stevens

John Marchione
Mayor, Remdond

Ray Stephanson
Mayor, Everett

Don Anderson
Mayor, Lakewood

Denis Law
Mayor, Renton

Jim Ferrell
Mayor, Federal Way

Don Jensen
Mayor, Longivew

Tom Vance
Mayor, Sammamish

Fred Butler
Mayor, Issaquah

Jon Nehring
Mayor, Marysville

Mia Gregerson
Mayor, SeaTac

David Baker
Mayor, Kenmore

Jerry Smith
Mayor, Mountlake Terrace

Shari Winstead
Mayor, Shoreline

Suzette Cook
Mayor, Kent

Jennifer Gregerson
Mayor, Mukilteo

Jim Haggerton
Mayor, Tukwila

Amy Waler
Mayor, Kirkland

Leanne Guier
Mayor, Pacific

Tim Leavitt
Mayor, Vancouver

Andy Ryder
Mayor, Lacey

John Knutsen
Mayor, Puyallup

Walt Gobel
Mayor, Waitsburg

CITY OF BURIEN MEMORANDUM

DATE: February 5, 2013

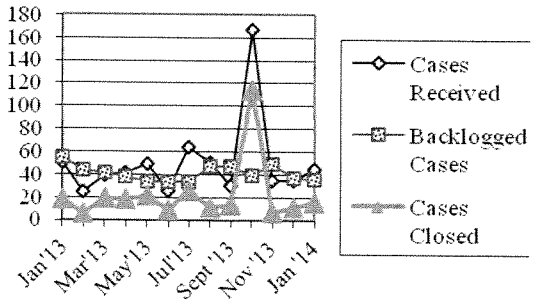
TO: Craig D. Knutson, Interim City Manager

FROM: Cynthia Schaff, Paralegal

RE: 2014 Citizen Action Report

This report reflects the caseload for December and includes all backlog cases open as of January 31, 2014. As of that date, there were 68 open cases. 36 of the open cases are more than five weeks old and are considered backlog. There were 45 cases opened during the month of January, 21 cases initiated by staff/police/fire, and 24 cases initiated by residents. 16 of the cases opened during the month of January were closed within the month.

Citizen Action Case Status



	Jan' 13	Feb' 13	Mar '13	Apr' 13	May' 13	Jun' 13	Jul' 13	Aug '13	Sept '13	Oct '13	Nov '13	Dec '13	Jan '14
Cases Closed	18	6	19	18	21	9	26	11	13	114	7	11	16
Cases Received	50	25	39	42	49	26	64	50	30	167	35	35	45
% Cases Closed/Received	36%	24%	49%	43%	43%	35%	41%	22%	43%	68%	20%	31%	36%
Backlogged Cases	55	44	41	38	34	34	34	47	47	39	49	37	36
Total Open Cases	84	77	63	60	63	52	75	91	66	91	78	64	68
% of Backlog	65%	57%	65%	63%	54%	65%	45%	52%	71%	43%	63%	58%	53%

As usual, please let me know if you have any questions or suggestions for additional improvements to this report.

Cc: Chip Davis, Community Development Director
Jim Bibby, Code Enforcement Officer
Maiya Andrews, Public Works Director
Michael Lafreniere, Parks Director
Jan Vogee, Building Official

Monthly Report to the City Manager
Citizen Action Request Case Status

Report Date: 02/05/2014

Days Old	Department	CAR #	Date Received	Nature of Request	Complaint Information	Last Action	Date	Status
818	Code Enforcement	CAR-11-0486	11/10/2011	Nuisance	16331 MAPLEWILD AV SW Nuisance-Golka-Zone 3	Other - See Notes	11/07/2013	Open
686	Fire Department	CAR-12-0112	03/21/2012	Fire Department Issue	15800 4TH AV S Fire Issue-Woodcrest Apt-Zone 4	Other - See Notes	12/03/2013	Open
622	Code Enforcement	CAR-12-0203	05/24/2012	Nuisance	12657 12TH AV S Nuisance, Vehicles, House-Towle-Zone 2	Other Letter	11/05/2013	Open
540	Code Enforcement	CAR-12-0338	08/14/2012	Business License	502 SW 138TH ST Business License/Home Occ.-Parkers Moving-Zone 1	Other Letter	02/28/2013	Open
492	Code Enforcement	CAR-12-0431	10/01/2012	Fire Department Issue	18050 DES MOINES MEMORIAL DR S Fire/Building-New Owner-Zone 4	Enforcement Letter 1	11/21/2012	Open
372	Code Enforcement	CAR-13-0036	01/29/2013	Nuisance	13825 DES MOINES MEMORIAL DR S Vehicles/Trash-Haberzettl -Zone 4	Other Letter	12/03/2013	Open
372	Code Enforcement	CAR-13-0051	01/29/2013	Housing Concerns	12456 ROSEBERG AV S Housing, No Water-Prasad, Rental-Zone 2A	Other Letter	01/21/2014	Open
317	Code Enforcement	CAR-13-0120	03/25/2013	Nuisance	949 SW 130TH ST Nuisance, Trash debris-Taylor-Zone 1	Phone Call	05/15/2013	Open
286	Code Enforcement	CAR-13-0159	04/25/2013	ROW Issue	3502 SW 172ND ST ROW Issue, Fence-Saxwold-Zone 3	Enforcement Letter 1	07/17/2013	Open
250	Code Enforcement	CAR-13-0212	05/31/2013	ROW Issue	2824 SW 171ST ST ROW Rockery collapse-Hwang-Zone 3	Other Letter	01/21/2014	Open
219	Code Enforcement	CAR-13-0248	07/01/2013	Nuisance	12602 OCCIDENTAL AV S Nuisance, Vehicles-Brown-Zone 2	NOV Issued	01/03/2014	Open

Days Old	Department	CAR #	Date Received	Nature of Request	Complaint Information	Last Action	Date	Status
194	Code Enforcement	CAR-13-0296	07/26/2013	Nuisance	12615 14TH AV S Vacant-Haydon-Zone 2	NOV Issued	01/03/2014	Open
189	Code Enforcement	CAR-13-0301	07/31/2013	Housing Concerns	646 SW 152ND ST Housing, Illegal Dwelling-Phung-Zone 3	NOV Issued	10/08/2013	Open
153	Code Enforcement	CAR-13-0361	09/05/2013	Sign Violation	901 SW 148TH ST Abandoned Signs-Skippers, Miloler-Zone 3	Enforcement Letter 2	12/26/2013	Open
133	Code Enforcement	CAR-13-0388	09/25/2013	Nuisance	651 SW 120TH ST Nuisance, Trash-Dealvarado-Zone 1	NOV Issued	01/08/2014	Open
124	Code Enforcement	CAR-13-0510	10/04/2013	Business License	420 SW 154TH ST B/L-OCAMPOS HOUSE CLEANING SERV.-ZONE 3	Case Closed	12/23/2013	Open
92	Code Enforcement	CAR-13-0555	11/05/2013	Sign Violation	15304 AMBAUM BL SW Sign Violations-Prasad-Zone 3	NOV Issued	01/08/2014	Open
92	Code Enforcement	CAR-13-0562	11/05/2013	Sign Violation	14202 1ST AV S ABS LaCeibita-BRC MPI LLC-Zone 2	Enforcement Letter 1	11/08/2013	Open
91	Code Enforcement	CAR-13-0557	11/06/2013	Nuisance	12004 3RD AV S Nuisance, Vehicles, Buildings Trash etc-Wetzel-Zone 2	Phone Call	11/15/2013	Open
91	Code Enforcement	CAR-13-0558	11/06/2013	Parking	14456 18TH AV SW Vehicle Parking, Parrent, Zone 1	Enforcement Letter 1	11/22/2013	Open
90	Code Enforcement	CAR-13-0559	11/07/2013	Nuisance	Vacant/Unsecure-HUD-Zone 2	Site Investigation	01/28/2014	Open
89	Code Enforcement	CAR-13-0565	11/08/2013	Business License	251 SW 153RD ST Business License-Austin-Zone 3	Enforcement Letter 1	12/27/2013	Open
85	Code Enforcement	CAR-13-0568	11/12/2013	Nuisance	12217 10TH AV S Nuisance, Vehicles, Vegetation, Trash, Un-secured House-Huh-Zone 2	Enforcement Letter 1	01/16/2014	Open
78	Code Enforcement	CAR-13-0580	11/19/2013	Nuisance	11404 10TH AV S Building Permit, Nuisance, Trash, Vehicles in ROW-Ngo-Zone 2	NOV Issued	01/28/2014	Open

Days Old	Department	CAR #	Date Received	Nature of Request	Complaint Information	Last Action	Date	Status
77	Code Enforcement	CAR-13-0581	11/20/2013	Business License	11632 24TH AV S Business License-Cheatham-Zone 2	Enforcement Letter 1	12/11/2013	Open
75	Code Enforcement	CAR-13-0582	11/22/2013	Accessory Dwelling Unit	13811 1ST AV SW Illegal ADU-Nguyen-Zone 1	Phone Call	12/26/2013	Open
71	Code Enforcement	CAR-13-0588	11/26/2013	Sign Violation	119 SW 152ND ST ABS Bruno's Shoe-Neirub2-Zone 3	Enforcement Letter 1	12/02/2013	Open
70	Code Enforcement	CAR-13-0593	11/27/2013	Nuisance	12623 14TH AV S Nuisance, Trash, Vehicles-Martinez-Zone 2	Site Investigation	01/13/2014	Open
65	Code Enforcement	CAR-13-0589	12/02/2013	Nuisance	12041 2ND AV S Vacant/Unsecure-Dalland-Zone 2	Enforcement Letter 1	01/08/2014	Open
63	Code Enforcement	CAR-13-0595	12/04/2013	Fire Department Issue	14656 AMBAUM BL SW Fire Issue, Sprinkler System-Walgreens-Zone 1	Enforcement Letter 1	12/05/2013	Open
62	Code Enforcement	CAR-13-0597	12/05/2013	Nuisance	16604 11TH AV SW Nuisance,Trash-Broughton-Zone 3	Phone Call	12/23/2013	Open
57	Code Enforcement	CAR-13-0601	12/10/2013	Business License	2225 S 112TH ST Business License-Noffke's Towing-Zone 2	Case Received	12/10/2013	Open
56	Code Enforcement	CAR-13-0603	12/11/2013	Fire Department Issue	Fire Department-Highline HS-Highline Sch. Dist.-Zone 4	Case Received	12/11/2013	Open
51	Code Enforcement	CAR-13-0606	12/16/2013	Nuisance	14016 6TH AV S Nuisance-Royal-2	Case Received	12/16/2013	Open
50	Code Enforcement	CAR-13-0607	12/17/2013	Nuisance	12832 AMBAUM BL SW Nuisance, Trash Dumping-Ngo-Zone 1	NOV Issued	01/28/2014	Open

Days Old	Department	CAR #	Date Received	Nature of Request	Complaint Information	Last Action	Date	Status
44	Code Enforcement	CAR-13-0614	12/23/2013	Nuisance	14637 6TH AV SW Vegetation-Nyberg-Zone	Other - See Notes	01/31/2014	Open
39	Code Enforcement	CAR-14-0005	12/28/2013	Accessory Dwelling Unit	826 S 143RD PL Illegal ADU, Vehicles, Building Permit-Flores-Zone 4	Enforcement Letter 1	01/09/2014	Open
37	Code Enforcement	CAR-13-0620	12/30/2013	Building	812 S 132ND ST Expired Bldg Permit-Singh-Zone 2	Enforcement Letter 1	01/21/2014	Open
37	Code Enforcement	CAR-13-0621	12/30/2013	Building	14026 8TH AV S Expired Bldg Permit-Patton-Zone 2	Enforcement Letter 1	01/02/2014	Open
37	Code Enforcement	CAR-13-0623	12/30/2013	Nuisance	120 SW 144TH ST Nuisance Trash, Vehicles, Debris-Hatch-Zone 1	Enforcement Letter 1	01/09/2014	Open
33	Code Enforcement	CAR-14-0002	01/03/2014	Sign Violation	14807 1ST AV S ABS Union 76-Guru-Zone 3	Enforcement Letter 1	01/24/2014	Open
100	Code Enforcement	CAR-13-0550	10/28/2013	Sign Violation	245 SW 152ND ST ABS-Hara-Zone 3	Enforcement Letter 1	11/01/2013	Open
29	Code Enforcement	CAR-14-0006	01/07/2014	Nuisance	848 SW 132ND ST Nuisance Trash, Septic Failure-Walters-Zone 1	Enforcement Letter 1	01/22/2014	Open
29	Building	CAR-14-0010	01/07/2014	Building	10826 ROSEBERG AV S Building Permit-Hernandez-Zone 2	Case Received	01/07/2014	Open
27	Code Enforcement	CAR-14-0011	01/09/2014	Nuisance	15809 16TH AV SW Nuisance, Trash-Nalley-Zone 3	Enforcement Letter 1	01/21/2014	Open
26	Code Enforcement	CAR-14-0008	01/10/2014	Nuisance	417 S 126TH ST Illegal Electricity, Nuisance Trash, Vehicles-Ross-Zone 2	Enforcement Letter 1	01/13/2014	Open
26	Code Enforcement	CAR-14-0013	01/10/2014	Nuisance	1430 S 120TH ST Vegetation, Vacant-Kipling-Zone 2	Case Received	01/13/2014	Open

Days Old	Department	CAR #	Date Received	Nature of Request	Complaint Information	Last Action	Date	Status
23	Code Enforcement	CAR-14-0009	01/13/2014	Nuisance	13205 DES MOINES MEMORIAL DR S Nuisance-Manyari-Zone 2	Enforcement Letter 1	01/29/2014	Open
23	Code Enforcement	CAR-14-0012	01/13/2014	Nuisance	12004 14TH AV S Graffiti/Vacant-Baker-Zone 2	Enforcement Letter 1	01/24/2014	Open
22	Code Enforcement	CAR-14-0014	01/14/2014	Business License	1512 SW 160TH ST Business License-NGB Roofing-Zone 3	Case Received	01/14/2014	Open
21	Code Enforcement	CAR-14-0025	01/15/2014	Nuisance	Nuisance, Vehicles, Trash, Debrie, Animals-McCall-Zone 2	Enforcement Letter 1	01/30/2014	Open
20	Code Enforcement	CAR-14-0018	01/16/2014	Nuisance	11639 DES MOINES MEMORIAL DR S Nuisance, Garbage, Rats-Baker-Zone 2	Enforcement Letter 1	01/24/2014	Open
19	Code Enforcement	CAR-14-0020	01/17/2014	Sign Violation	15525 1ST AV S Sign Violation-Thiry-Zone 3	Enforcement Letter 1	01/22/2014	Open
19	Code Enforcement	CAR-14-0021	01/17/2014	Housing Concerns	230 SW 146TH ST Illegal ADU, REPEAT-Vasquez-Zone 1	Enforcement Letter 2	01/30/2014	Open
14	Code Enforcement	CAR-14-0024	01/22/2014	Nuisance	12607 14TH AV S Nuisance, Dangerous Tree-Williams-Zone 2	Case Received	01/22/2014	Open
14	Code Enforcement	CAR-14-0026	01/22/2014	Business License	15020 8TH AV SW Business License- AT & T- Zone 3	Case Received	01/22/2014	Open
13	Code Enforcement	CAR-14-0029	01/23/2014	Rental Housing License	150 S 152ND ST Rental Housing License-Sunset Six-Zone 4	Enforcement Letter 1	01/29/2014	Open
13	Code Enforcement	CAR-14-0030	01/23/2014	Nuisance	12258 10TH AV S Nuisance, Rec Vehicle Living-Baker-Zone 2	Enforcement Letter 1	01/30/2014	Open
13	Code Enforcement	CAR-14-0041	01/23/2014	Nuisance	Nuisance Trash, Rec Living ?-Ta-Zone 1	Enforcement Letter 1	01/31/2014	Open

Days Old	Department	CAR #	Date Received	Nature of Request	Complaint Information	Last Action	Date	Status
12	Code Enforcement	CAR-14-0034	01/24/2014	Sign Violation	Sign Permit Issue-Anarchy Smoke Shop-Zone 4	Enforcement Letter 1	02/05/2014	Open
12	Code Enforcement	CAR-14-0036	01/24/2014	Sign Violation	12001 DES MOINES MEMORIAL DR S Sign Permit Issue-The Mighty Joe-Zone 2	Enforcement Letter 1	01/29/2014	Open
9	Code Enforcement	CAR-14-0038	01/27/2014	Nuisance	12411 DES MOINES MEMORIAL DR S Nuisance, Trash, Debris, Vehicles, Building-Velez-Zone 2	Enforcement Letter 1	01/31/2014	Open
9	Code Enforcement	CAR-14-0043	01/27/2014	Nuisance	11672 DES MOINES MEMORIAL DR S Nuisance Vagrants, Vegetation-Lyons Gate-Zone 2	Case Received	01/30/2014	Open
7	Code Enforcement	CAR-14-0040	01/29/2014	Fire Department Issue	1205 SW 124TH ST Fire/Building Issue-Saga Apts-Zone 1	Enforcement Letter 1	01/30/2014	Open
7	Code Enforcement	CAR-14-0042	01/29/2014	Housing Concerns	15310 1ST AV S Housing below Dragon Pearl-Chen-Zone 4	Case Received	01/29/2014	Open
7	Code Enforcement	CAR-14-0044	01/29/2014	Nuisance	Nuisance Trash & Vegetation-Duong-Zone 2	Case Received	01/29/2014	Open
5	Code Enforcement	CAR-14-0045	01/31/2014	Sign Violation	Sign Violation-Marlaina's Mediterrean Kitchen-Zone 3	Case Received	01/31/2014	Open
5	Code Enforcement	CAR-14-0046	01/31/2014	Sign Violation	625 SW 152ND ST Sign Violation-Pham-Zone 3	Enforcement Letter 1	02/03/2014	Open

Burien
Washington, USA

400 SW 152nd, Suite 300, Burien, WA 98166
Phone: (206) 241-4647 • FAX (206) 248-5539
www.burienwa.gov

DATE: February 6, 2014
FOR RELEASE: Immediately
CONTACT: City Clerk's Office, (206) 248-5517

CITY OF BURIEN
COUNCIL SPECIAL MEETING
NOTICE

The Burien City Council will hold a Special Meeting for the purpose of holding an Executive Session to discuss a personnel matter per RCW 42.30.110(1g) to evaluate qualifications of applicants for public employment on Monday, February 10, 2014 at 7:00 p.m. at Burien City Hall, 400 SW 152nd Street.

###

The City of Burien strives to provide alternate communication opportunities. Please contact the City Clerk's office, 206/248-5517, twenty-four hours prior to the meeting, for assistance.

cc: Burien City Council
Burien Staff
Burien Library
Discover Burien
Highline Times
Seahurst Post Office
White Center Now
B-Town Blog
Web site: www.burienwa.gov
Burien Daily

*** PLEASE PUT ON COMMUNITY CALENDAR BULLETIN BOARD**

R:\cc\notices 2014\020514sm

Burien

Washington, USA

400 SW 152nd, Suite 300, Burien, WA 98166
Phone: (206) 241-4647 • FAX (206) 248-5539
www.burienwa.gov

DATE: **February 24, 2014**
FOR RELEASE: **Immediately**
CONTACT: **City Clerk's Office, (206) 248-5517**

CITY OF BURIEN
COUNCIL SPECIAL MEETING
NOTICE

The Burien City Council may be attending a Community Reception for the city manager candidates on Friday, February 28, 2014, from 5:30 pm to 7:30 pm at the Burien Community Center, 14700 6th Avenue SW, Burien.

###

The City of Burien strives to provide alternate communication opportunities. Please contact the City Clerk's office, 206/248-5517, twenty-four hours prior to the meeting, for assistance.

cc:

Burien City Council
Burien Staff
Burien Library
Discover Burien
Highline Times

Seahurst Post Office
White Center Now
B-Town Blog
Web site: www.burienwa.gov
Burien Daily

*** PLEASE PUT ON COMMUNITY CALENDAR BULLETIN BOARD**

Burien

Washington, USA

400 SW 152nd, Suite 300, Burien, WA 98166
Phone: (206) 241-4647 • FAX (206) 248-5539
www.burienwa.gov

DATE: **February 26, 2014**
FOR RELEASE: **Immediately**
CONTACT: **City Clerk's Office, (206) 248-5517**

CITY OF BURIEN
COUNCIL SPECIAL MEETING
NOTICE

The Burien City Council may be attending a Staff Reception for the city manager candidates on Friday, February 28, 2014, from 4:00 pm to 5:00 pm at the Burien Community Center, 14700 6th Avenue SW, Burien.

###

The City of Burien strives to provide alternate communication opportunities. Please contact the City Clerk's office, 206/248-5517, twenty-four hours prior to the meeting, for assistance.

cc:
Burien City Council
Burien Staff
Burien Library
Discover Burien
Highline Times
Seahurst Post Office
White Center Now
B-Town Blog
Web site: www.burienwa.gov
Burien Daily

*** PLEASE PUT ON COMMUNITY CALENDAR BULLETIN BOARD**

Burien

Washington, USA

400 SW 152nd, Suite 300, Burien, WA 98166
Phone: (206) 241-4647 • FAX (206) 248-5539
www.burienwa.gov

DATE: **February 14, 2014**
FOR RELEASE: **Immediately**
CONTACT: **Parks, Recreation & Cultural Services Department, 206/988-3700**

LOCATION CHANGE

CITY OF BURIEN
ARTS COMMISSION
MEETING NOTICE

The City of Burien Arts Commission will hold its meetings starting on Tuesday, February 25, 2014, at 6:30 p.m. at the Moshier Art Center, 430 S 156th Street, Burien.

###

The City of Burien strives to provide alternate communication opportunities. Please contact the City Clerk's office, 206/248-5517, twenty-four hours prior to the meeting, for assistance.

cc: Burien City Council
Burien Staff
Burien Library
Discover Burien
Highline Times
Seahurst Post Office
White Center Now
B-Town Blog
Web site: www.burienwa.gov
Burien Daily

*** PLEASE PUT ON COMMUNITY CALENDAR BULLETIN BOARD**

Notice of Application

City of Burien 400 SW 152nd Street (Suite 300) Burien, Washington 98166

Date	February 3, 2014
Applicant	Harold Duncanson, Duncanson Company, Inc. for Javier Morales, Gem & Morales, LLC
Proposal	Short Plat Two Residential Lots Into Three Residential Lots.
File No.	PLA 14-0056 File is available for viewing at Burien City Hall during regular business hours.
Location	10th Avenue South & South 130th Street
Tax Parcel No.	603140-0092, 603140-0094
Current Zoning	RS 7200– Single-Family Residential
Application Submitted/Complete	Submitted: January 9, 2014 Complete: January 23, 2014
Other Permits Needed	Right-of-way use, Construction Permit
Review Process and Public Comment	The decision on this application will be made by the Community Development Director. Prior to the decision, there is an opportunity for the public to submit written comments. Send written comments to the project planner. Please indicate your name and address and refer to the file indicated above. Only people who submitted comments as indicated above may appeal the decision on this application.
Project Planner (for written comments and more information)	Stephanie Jewett, AICP, Planner Department of Community Development City of Burien 400 SW 152nd St. (Suite 300) Burien, WA 98166 Phone: (206) 439-3152 E-Mail: stephaniej@burienwa.gov
Published in the Seattle Times	Date of Notice: February 3, 2014

cc:

Burien City Council
Burien Staff
Burien Library
Discover Burien
Highline Times
Seahurst Post Office
White Center Now
B-Town Blog
Web site: www.burienwa.gov
Burien Daily

Notice of Application- Amended

City of Burien **400 SW 152nd Street (Suite 300)** **Burien, Washington 98166-3066**

Date	February 11, 2014
Applicant	Robert Pierson, Aace Auto Cars & Care
Proposal	Transition zone buffer reduction for construction of a new auto shop.
File No.	PLA 14-0025 File is available for viewing at Burien City Hall during regular business hours.
Location	15418 8th Ave SW, Burien, WA
Tax Parcel No.	122000-0520
Current Zoning	CC-1 (Community Commercial-1)
Application Submitted/Complete	Submitted: January 7, 2014 Complete: January 24, 2014
Other Permits Needed	Building Permit
Review Process and Public Comment	The decision on this application will be made by the Community Development Director. Prior to the decision, there is an opportunity for the public to submit written comments. **Written comments must be received prior to 5:00 p.m. on February 21, 2014.** Send written comments to the project planner (see below). Please indicate your name and address and refer to the file indicated above. Only people who submitted comments as indicated above may appeal the decision on this application.
Project Planner (for written comments and more information)	Liz Olmstead Department of Community Development City of Burien 400 SW 152nd Street (Suite 300) Burien, WA 98166-3066 Phone: (206) 812-7575 E-Mail: elizabetho@burienwa.gov
Published in the Seattle Times	Date of Notice: February 13, 2014

cc: Burien City Council
Burien Staff
B-Town Blog
Burien Daily
Burien Library
Discover Burien
Highline Times
Seahurst Post Office
White Center Now
Web site: www.burienwa.gov

R:\CC\Notice2014\Aace021314

Notice of Application

City of Burien 400 SW 152nd Street, Suite 300 Burien, Washington 98166-3066

Date	February 25, 2014
Applicant	Todd Powell, Powell Rentals, LLC
Proposal	Short Plat One Residential Lot into Two Residential Lots
File No.	PLA 14-0166 File is available for viewing at Burien City Hall during regular business hours.
Location	642 South 160th Street
Tax Parcel No.	2023049211
Current Zoning	RS-7200 Single Family Residential Zone, 7,200 square foot minimum lot size
Application Submitted/Complete	Submitted: January 29, 2014 Complete: February 20, 2014
Other Permits Needed	Building and Demolition Permits; Right-of-Way Use Permit if any access connection work is performed in the right-of-way of any public street.
Other Studies Needed	Drainage Improvements for Type 2 Stream Buffer
Existing Environmental Info.	City of Burien Critical Area Map
Review Process and Public Comment	The decision on this application will be made by the Community Development Director. Prior to the decision, there is an opportunity for the public to submit written comments. **Written comments must be received prior to 5:00 p.m. on Thursday, March 27, 2014**. Send written comments to the project planner (see below). Please indicate your name and address and refer to the file indicated above. Only people who submitted comments as indicated above may appeal the decision on this application.
Project Planner (for written comments and more information)	Brandi Eyerly, AICP Department of Community Development City of Burien 400 SW 152nd Street, Suite 300 Burien, WA 98166 Phone: (206) 248-5519 E-Mail: brandie@burienwa.gov
Published in the Seattle Times	Date of Notice: February 25, 2014

cc: Burien City Council
Burien Staff
Burien Library
Discover Burien
Highline Times
Seahurst Post Office
White Center Now
B-Town Blog
Web site: www.burienwa.gov
Burien Daily

SEPA Determination of Nonsignificance (DNS) WAC 197-11-970

City of Burien 400 SW 152nd Street (Suite 300) Burien, Washington 98166

Date February 7, 2014

Applicant City of Burien Public Works Department

Proposal Applicant requests an approval from WA State Department of Ecology for a Construction Stormwater General Permit to demolish 4 existing buildings and removal of the concrete slabs at Sunny Terrace Elementary School. The shallow depressions left by the slabs will be backfilled with approximately 1,300 cubic yards of 1¼" minus crushed rock. The concrete will be recycled. A private company will be hired to do the asbestos abatement.

File No. PLA 14-0106
File is available for viewing at Burien City Hall during regular business hours.

Location 1010 S 146th Street, Burien WA

Lead Agency City of Burien WA

Environmental Determination The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

This Determination of Nonsignificance (DNS) is issued after using the optional DNS process WAC 197-11-355. There is no further comment period on the DNS. This DNS is specifically conditioned on compliance with the applicable regulations set forth in the Burien Municipal Code.

All information relating to this proposal is available to the public upon request.

Public Comment and Appeal Process This DNS is issued under 197-11-355. There is a 14-day appeal period on this agency decision. An appeal of the decision requires that a Notice of Appeal form and a $304 fee be submitted by **February 21, 2014**. Appeal forms are available at the Department of Community Development or the city's website www.burienwa.gov. Questions regarding procedures for appealing this agency decision may be directed to Brandi Eyerly, Planner at (206) 248-5519 or brandie@burienwa.gov.

SEPA Responsible Official Charles W. "Chip" Davis, AICP
Community Development Director
City of Burien
400 SW 152nd Street, Suite 300
Burien, WA 98166

Signature: Charles W. Davis Jr.

CITY OF BURIEN
DEPARTMENT OF COMMUNITY DEVELOPMENT
400 SW 152nd Street, Suite 300, Burien, WA 98166
(206) 248-5520

ENVIRONMENTAL REVIEW REPORT

Sunny Terrace Elementary Demolition
Type 1 SEPA Checklist Review

DATE: February 7, 2014

FILE NO.: PLA 14-0106

APPLICANT: City of Burien Public Works Department

REQUEST: Type 1 SEPA Checklist Review for Sunny Terrace Elementary Demolition

LOCATION: 1010 South 146th Ave, Burien WA 98168

DECISION: Determination of Nonsignificance

Summary Recommendation

After review of the environmental checklist and supporting information a Determination of Nonsignificance is issued for the project.

Project Description

City of Burien Public Works Department has submitted a demolition permit to demolish four (4) buildings and removal of the buildings' concrete slabs at Sunny Terrace Elementary School. Approximately 1,300 cubic yards of 1¼" minus crushed rock will be used as backfill in the depressions left by the concrete slabs and the concrete recycled. Before demolition begins asbestos within the buildings will be removed by a private company hired by the City.

Consistent with BMC 14.05, KCC 20.44 and WAC 197-11-800, an environmental review of this project is required because 1) the WA State Department of Ecology requires environmental review for Construction Stormwater General Permit applications; 2) the total square footage of the four office buildings is over the exemption threshold of 12,000 square feet of gross floor area: and 3) the introduction of 1300 cubic yards of crushed rock exceeds the threshold of 500 cubic yards of backfill.

Regulatory Requirements

The State Environmental Policy Act (SEPA) specifies that this environmental review is to focus only on potential significant impacts to the environment that could not be adequately mitigated through the City of Burien's regulations and policies (RCW 43.21C.240). The following Burien Municipal Code (BMC) chapters will be analyzed during permit review to mitigate potential significant impacts:

BMC 12.05:	addressing road standards and referencing the 2008 Burien Road Design and Standards
BMC 13.10	addressing storm water standards and referencing the 2009 King County Surface Water Design Manual and the 2009 King County Stormwater Pollution Prevention Manual
BMC 15:	addressing building and construction
BMC 19.15.070:	addressing Airport Industrial I (AI-1) Zone
BMC 19.25:	addressing tree retention and landscaping

It will not be necessary to further analyze the proposal to determine if the project complies with all the applicable City codes and policies. This determination will constitute the final decision on this matter.

Findings and Conclusions

The following is an analysis of probable significant adverse environmental impacts which allows the City of Burien to issue a Determination of Non-Significance for the proposal. Only those elements of the environment that could be impacted by the proposal are analyzed.

Earth

The Environmental Checklist states that the site is flat and surrounded with landscaping consisting of grass, bushes, deciduous and conifer trees. Minimal grading is limited to the demolition site. Approximately 1,300 cubic yards of 1¼" minus crushed rock will be backfilled into depressions where the buildings were located. A Temporary Erosion and Sediment Control Plan will be submitted with the demolition permit. The plan will use standard best management practices (BMP's) to minimize erosion and sedimentation before and after demolition. Completion of the project will decrease the amount of impervious surface area for the site.

Air

The Environmental Checklist indicates that temporary non-lasting impacts will result from exhaust emissions from construction equipment operation. To reduce or control those emissions heavy construction equipment will be kept in good operating condition to prevent heavy exhaust emissions. Exposed soils will be watered to keep dust down.

Water

The Environmental Checklist states that during demolition storm water will continue to be collected in existing catch basins that have inlet protection per the requirements of the WA State Department of Ecology's 2012 Stormwater Management Manual.

Plants

The Environmental Checklist states that six evergreen trees located next to the buildings will be removed during demolition. However, an updated demolition plan now indicates that those trees will be protected during demolition and will not be removed as originally planned. Other existing landscaped areas will not be impacted by the demolition.

Environmental Health

The Environmental Checklist states that an environmental health risk may be asbestos present within the buildings. Abatement will be conducted by a certified asbestos removal company before work begins. Lead pipe and/or paint may also be present in the buildings and this will be removed and disposed of using industry standards.

Noise

The Environmental Checklist states that short term noise as a result of construction and construction equipment will be limited to standard construction hours in compliance with BMC 9.105.400 Noise. No long term noise will be generated.

Historic and Cultural Preservation

There is no known local, state or Federal designated historic or cultural preservation site within the project area. However, if excavation or other construction work results in an inadvertent discovery, all work shall stop and the Washington State Historic Preservation Officer contacted.

Citizen and Public Agency Comments

No public agency comment letters have been received regarding the proposal. An e-mail request to receive all decisions on this project was received on January 30, 2014 from Lolita Khachaturova, 826 South 146th Street, Burien WA 98168 (Attachment 4). She has been duly listed as a party of record.

Supporting Documents

Supporting documents for the decision and environmental review report include the following:

Burien Municipal Code

Burien Zoning Code (Chapter 19)

Burien Comprehensive Plan

WA State Department of Ecology's 2012 Stormwater Management Manual

2009 King County Surface Water Design Manual

2008 Burien Road Standards

1952 Soil Survey, USDA Soil Conservation Service

November 2002 City of Burien Northeast Special Planning Area Final Supplemental Environmental Impact Statement (Final SEIS) Prepared by EDAW

March 2009 Burien NERA Critical Area Study

November 2009 City of Burien Northeast Redevelopment Area (NERA) Final Supplemental Environmental Impact Statement (Final SEIS) Prepared by Otak

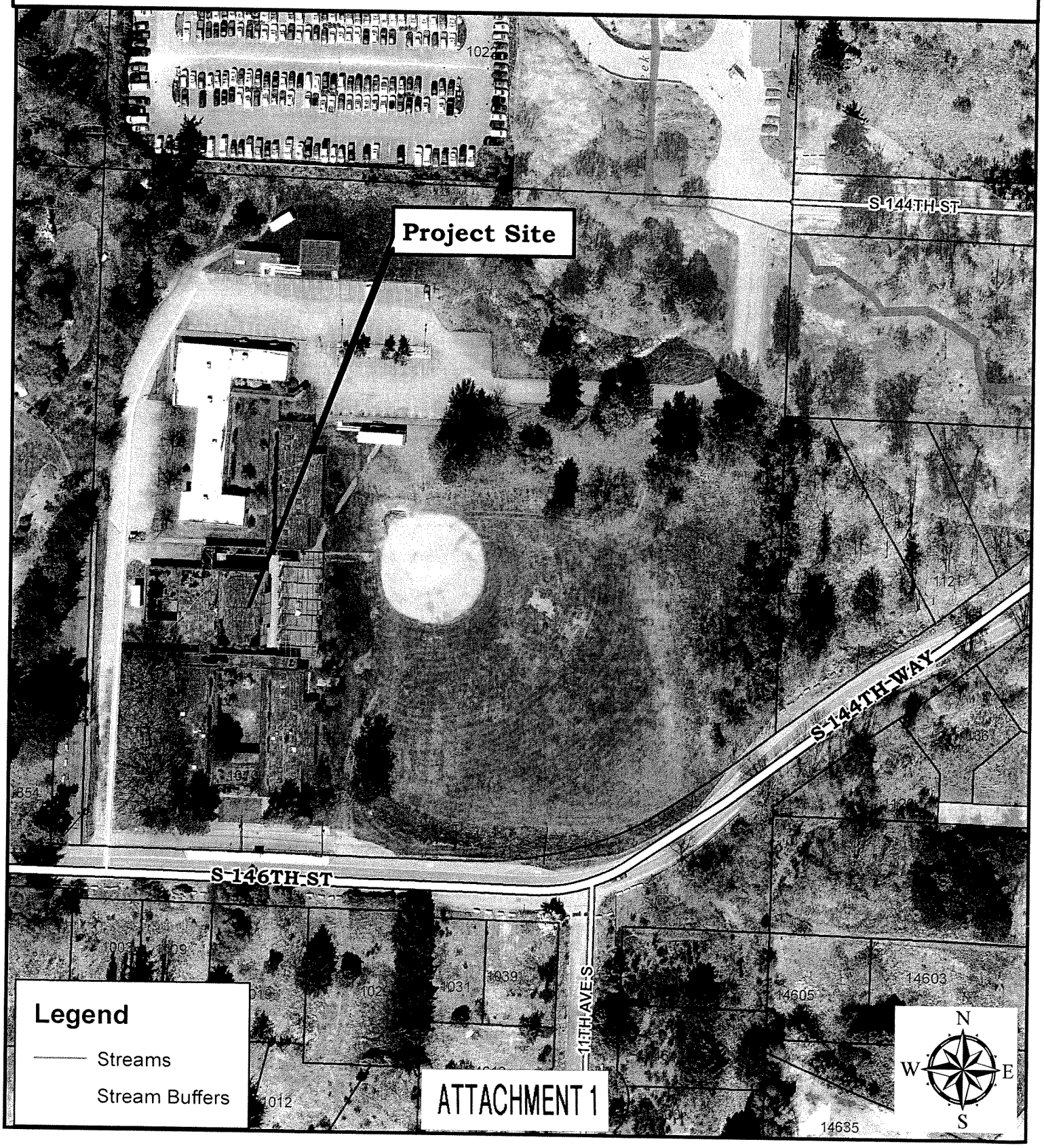
The following attachments are included by reference:

1. Vicinity Map
2. SEPA Checklist, dated January 17, 2014
3. E-mail message from Lolita Khachaturova, 826 South 146th Street, Burien WA 98168 dated January 30, 2014

Dated this 7th day of February 2014

Charles "Chip" Davis, AICP
Director of Community Development

Sunny Terrace Elementary
1010 South 146th Street
Vicinity Map



ATTACHMENT 1

\\FILE01\RECORDS\GIS\MasterProjects\Planning Vicinity Map.mxd

0 60 120 240
Feet

THE CITY OF BURIEN DISCLAIMS ANY WARRANTY OF FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESS OR IMPLIED WITH

Burien
Washington, USA

SEPA Environmental Checklist

A. **BACKGROUND INFORMATION:** (Provide responses to each question in the space provided. If additional space is required, attach additional sheets.)

1. Name of Project: *Sunny Terrace Elementary Demolition*

2. Name of Applicant: *City of Burien*

   Mailing Address: *400 S. W. 152nd Street, Suite 300, Burien WA 98168*

   Contact Person: Brian Roberts, Public Works Assistant Director
   (Note that all correspondence will be mailed to the applicant listed above.)

3. Applicant is (owner, agent, other) Owner

4. Name of Legal Owner: *City of Burien* Telephone: (206) 241-4647

   Mailing Address: *Same as above*

5. Location. Give general location of proposed project (street address or nearest intersection streets: section, township and range). *1010 South 146th Street, Burien WA*

6. Legal description and tax identification number
   a. Legal description (if lengthy, attach as separate sheet):
   Portion of the NE 1/4 of the NW 1/4 of the NE 1/4 lying northwesterly of S 144th Way and north of S 146th St

   b. Tax identification number: *202304-9006*

7. Existing conditions: Give a general description of the property and existing improvements, size, topography, vegetation, soil, drainage, natural features, etc. (if necessary, attach a separate sheet).
   The parcel is 392,040 square feet or 9 acres in size. Beginning at the east property line the land rises approximately 20 feet in elevation in 80 feet (25% grade), then levels out for approximately 320 feet, then continues to rise another 40 feet in elevation for 115 feet to the west property line (35% grade). In the center of the parcel is a large grassed playfield. The northeast & northwest corners of the parcel are planted with a mixture of conifers and deciduous trees, low bushes and natural grasses.

   Beginning at South 146th Street an asphalt lane runs north along the west side of the property for approximately 491 feet, then turns east into an approximately 26,736 s.f., 68 space, asphalt parking lot; then the lane heads east then north out of the parcel at South 144th Street. At that point Miller Creek runs under the entry through a culvert.

ATTACHMENT 2

Four (4) buildings totaling 30,435 s.f. are located on the southwest portion of the parcel. Covered breezeways connect the buildings. Building 1, is a 7,974 s.f., 1-story masonry structure built in 1960. Building 2, is a 4,421 s.f., 1-story masonry structure built in 1960. Building 3 is a 9,544 s.f. 1-story structure built in 1959. Building 4 is a 8,496 s.f. 1-story structure built in 1989. The property was last used by Navos Mental Health Center until 2011.

8. Site Area: *9 Acres* Site Dimensions: *See attached map*

9. Project description: Give a brief, complete description of the intended use of the property or project. (Attach site plans as described in the instructions):
The parcel is located within the Northeast Redevelopment Area (NERA) and is zoned Airport Industrial -1 with Automall/Commercial. The City of Burien purchased the property from the Highline School District in September 2013 and plans to ready it for redevelopment . The 4 buildings on site have been abandoned and vacant for approximately 2 years and have fallen into disrepair. The buildings have also attracted vandals and vagrants.

The proposed project demolishes the existing buildings and removes their concrete slabs. The shallow depressions left by the slabs will be backfilled with approximately 1,300 cubic yards of 1 ¼ " minus crushed rock. The concrete will be recycled. Three of the buildings were built in 1960 and contain asbestos insulation and ceiling tiles. A private company certified in asbestos removal will be hired to remove the asbestos from the buildings before demolition begins.

10. Schedule: Describe the timing or schedule (include phasing and construction dates, if possible).
Asbestos removal to begin as soon as possible. Demolition to begin February 2014.

11. Future Plans: Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.
The property is part of NERA and therefore becomes an intricate part of redeveloping the area into retail and industrial uses that are compatible with the SeaTac Airport operations and FAA regulations.

12. Permits: List all permits for this project from local, state, federal, or other agencies for which you have applied or will apply.
WA State Department of Ecology Construction Stormwater General Permit, City of Burien Demolition Permit, City of Burien Clearing & Grading Permit, Puget Sound Clean Air Agency Asbestos/Demolition Notification & Asbestos Survey

13. Environmental Information: List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
1952 Soil Survey, USDA Soil Conservation Service
November 2002 City of Burien Northeast Special Planning Area Final Supplemental Environmental Impact Statement (Final SEIS) Prepared by EDAW
March 2009 Burien NERA Critical Area Study
November 2009 City of Burien Northeast Redevelopment Area (NERA) Final Supplemental Environmental Impact Statement (Final SEIS) Prepared by Otak

14. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None are known.

(Provide responses to each question in the space provided. If additional space is required, attach additional sheets.)

B. **ENVIRONMENTAL ELEMENTS**

1. Earth

a. General description of the site (circle one): Flat, **rolling**, hilly, steep slopes, mountainous, other ___.

b. What is the steepest slope on the site (approximate percent slope)?
Beginning at the east property line the land rises approximately 20 feet in elevation in 80 feet (25% grade), then levels out for approximately 320 feet, then continues to rise another 40 feet in elevation for115 feet to the west property line (35% grade).

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
A 1952 soil survey by the USDA Soil Conservation Service cited 3 specific soil types : Indianola loamy fine sand, Everett gravely sandy loam, and Alderwood gravely sandy loam. Past development of the site probably imported fill materials and soils onto the project site.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.
N/A

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No. The project site is flat and other areas of the parcel are landscaped with grass, bushes, deciduous and conifer trees. After the removal of the buildings the area will be infilled with approximately 1,300 cubic yards of 1 ¼ " minus crushed rock.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
None. After the removal of the building and parking lot asphalt the area will be covered with gravel.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.
A Temporary Erosion and Sediment Control Plan will be submitted with the demolition permit. The plan will use s standard best management practices (BMP's) to minimize erosion and sedimentation before and after demolition.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Normal emissions from heavy construction equipment and dust from removing cement and building materials from the site.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Heavy construction equipment will be kept in good operating condition to prevent heavy exhaust emissions. Exposed soils will be watered to keep dust down.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, salt water, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
Miller Creek, a Type 2 Perennial Stream with salmonids, flows in a southeasterly direction through a culvert in the north east corner of the parcel.

2) Will the project require any work over, in, or adjacent to (within 200 feet)the described waters? If yes, please describe and attach available plans.
No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.
N/A

5) Does the proposal lie within a 100 year floodplain? If so, note location on the site plan.
No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities, if known.
No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
N/A

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
During the demolition storm water will continue to be collected in existing catch basins that have inlet protection per the requirements of the WA State Department of Ecology's 2012 Stormwater Management Manual.

2) Could waste materials enter ground or surface waters? If so, generally describe.
N/A

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
A Stormwater pollution Prevention Plan (SWPPP) has been developed incorporating Best Management Practices required by the WA State Department of Ecology's 2012 Stormwater Management Manual.

4. Plants

a. Check types of vegetation found on the site:

X_____deciduous tree: red alder, maple madrone, other

X_____evergreen tree: fir, cedar, pine, other

X_____shrubs

X_____grass

_____pasture

_____crop or grain

_____wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

_____water plants: water lily, eelgrass, milfoil, other

_____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Six evergreens will be removed which are next to or within the open areas of the building.

c. List threatened or endangered species known to be on or near the site.
No threatened or endangered plant species are known to occur on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
None. The existing landscaped areas will not be impacted by the demolition. After the removal of the buildings the area will be infilled with approximately 1,300 cubic yards of 1 ¼ " minus crushed rock.

5. Animals

a. Brds and animals which have been observed on or near the site or are known to be on or near the site:
birds: **hawk,** heron, eagle, **songbirds**
other: **Crows and sea gulls**
mammals: **deer, bear, elk, beaver**
other: **small mammals i.e. squirrel**
fish: bass, salmon, trout, herring, shellfish, other:_____

b. List any threatened or endangered species known to be on or near the site.
No threatened or endangered species are known to occur on near the site.

c. Is the site part of a migration route? If so, explain.
It is within the broad boundaries of the Pacific Flyway. The site is not known as a congregation point for migrating birds.

d. Proposed measures to preserve or enhance wildlife, if any:
No. The proposed project is not expected to affect wildlife. No measures to preserve or enhance wildlife are proposed.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
N/A

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
N/A

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.
Asbestos is suspected to be present within the building. Abatement will be conducted by a certified asbestos removal company before work is begun.
Lead pipe and or paint may also be present in the building and this will be removed and disposed of using industry standards.

1) Describe special emergency services that might be required.
It is not anticipated that emergency services will be needed but in case an accident should occur the local services will be called.

2) Proposed measures to reduce or control environmental health hazards, if any.
None will be necessary.

b. Noise:
1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?
None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Short term noise as a result of construction and construction equipment traffic will occur during construction hours

in compliance with the Burien Municipal Code 9.105.400 Noise. No long term noise will be generated.

3) Proposed measures to reduce or control noise impacts, if any:
Noise associated with the project construction would typically be limited to standard construction hours, as referenced above.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?
The site is now abandoned. Historic use of the site was an elementary school and then a mental health clinic. The property to the north is an airport parking service and to the west is residential. The property to the east is vacant.

c. Describe any structures on the site.
Four (4) buildings totaling 30,435 s.f. are located on the southwest portion of the parcel. Covered breezeways connect the buildings. Building 1, is a 7,974 s.f., 1-story masonry structure built in 1960. Building 2, is a 4,421 s.f., 1-story masonry structure built in 1960. Building 3 is a 9,544 s.f. 1-story structure built in 1959. Building 4 is a 8,496 s.f. 1-story structure built in 1989. The property has been abandoned for approximately 2 years and the buildings have fallen into disrepair.

d. Will any structures be demolished? If so, what?
All 4 buildings will be demolished to clear the property for future redevelopment.

e. What is the current zoning classification of the site?
Airport Industrial with Automall/Commercial

f. What is the current comprehensive plan designation of the site?
Airport Industrial with Automall/Commercial

g. If applicable, what is the current shoreline master program designation of the site?
N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
NO

i. Approximately how many people would reside or work in the completed project?
N/A

j. Approximately how many people would the completed project displace?
N/A

k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
Demolishing the buildings and cleaning up the property makes way for planned redevelopment of the property in accordance with the City of Burien April 2013 Comprehensive Plan and the April 2010 Northeast Redevelopment Area (NERA) City of Burien and Port of Seattle Redevelopment Plan and Implementation Strategy.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.
N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing.
N/A

c. Proposed measures to reduce or control housing impacts, if any.
N/A

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
N/A

b. What views in the immediate vicinity would be altered or obstructed?
N/A

c. Proposed measures to reduce or control aesthetic impacts, if any.
N/A

11. Light and Glare

a. What type of light or glare will the proposals produce? What time of day would it mainly occur?
None.

b. Could light or glare from the finished project intrude onto other sites, be a safety hazard or interfere with views?
N/A

c. What existing off-site sources of light or glare may affect your proposal?
None.

d. Proposed measures to reduce or control light and glare impacts, if any.
N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Mathiason Park and North SeaTac Park

b. Would the proposed project displace any existing recreational uses? If so, describe.
No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.
N/A

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, generally describe.
No.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
N/A

c. Proposed measures to reduce or control impacts, if any.
There is no known local, state or Federal designated historic or cultural preservation site within the project area. However, if excavation or other construction work results in an inadvertent discovery, all work shall stop and the Washington State Historic Preservation Officer contacted.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The project site currently accesses South 146th and 144th Streets.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
N/A

c. How many parking spaces would the completed project have? How many would the project eliminate?
N/A

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
This project will not require street improvements. However, future development may trigger right-of-way *improvements depending on the type of development.*

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
N/A.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
N/A

g. Proposed measures to reduce or control transportation impacts, if any.
N/A

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No. The project site will be vacant and secured by fencing. With the buildings gone it will no longer attract vandals and vagrants. Less public services i.e. police and fire protection, should be needed.

b. Proposed measures to reduce or control direct impacts on public services, if any.
N/A

16. Utilities

a. Circle utilities currently available at the site: **electricity**, natural gas**, water, refuse service, telephone, sanitary sewer,** septic system, other.
These services have all been disconnected and tapped off.

b. Describe the utilities that are proposed for the project, the utilities providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
N/A

C. SIGNATURE (Signature required on paper copies only.)

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Maria V Robert

Date: January 21, 2014

BurienGIS Map
Sunny Terrace Elementary

485.1 0 242.54 485.1 Feet

© BurienGIS 2012, Latitude Geographics Group Ltd.

THE CITY OF BURIEN DISCLAIMS ANY WARRANTY OF FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESS OR IMPLIED, WITH RESPECT TO THIS PRODUCT.

This map was automatically generated using a Burien web mapping application powered by Geocortex.

Legend

- City Boundary
  - Tax Parcel
  - Tract
  - Condo/Townhome
- Special RoWs
- Encumbrances
  - Easement
  - Agreement
  - Critical Area
  - Drainage Covenant
  - Other
  - Relinquished Encumbrances
- Park Trails
- Park Easements
- Park Sites

Created On: 1/17/2014 3:43:18 PM

Notes

Parcel Dimensions

Brandi Eyerly

From: Brandi Eyerly
Sent: Friday, January 31, 2014 11:52 AM
To: 'Lolita Khachaturova'
Subject: RE: Comments: File No. PLA 14-0106

Thank you. I have your request and you will be listed as a party of record.

Sincerely,
Brandi Eyerly, AICP
Planner, Community Development Department
(206) 248-5519
FAX (206) 248-5539
brandie@burienwa.gov

Burien
Washington, USA

400 SW 152nd Street, Suite 300
Burien WA 98166
www.burienwa.gov

"Innovative Stewards of Public Trust"

From: Lolita Khachaturova [mailto:lolita_al_khachat@yahoo.com]
Sent: Thursday, January 30, 2014 1:25 PM
To: Brandi Eyerly
Subject: Comments: File No. PLA 14-0106

Good afternoon Brandi Eyerly,

My name is Lolita Khachaturova and I'm sending to you my request to receive any further decision in regards to the File No. PLA 14-0106 for the following address:

Lolita Khachaturova
826 South 146 Street
Burien, WA 98168

Sincerely,
Lolita Khachaturova

ATTACHMENT 3

City of Burien

Public Notice

City of Burien, 400 SW 152nd Street Suite 300, Burien, WA, is seeking coverage under the Washington State Department of Ecology's Construction Stormwater NPDES and State Waste Discharge General Permit. The proposed project, Sunny Terrace School Facility, is located at 1010 South 146th Street in Burien in King county. This project involves 1 acre of soil disturbance for demolition construction activities. Stormwater will be discharged to Miller Creek. Any persons desiring to present their views to the Washington State Department of Ecology regarding this application, or interested in Ecology's action on this application, may notify Ecology in writing no later than 30 days of the last date of publication of this notice. Ecology reviews public comments and considers whether discharges from this project would cause a measurable change in receiving water quality, and, if so, whether the project is necessary and in the overriding public interest according to Tier II antidegradation requirements under WAC 173-201A-320. Comments can be submitted to: Department of Ecology Attn: Water Quality Program, Construction Stormwater P.O. Box 47696, Olympia, WA 98504-7696

Published in the online Seattle Times: February 7, 2014

Published in the online Seattle Times: February 8, 2014
February 14, 2014

CITY OF BURIEN, WASHINGTON
MEMORANDUM

TO: Craig Knutson, Interim City Manager
cc: City Council Members
FROM: Michael Lafreniere, Director of Parks, Recreation, & Cultural Services
DATE: February 26, 2014
SUBJECT: Recreation Center Presentation / Citizen comment

During my February 24 presentation I stated that the 2005 Facility Needs Study had established that mechanical systems in the Annex were in poor condition, expensive to upgrade, and that the electrical, plumbing and heating systems were in need of replacement. Further, my presentation quoted the 2012 PROS Plan, which states that *"The wood frame facility has deteriorated significantly; lacks fire sprinklers; does not meet ADA requirements; does not meet seismic requirements; has inefficient central boiler heat; contains asbestos; has outmoded youth bathrooms; and does not meet current standards."*

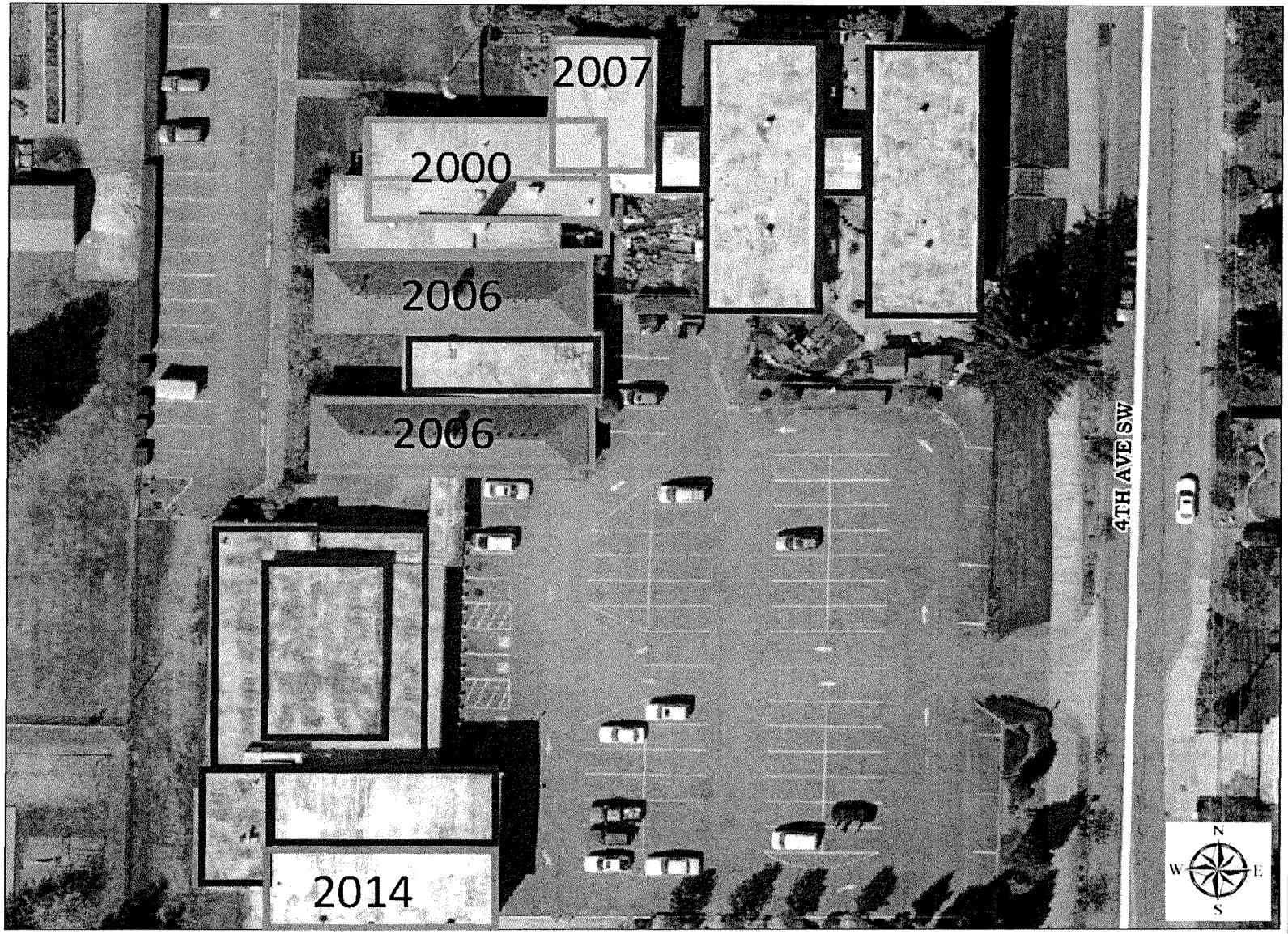
An audience member commented that it was their understanding the boiler system had been replaced and that the facility was ADA-compliant. In December 2012, maintenance staff arranged for emergency repairs to the 60+ year-old boiler by replacing failing tubes inside the burn box, but the boiler itself was neither replaced nor upgraded. Also, existing ADA non-compliance issues in the facility include nearly all the restrooms and entries that do not meet code requirements. (Only the restrooms in the South Building meet minimum standards.)

In addition to the above issues and to be more specific, the following deferred maintenance items currently exist and several have been active for many years:

- Over half the roof surface needs to be re-coated, repaired or replaced (see attached).
- All gutters need to be replaced.
- All the electrical panels need updating, as well as new wiring.
- Fire panel should be upgraded, and fire sensors need updating.
- With the exception of the stage area, the buildings have no fire sprinkler systems.
- The hot water boiler for heating the facility was installed in 1950.
  - Burn box needs re-bricking.
  - Air damper needs upgrading.
  - Brick chimney stack needs relining.
  - The heating pipes in the South Building pipe chase are extremely rusted and their condition/integrity should be evaluated and possibly replaced.
- Exterior of building needs to be painted.
- Asphalt parking lots need resurfacing.
- Parking lot needs re-painting every two years to three years.
- Hundreds, i.e. all, of the windows in the facilities need to be re glazed or should be replaced, as they are single pane and provide no insulation to heat loss.
- Several air ventilation units need to be fixed/replaced.
- The South Building plumbing (sewer) has backed up every year for the last several years. Jetting the lines clear costs approximately $1,000 each time. The main sewer line has less than optimal fall grade and is an ongoing maintenance cost. An in-line cleanout could be installed to reduce occurrences, approx. cost $6,000.
- The buildings need ADA upgrades throughout, including:
  - Bathroom fixtures and stall upgrades, especially the North Building
  - Wheelchair accessible door entries

These are some of the issues that have led past studies to conclude that the facility should be demolished and replaced.

Burien Annex



Legend

- Special RoWs
- Encumbrances
  - Easement
  - Agreement
  - Critical Area
  - Drainage Covenant
  - Other
  - Relinquished Encumbrances
- 2012 Aerial Photo

Roofs replaced

Roofs needing to be replaced

Created On: 02/26/2014 11:58:07

Notes

100.0 0 50.00 100.0 Feet

THE CITY OF BURIEN DISCLAIMS ANY WARRANTY OF FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESS OR IMPLIED, WITH RESPECT TO THIS PRODUCT.

© BurienGIS 2012, Latitude Geographics Group Ltd.

This map was automatically generated using a Burien web mapping application powered by Geocortex.