



CITY COUNCIL REGULAR MEETING AGENDA

May 5, 2014

6:15 p.m. - Special Meeting for the purpose of holding an Executive Session to discuss litigation per RCW 42.30.110(1)(i) and real estate for sale or lease per RCW 42.30.110(1)(c)

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. Email Dated April 25, 2014, from Mrs. Joey H. Gerretsen with Response from Chip Davis, Community Development Director, Regarding New Businesses in Downtown Burien. | | 3. |
| | b. Email Dated April 29, 2014, from Navos Regarding Give Big To Navos Next Week on May 6, 2014. | | 5. |
| | c. Email Dated April 30, 2014, from The Tukwila Pantry Regarding Tukwila Pantry Up-Coming Event. | | 7. |
| 7. CONSENT AGENDA | a. Approval of Check Register: Numbers 37465 - 37572 in the Amounts of \$762,435.04 for Payment on May 5, 2014, and Payroll Salaries and Benefits Numbers 6116 - 6120 for Direct Deposits and Wire Transfers in the Amount of \$228,997.77 for April 1 – April 15, 2014, Paid on April 18, 2014. | | 9. |
| | b. Approval of Minutes: Regular Meeting, April 21, 2014; Study Session, April 28, 2014. | | 27. |
| 8. BUSINESS AGENDA | a. Briefing on the Road Map Project by Mary Jean Ryan, Community Center for Education Results (CCER) Executive Director. | | 35. |
| | b. Presentation by Puget Sound Clean Air Agency. | | 43. |
| | c. Presentation and Update on City-Sponsored Afterschool Programs in Burien Schools. | | 59. |
| | d. Discussion and possible approval of submitted Financing Plan and proposed Amendment #9 to the Burien Town Square Disposition & Development Agreement (DDA) with Legacy/RD Merrill. | | 77. |
| | e. Discussion and Possible Approval of the Economic Development Strategic Plan. | | 77. |

COUNCILMEMBERS

Lucy Krakowiak, Mayor
Lauren Berkowitz

Bob Edgar, Deputy Mayor
Gerald F. Robison Nancy Tosta

Stephen Armstrong
Debi Wagner

CITY COUNCIL REGULAR MEETING AGENDA

May 5, 2014

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8. BUSINESS AGENDA	f. Follow Up Discussion on the Economic Development Dialog.	97.
cont'd.	g. Discussion and Possible Motion to Approve Ordinance No. 603 Amending Chapter 3.12 of the Burien Municipal Code related to the Utility Tax Relief Program for Low Income Households.	99.
	h. Review of Council Proposed Agenda Schedule.	105.
	i. City Manager's Report.	109.
9. COUNCIL BUSINESS		
10. ADJOURNMENT		

Carol Allread

From: Chip Davis
Sent: Friday, April 25, 2014 5:17 PM
To: 'blacktopalesinc@gmail.com'
Cc: Public Council Inbox
Subject: Re: New Businesses in Downtown Burien

Mrs. Gerretsen,

I was pleased to see that you filed for your building permit yesterday for the Pit Stop Bottle Shop. I apologize for the initial difficulty that you experienced in addressing the parking requirements for your new business. The wide range of estimates that you received at the counter usually occur when we are trying determine what the development requirements will be without having a dimensioned drawing of the proposed business to work from.

I want to thank you for attending the preapplication meeting on April 15th, which provided an opportunity to get all of the involved parties in the same room to discuss your project. Staff tells me that the development review group was able to work through all of the issues associated with starting your business and the time spent in that meeting will undoubtedly pay off with a more rapid approval of your building permit.

We look forward to the opening of your new business in downtown Burien and if you have any questions regarding the review of your permit, please let me know.

Charles W. "Chip" Davis, AICP

Community Development Director

City of Burien

(206) 248-5501

chipd@burienwa.gov

www.burienwa.gov

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Dear City Council,

My husband and I are trying to open Pit Stop Bottle Shop on SW 153rd St.

A bottle shop is similar to a liquor store, but we don't sell spirits. The tap room is for growler fills for off-premises consumption, but also available for 8-16 oz pours for on-premises consumption while retail purchasing. We will be only selling high-end craft and micro beers.

We are having a very difficult time doing so because of the parking requirement, and being pigeon-holed into a broad category, when we are a niche market.

I understand that by classical definition we are a tavern, but that is not our vision. When we think of a tavern, we think of Elmer's, or Good Time Ernie's. Both of these places are huge, and have no retail - short of kegs to go. The entire square footage of the area that we will be using for this purpose is approximately 550 sq ft, and has seating for 15 people. We currently have 7 parking spaces in front of our proposed area, and can possibly put 8 more behind the building, with access through a rear door.

I find it hard to believe, that based on the existing parking requirement, that I would need 50 parking spaces! I did receive conflicting information on this as well, last Friday I was told 18 spaces, and yesterday I was told 50 spaces. There is no way to achieve that many parking spaces, and we can't ask neighbors to share parking, because their first reaction is going to be ask about where their customers are supposed to park then.

With this current definition, and the current parking requirements, the City of Burien is making it very difficult for new businesses to move into Downtown Burien. We live in Burien, own a home in Burien, and spend 75% of our money in Burien. We love it here, and would like to be a part of revitalizing Downtown Burien.

There is no business like this within 6 miles of our proposed location. My husband has been in the craft beer industry for the last 15 years, with his most recent experience being the lead brewer for Elliott Bay Brewery from opening in 2007 to February 2014. There is definitely a need for this in Burien, and would keep more money in Burien. I believe 100% that this business would increase revenue for the City of Burien.

Thank you for taking the time to read this. I would love to speak to the Board, to answer any questions.

Respectfully,

Mrs. Joey H Gerretsen
BlackTop Ales, Inc
Vice-President
(206) 650-1592

CFTR: 5/19/14

Staff follow-up by Chip Davis, Economic Development
Director

Carol Allread

From: Navos [lisa.hay@navos.org]
Sent: Tuesday, April 29, 2014 11:26 AM
To: Public Council Inbox
Subject: Give Big To Navos Next Week on May 6



Grow your gift



to Navos, Ruth Dykeman
Children's Center and
Seattle Children's Home
on May 6, 2014.

give
BIG Support Navos by
participating in the
Seattle Foundation's
one-day online charitable giving
event and your dollar will be
matched in a stretch pool.



Your Support Helps Navos:

Serve nearly half of the children, youth and families being treated in the King County Community Mental Health System for emotional and behavioral illnesses.

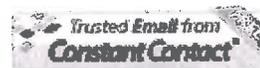
Provide safe and dignified, supported residential housing and services to over 300 people who would otherwise be homeless, allowing them to focus on long term recovery.

Help over 23,000 children and adults living in poverty receive innovative trauma informed services for mental and emotional illness.

- LIKE US ON FACEBOOK
- CLICK NOW TO GROW YOUR GIFT
 - NAVOS.ORG

Forward email

SafeUnsubscribe



Try it FREE today.

This email was sent to council@burienwa.gov by lisa.hay@navos.org | [Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).

Navos | 2600 SW Holden | Seattle | WA | 98126

CFTR: 5/5/14

Carol Allread

From: info@tukwilapantry.org
Sent: Wednesday, April 30, 2014 9:26 AM
To: James Millikan; Eric Cheung; Taimi Sepulveda; Gloria Pampu; Erin Downey - Whole Foods; Amy Johnson; Brooke Alford; Kyle Anderson - Anderson Food Resource; Judith Borek; Stephanie Brown; Pam Carter; Perry Chinn - Interurban Chiropractic; Adriana Cribb; Joyce Dixon; Claudette Henderson - DoubleTree; Jodi Drozd; Debbie Fattore; Leona Henderson; Sue Kato; Laura Kirkland; Ron & Nancy Lamb; Sharon Mann; Albert & Mary Miotke; Wendy Morgan; Charles & Marie Parrish; Margarita Prentice; Ron Meyers - SAVVIS; Zev & Robin Siegl; W.G. Sroufe; Linda Stanley; Louise Strander; Jean Sullivan; Sophiap Eng; Hugh Tobin; Mary Koontz - Tukwila Pet Hosp; Chris Partman; Patty Cokus; Kathy Hougardy; Jay & Rachell Sardeson; Carrie & Chris Thompson; Rick Boman - Red Dot; Tracy Gallaway; Tricia Singer; Evie Boykan; David Fretz; Stacy Hansen; Laura Washington - Enterprise Rental; Stephanie Gardner; Ellen Gengler; City of SeaTac; City of Tukwila; Public Council Inbox; Lori Fleming; Colleen Brandt-Schluter; Foster Tukwila Presbyterian Church; Kimberly Matej; Jenny McCoy; Georgina Nelson Thomas; Michele Larson; Dawn Gonser - SeaTac Super 8; Norm Drysdale - McKay Wealth Mgmt.; Pastor Kent Murahashi - Grace Point Comm. Church; Mary Fisher - Integra Telecom; Laurence & Diana Hopper; Denise Johnson - SeaTac Super 8; Lloyd & Cheryl Gaddis; Paul Szewczyk; John Takami; Celes Martinez; Kristie Richardson - Embassy Suites; Lauren Kominkiewicz; Suzan Martin; Kim Nicholas - Cedar River Animal Hospital; Kelly Bachenberg; Erik Flynn; Billy Shott; Emily LeFebvre; Shawn Hunstock; Paulette Vodder; Toni Watson; Tim Large; Mary Flynn; Megan Flynn-Raab; Richard Artura; Jeri Anderson; De'Sean Quinn; Joe Duffie; Don Tomaso; Valarie Pickens; Theresa Sigler; Dia Thibadeau; Gina Kallman; Don Gregory; Paula Hale; Bonnie Timm; Gayle Terry; Rick Friel; Valarie Nelson; Ron Freese; Holly Robinson
Subject: Tukwila Pantry Up-Coming Event



An Emergency Food Bank

"Lend A Hand. Feed A Neighbor."

The Tukwila Pantry board of directors, staff and volunteers will be having its Spring fundraiser on June 6th. So mark your calendar and join us for a scrumptious tea and silent auction. Individual tickets, reserved tables, and event sponsorship may be purchased on line. Just go to www.tukwilapantry.org and select the News/Events tab.

We look forward to seeing all of our friends and supporters for a fun time together.



Tukwila Pantry
3118 South 140th Street
Tukwila, WA 98168
206-431-8293
www.TukwilaPantry.org

CFTR: 5/5/14

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 5th day of May 2014 THE FOLLOWING:

CHECK NOS. 37465-37572

IN THE AMOUNTS OF \$762,435.04

WITH VOIDED CHECK NOS. 0

PAYROLL SALARIES AND BENEFITS APPROVAL

FOR April 1st - April 15th PAID ON April 18th 2014

CHECK NOS. 6116-6120

DIRECT DEPOSITS AND WIRE TRANSFERS IN THE AMOUNT OF: \$228,997.77

Accounts Payable

Checks for Approval



User: cathy
 Printed: 05/01/2014 - 7:25 AM

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
37465	04/24/2014	Parks & Gen Gov't CIP	Construction	FAO, USAED, Seattle	450,000.00
Check Total:					450,000.00
37466	04/25/2014	General Fund	Leasehold Excise Tax Payable	Washington State DOR	582.83
Check Total:					582.83
37467	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	Ace Hardware	21.88
37467	05/05/2014	Street Fund	Office And Operating Supplies	Ace Hardware	119.09
37467	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	Ace Hardware	119.09
Check Total:					260.06
37468	05/05/2014	Street Fund	Repairs And Maintenance	Al Books Custom Welding	21.90
37468	05/05/2014	Surface Water Management Fund	Repairs And Maintenance	Al Books Custom Welding	21.90
37468	05/05/2014	General Fund	Repair and Maintenance	Al Books Custom Welding	273.75
Check Total:					317.55
37469	05/05/2014	Street Fund	Office And Operating Supplies	Alpine Fence Company	42.71
Check Total:					42.71
37470	05/05/2014	General Fund	Office and Operating Supplies	Amerigas - Kent	670.82
37470	05/05/2014	General Fund	Office and Operating Supplies	Amerigas - Kent	-84.51
Check Total:					586.31
37471	05/05/2014	General Fund	Office And Operating Supplies	Aramark Uniform Services	40.68
37471	05/05/2014	General Fund	Office And Operating Supplies	Aramark Uniform Services	19.37

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
				Check Total:	60.05
37472	05/05/2014	General Fund	Sftwre Subscript & Licensing	ArchiveSocial	1,788.00
				Check Total:	1,788.00
37473	05/05/2014	General Fund	Telephone	STEPHEN ARMSTRONG	39.99
				Check Total:	39.99
37474	05/05/2014	General Fund	Professional Services	Arts Corps	1,160.00
				Check Total:	1,160.00
37475	05/05/2014	General Fund	Land and Land Improvements	Berger/Abam Engineers, Inc.	30,033.42
				Check Total:	30,033.42
37476	05/05/2014	General Fund	Telephone	LAUREN BERKOWITZ	57.99
				Check Total:	57.99
37477	05/05/2014	General Fund	Quarterly Newsletter	Brim Press LLC	1,204.50
37477	05/05/2014	General Fund	Quarterly Newsletter	Brim Press LLC	186.15
37477	05/05/2014	General Fund	Quarterly Newsletter	Brim Press LLC	788.40
37477	05/05/2014	General Fund	Printing/Binding/Copying	Brim Press LLC	32.85
				Check Total:	2,211.90
37478	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	Bryant's Tractor & Mower Inc	120.34
37478	05/05/2014	Street Fund	Repairs And Maintenance	Bryant's Tractor & Mower Inc	30.44
				Check Total:	150.78
37479	05/05/2014	General Fund	Office and Operating Supplies	Burien Bark LLC	69.97
				Check Total:	69.97
37480	05/05/2014	General Fund	Miscellaneous	ANGELA CHAUFY	44.22

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount	
					Check Total:	44.22
37481	05/05/2014	General Fund	Office and Operating Supplies	Clay Art Center Inc	237.18	
					Check Total:	237.18
37482	05/05/2014	General Fund	Telephone	CenturyLink	60.82	
37482	05/05/2014	General Fund	Telephone	CenturyLink	63.68	
37482	05/05/2014	General Fund	Telephone	CenturyLink	51.85	
37482	05/05/2014	General Fund	Telephone	CenturyLink	45.88	
37482	05/05/2014	General Fund	Telephone	CenturyLink	45.88	
37482	05/05/2014	Street Fund	Telephone	CenturyLink	50.77	
37482	05/05/2014	Surface Water Management Fund	Telephone	CenturyLink	50.77	
37482	05/05/2014	General Fund	Telephone	CenturyLink	46.66	
37482	05/05/2014	General Fund	Telephone	CenturyLink	44.69	
					Check Total:	461.00
37483	05/05/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service	119.00	
37483	05/05/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service	119.00	
37483	05/05/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service	270.00	
37483	05/05/2014	General Fund	Advertising/Legal Publications	Cardmember Service	25.00	
37483	05/05/2014	General Fund	Miscellaneous	Cardmember Service	33.24	
37483	05/05/2014	General Fund	Miscellaneous	Cardmember Service	21.90	
37483	05/05/2014	General Fund	Burien Marketing Strategy	Cardmember Service	252.34	
37483	05/05/2014	General Fund	Professional Services	Cardmember Service	93.08	
37483	05/05/2014	Street Fund	Registration - Trainng/Workshp	Cardmember Service	199.00	
37483	05/05/2014	Street Fund	Registration - Trainng/Workshp	Cardmember Service	99.50	
37483	05/05/2014	Surface Water Management Fund	Registration - Trainng/Workshp	Cardmember Service	99.50	
37483	05/05/2014	General Fund	Advertising/Legal Publications	Cardmember Service	25.00	
37483	05/05/2014	General Fund	Sftwre Subscript & Licensing	Cardmember Service	290.22	
37483	05/05/2014	General Fund	Office/Operating Supplies	Cardmember Service	471.92	
37483	05/05/2014	General Fund	Advertising/Legal Publications	Cardmember Service	25.00	
37483	05/05/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service	49.00	
37483	05/05/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service	199.00	
37483	05/05/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service	398.00	
37483	05/05/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service	199.00	
37483	05/05/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service	199.00	
37483	05/05/2014	General Fund	Registration - Training Worksh	Cardmember Service	199.00	
37483	05/05/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service	199.00	
37483	05/05/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service	398.00	
37483	05/05/2014	General Fund	Office and Operating Supplies	Cardmember Service	422.99	
37483	05/05/2014	General Fund	Office and Operating Supplies	Cardmember Service	39.85	

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
37483	05/05/2014	General Fund	Office and Operating Supplies	Cardmember Service	80.60
37483	05/05/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service	90.00
37483	05/05/2014	General Fund	Software Subscription Costs	Cardmember Service	78.00
37483	05/05/2014	General Fund	Office and Operating Supplies	Cardmember Service	197.12
37483	05/05/2014	General Fund	Office and Operating Supplies	Cardmember Service	8.75
37483	05/05/2014	General Fund	Office and Operating Supplies	Cardmember Service	130.84
37483	05/05/2014	General Fund	Other Travel	Cardmember Service	4.00
37483	05/05/2014	General Fund	Office and Operating Supplies	Cardmember Service	6.03
37483	05/05/2014	General Fund	Other Travel	Cardmember Service	93.90
37483	05/05/2014	General Fund	Office and Operating Supplies	Cardmember Service	350.00
37483	05/05/2014	General Fund	Printing/Binding/Copying	Cardmember Service	75.00
37483	05/05/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service	150.00
37483	05/05/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service	50.00
37483	05/05/2014	General Fund	Senior Trips	Cardmember Service	579.82
37483	05/05/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service	25.00
37483	05/05/2014	General Fund	Dues/Memberships	Cardmember Service	100.00
37483	05/05/2014	General Fund	Computer Related Supplies	Cardmember Service	28.42
37483	05/05/2014	General Fund	Registration - Trainng/Workshp	Cardmember Service	74.00
37483	05/05/2014	Street Fund	Registration - Trainng/Workshp	Cardmember Service	296.00
37483	05/05/2014	General Fund	Other Travel	Cardmember Service	25.00
37483	05/05/2014	General Fund	Office And Operating Supplies	Cardmember Service	259.07
37483	05/05/2014	General Fund	Operating Rentals And Leases	Cardmember Service	114.98
37483	05/05/2014	General Fund	Software Subscription Costs	Cardmember Service	14.99
37483	05/05/2014	General Fund	Office and Operating Supplies	Cardmember Service	249.25
37483	05/05/2014	General Fund	Office Supplies	Cardmember Service	117.25
37483	05/05/2014	General Fund	Office and Operating Supplies	Cardmember Service	777.78
37483	05/05/2014	General Fund	Software Subscription Fees	Cardmember Service	59.95
37483	05/05/2014	General Fund	Publications	Cardmember Service	46.47
Check Total:					8,528.76
37484	05/05/2014	General Fund	Drug Seizure Proceeds KCSO	COMCAST	69.95
Check Total:					69.95
37485	05/05/2014	General Fund	Professional Services	Comforce Inc	734.38
Check Total:					734.38
37486	05/05/2014	General Fund	Recreation Guide	Consolidated Press	5,885.13
Check Total:					5,885.13
37487	05/05/2014	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
37488	05/05/2014	General Fund	Professional Services	CTS Language Link	26.81
				Check Total:	26.81
37489	05/05/2014	General Fund	Software Subscription Fees	City of Bellevue Treasurer	4,543.51
				Check Total:	4,543.51
37490	05/05/2014	General Fund	Rental Housing License Fee	City of Kent	840.00
				Check Total:	840.00
37491	05/05/2014	Street Fund	Utilities - Traffic Signals	City of Seattle	424.77
37491	05/05/2014	Street Fund	Utilities - Traffic Signals	City of Seattle	52.86
37491	05/05/2014	Street Fund	Utilities - Traffic Signals	City of Seattle	16.92
37491	05/05/2014	Street Fund	Utilities - Traffic Signals	City of Seattle	141.00
37491	05/05/2014	Street Fund	Utilities - Traffic Signals	City of Seattle	34.53
37491	05/05/2014	General Fund	Utilities	City of Seattle	118.28
37491	05/05/2014	Street Fund	Utilities - Traffic Signals	City of Seattle	491.44
37491	05/05/2014	Street Fund	Utilities - Traffic Signals	City of Seattle	134.14
37491	05/05/2014	Street Fund	Utilities-Street Lighting	City of Seattle	9.24
37491	05/05/2014	Street Fund	Utilities-Street Lighting	City of Seattle	10.78
37491	05/05/2014	Street Fund	Utilities-Street Lighting	City of Seattle	4,877.30
				Check Total:	6,311.26
37492	05/05/2014	General Fund	Utilities	City Of Seattle	30.78
37492	05/05/2014	General Fund	Utilities	City Of Seattle	47.31
37492	05/05/2014	General Fund	Utilities	City Of Seattle	52.44
37492	05/05/2014	General Fund	Utilities	City Of Seattle	52.44
37492	05/05/2014	General Fund	Utilities	City Of Seattle	52.44
				Check Total:	235.41
37493	05/05/2014	Street Fund	Operating Rentals And Leases	City of SeaTac	287.50
37493	05/05/2014	Surface Water Management Fund	Operating Rentals And Leases	City of SeaTac	287.50
				Check Total:	575.00
37494	05/05/2014	General Fund	Human Svc-Family/Youth	City of Tukwila	5,000.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
				Check Total:	5,000.00
37495	05/05/2014	General Fund	Human Svc-Family/Youth	Domestic Abuse Womens Network	12,000.00
				Check Total:	12,000.00
37496	05/05/2014	General Fund	Office and Operating Supplies	Dunn Lumber Co.	14.54
37496	05/05/2014	General Fund	Office and Operating Supplies	Dunn Lumber Co.	224.88
				Check Total:	239.42
37497	05/05/2014	General Fund	Citizens Patrol/ Crime Prevent	Elidrew, LLC	11.83
				Check Total:	11.83
37498	05/05/2014	General Fund	Telephone	ROBERT EDGAR	71.95
				Check Total:	71.95
37499	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	EJ USA Inc	1,525.28
				Check Total:	1,525.28
37500	05/05/2014	Street Fund	Mileage	NIC A. EVERSON	32.59
				Check Total:	32.59
37501	05/05/2014	General Fund	Office and Operating Supplies	FASTSIGNS	1,014.58
				Check Total:	1,014.58
37502	05/05/2014	General Fund	Professional Services	First American Title Insurance	328.50
				Check Total:	328.50
37503	05/05/2014	General Fund	City Hall Custodial	Global Cleaning Inc	1,308.83
37503	05/05/2014	General Fund	Office And Operating Supplies	Global Cleaning Inc	599.95
				Check Total:	1,908.78
37504	05/05/2014	General Fund	Utilities	Glendale Heating	561.56

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
37504	05/05/2014	General Fund	Utilities	Glendale Heating	1,948.41
				Check Total:	2,509.97
37505	05/05/2014	General Fund	Human Svc-Family/Youth	Highline Area Food Bank	2,500.00
				Check Total:	2,500.00
37506	05/05/2014	General Fund	Office and Operating Supplies	Halfon Candy Co., Inc.	215.78
				Check Total:	215.78
37507	05/05/2014	Street Fund	Office And Operating Supplies	Hayes Feed & Country Store	78.51
				Check Total:	78.51
37508	05/05/2014	Street Fund	Office And Operating Supplies	HD Fowler Company	604.05
				Check Total:	604.05
37509	05/05/2014	General Fund	Human Svc-Family/Youth	Hospitality House	2,500.00
				Check Total:	2,500.00
37510	05/05/2014	Street Fund	Office And Operating Supplies	Highwire Inc	2,961.98
				Check Total:	2,961.98
37511	05/05/2014	General Fund	Burien Marketing Strategy	Highline School District #401	234.05
37511	05/05/2014	General Fund	Rental & Lease	Highline School District #401	202.60
				Check Total:	436.65
37512	05/05/2014	General Fund	Dues/Memberships	Intl Assoc. Electrical Inspect	102.00
				Check Total:	102.00
37513	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	ICON Materials	216.86
37513	05/05/2014	Street Fund	Office And Operating Supplies	ICON Materials	921.49
37513	05/05/2014	Street Fund	Office And Operating Supplies	ICON Materials	700.39
37513	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	ICON Materials	247.67
37513	05/05/2014	Street Fund	Office And Operating Supplies	ICON Materials	515.75

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
				Check Total:	2,602.16
37514	05/05/2014	General Fund	Operating Rentals And Leases	RICOH USA Inc	700.04
				Check Total:	700.04
37515	05/05/2014	General Fund	Miscellaneous	Iron Mountain	597.11
				Check Total:	597.11
37516	05/05/2014	General Fund	Miscellaneous	Iron Mountain	81.75
37516	05/05/2014	General Fund	Miscellaneous	Iron Mountain	268.46
				Check Total:	350.21
37517	05/05/2014	General Fund	Citizens Patrol/ Crime Prevent	Interstate Tire & Automotive	14.40
				Check Total:	14.40
37518	05/05/2014	General Fund	Land and Land Improvements	Iron Creek Construction LLC	52,122.00
37518	05/05/2014	General Fund	Retainage Payable	Iron Creek Construction LLC	-2,380.00
				Check Total:	49,742.00
37519	05/05/2014	General Fund	Telephone	LUCY KRAKOWIAK	54.99
				Check Total:	54.99
37520	05/05/2014	General Fund	Office and Operating Supplies	GINA KALLMAN	44.74
37520	05/05/2014	General Fund	Office and Operating Supplies	GINA KALLMAN	26.78
37520	05/05/2014	General Fund	Other Travel	GINA KALLMAN	69.44
				Check Total:	140.96
37521	05/05/2014	General Fund	Jail Contracts	KING COUNTY FINANCE	694.15
37521	05/05/2014	General Fund	Professional Services	KING COUNTY FINANCE	1,240.00
37521	05/05/2014	Street Fund	Professional Services	KING COUNTY FINANCE	3,720.00
				Check Total:	5,654.15
37522	05/05/2014	General Fund	King Co Pet License Trust Acct	King County Pet License	185.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
				Check Total:	185.00
37523	05/05/2014	Street Fund	Office And Operating Supplies	King County Finance	50.46
37523	05/05/2014	Street Fund	Office And Operating Supplies	King County Finance	84.10
				Check Total:	134.56
37524	05/05/2014	Transportation CIP	Project Development	KPG Inc	3,509.33
37524	05/05/2014	Transportation CIP	Design - Engineering	KPG Inc	15,387.55
				Check Total:	18,896.88
37525	05/05/2014	Street Fund	Office And Operating Supplies	Lakeside Industries Inc.	257.86
				Check Total:	257.86
37526	05/05/2014	Street Fund	Office And Operating Supplies	McLendon Hardware Inc	57.47
37526	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	McLendon Hardware Inc	103.60
37526	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	McLendon Hardware Inc	65.08
37526	05/05/2014	Street Fund	Office And Operating Supplies	McLendon Hardware Inc	43.39
				Check Total:	269.54
37527	05/05/2014	General Fund	Repairs And Maintenance	Merit Mechanical Inc	2,696.49
				Check Total:	2,696.49
37528	05/05/2014	General Fund	Office and Operating Supplies	Mid-America Sports Advantage	266.35
				Check Total:	266.35
37529	05/05/2014	General Fund	Human Svc-Family/Youth	Multi-Service Center	15,907.75
				Check Total:	15,907.75
37530	05/05/2014	General Fund	Human Svc-Family/Youth	NAVOS	1,500.00
37530	05/05/2014	General Fund	Arts & Culture Grants	NAVOS	1,123.31
				Check Total:	2,623.31
37531	05/05/2014	General Fund	Dues/Memberships	National Fire Protection Assoc	165.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
				Check Total:	165.00
37532	05/05/2014	General Fund	Human Svc-Family/Youth	New Futures	8,000.00
				Check Total:	8,000.00
37533	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	National Safety Inc	60.23
37533	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	National Safety Inc	236.52
37533	05/05/2014	Street Fund	Office And Operating Supplies	National Safety Inc	157.68
37533	05/05/2014	Street Fund	Office And Operating Supplies	National Safety Inc	187.90
37533	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	National Safety Inc	187.91
37533	05/05/2014	Street Fund	Office And Operating Supplies	National Safety Inc	551.64
37533	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	National Safety Inc	551.63
				Check Total:	1,933.51
37534	05/05/2014	Street Fund	Repairs & Maint. - Fleet	OReilly Auto Parts	5.74
37534	05/05/2014	Surface Water Management Fund	Repairs & Maint. - Fleet	OReilly Auto Parts	5.75
37534	05/05/2014	Street Fund	Office And Operating Supplies	OReilly Auto Parts	27.90
37534	05/05/2014	General Fund	CITY COUNCIL	OReilly Auto Parts	27.91
				Check Total:	67.30
37535	05/05/2014	General Fund	Operating Rents & Leases	Pacific Office Automation Inc	71.84
37535	05/05/2014	General Fund	Operating Rents & Leases	Pacific Office Automation Inc	967.72
				Check Total:	1,039.56
37536	05/05/2014	General Fund	Operating Rentals And Leases	Park Place Professional Bldg	490.00
				Check Total:	490.00
37537	05/05/2014	General Fund	Senior Trips	Petty Cash Custodian	12.90
37537	05/05/2014	General Fund	Senior Trips	Petty Cash Custodian	6.93
37537	05/05/2014	General Fund	Senior Trips	Petty Cash Custodian	4.00
37537	05/05/2014	General Fund	Senior Trips	Petty Cash Custodian	12.04
37537	05/05/2014	General Fund	Senior Trips	Petty Cash Custodian	18.00
37537	05/05/2014	General Fund	Senior Trips	Petty Cash Custodian	15.00
37537	05/05/2014	General Fund	Senior Trips	Petty Cash Custodian	13.69
37537	05/05/2014	General Fund	Senior Trips	Petty Cash Custodian	6.00
37537	05/05/2014	General Fund	Senior Trips	Petty Cash Custodian	11.25
37537	05/05/2014	General Fund	Senior Trips	Petty Cash Custodian	12.99

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
37537	05/05/2014	General Fund	Senior Trips	Petty Cash Custodian	15.00
37537	05/05/2014	General Fund	Senior Trips	Petty Cash Custodian	15.00
37537	05/05/2014	General Fund	Office And Operating Supplies	Petty Cash Custodian	16.42
37537	05/05/2014	General Fund	Senior Trips	Petty Cash Custodian	7.50
Check Total:					166.72
37538	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	Pacific Industrial Supply	8.76
37538	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	Pacific Industrial Supply	41.06
37538	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	Pacific Industrial Supply	75.39
37538	05/05/2014	Street Fund	Office And Operating Supplies	Pacific Industrial Supply	75.39
37538	05/05/2014	Street Fund	Office And Operating Supplies	Pacific Industrial Supply	15.33
37538	05/05/2014	Street Fund	Office And Operating Supplies	Pacific Industrial Supply	20.31
Check Total:					236.24
37539	05/05/2014	General Fund	Land and Land Improvements	Pacifica Law Group	354.00
37539	05/05/2014	General Fund	Land and Land Improvements	Pacifica Law Group	1,242.00
Check Total:					1,596.00
37540	05/05/2014	General Fund	Human Svc-Family/Youth	PARA LOS NINOS	3,750.00
Check Total:					3,750.00
37541	05/05/2014	General Fund	Publications	Pcttery Making Illustrated	19.95
Check Total:					19.95
37542	05/05/2014	General Fund	Operating Rentals And Leases	PRG Investment Company, LLC	2,000.00
Check Total:					2,000.00
37543	05/05/2014	General Fund	Bldg Security	Protection One Alarm Monitorin	47.38
37543	05/05/2014	General Fund	Parks Building Security	Protection One Alarm Monitorin	110.70
Check Total:					158.08
37544	05/05/2014	Surface Water Management Fund	TV Inspection and Vactoring	Pro-Vac	11,743.88
Check Total:					11,743.88
37545	05/05/2014	General Fund	Registration - Trainng/Workshp	PSFOA	25.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
37545	05/05/2014	General Fund	Registration - Trainng/Workshp	PSFOA	25.00
				Check Total:	50.00
37546	05/05/2014	Street Fund	Mileage	Michael Ramirez	36.06
				Check Total:	36.06
37547	05/05/2014	General Fund	Printing	Ramlyn Engraving & Sign Co.	8.21
				Check Total:	8.21
37548	05/05/2014	General Fund	False Alarm Fine	Stanley Black & Decker Inc	320.00
				Check Total:	320.00
37549	05/05/2014	General Fund	Business & Occupation Tax	Wendy's International LLC	223.74
				Check Total:	223.74
37550	05/05/2014	Street Fund	Office And Operating Supplies	Renton Concrete Recyclers LLC	116.25
37550	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	Renton Concrete Recyclers LLC	116.25
37550	05/05/2014	Surface Water Management Fund	Office And Operating Supplies	Renton Concrete Recyclers LLC	31.50
37550	05/05/2014	Street Fund	Office And Operating Supplies	Renton Concrete Recyclers LLC	31.50
				Check Total:	295.50
37551	05/05/2014	General Fund	Office and Operating Supplies	Rosso Gardens, LLC	74.46
				Check Total:	74.46
37552	05/05/2014	General Fund	Repairs and Maintenance	Seatown Locksmith	65.70
				Check Total:	65.70
37553	05/05/2014	General Fund	Fuel/Gas Consumption	Shell Fleet Plus	107.29
37553	05/05/2014	General Fund	Citizens Patrol/ Crime Prevent	Shell Fleet Plus	81.59
37553	05/05/2014	General Fund	Fuel/Gas/Gasoline Consumption	Shell Fleet Plus	241.76
37553	05/05/2014	General Fund	Fuel/Gas/Gasoline Consumption	Shell Fleet Plus	613.15
37553	05/05/2014	General Fund	Fuel/Gas/Gasoline Consumption	Shell Fleet Plus	104.90
37553	05/05/2014	Street Fund	Fuel/Gas/Gasoline Consumption	Shell Fleet Plus	1,592.53
37553	05/05/2014	Surface Water Management Fund	Fuel/Gas/Gasoline Consumption	Shell Fleet Plus	2,322.91

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
				Check Total:	5,064.13
37554	05/05/2014	General Fund	Nuisance and Abatement Costs	Sherwin-Williams Co.	35.47
				Check Total:	35.47
37555	05/05/2014	General Fund	Human Svc-Family/Youth	South King Council Human Svcs	500.00
				Check Total:	500.00
37556	05/05/2014	General Fund	Registration - Trainng/Workshp	SkillPath Seminars	134.00
37556	05/05/2014	Street Fund	Registration - Trainng/Workshp	SkillPath Seminars	67.00
37556	05/05/2014	Street Fund	Registration - Trainng/Workshp	SkillPath Seminars	67.00
				Check Total:	268.00
37557	05/05/2014	Parks & Gen Gov't CIP	Construction	Seattle Public Utilities	18,281.23
				Check Total:	18,281.23
37558	05/05/2014	Surface Water Management Fund	Professional Services	Summit Security & Sound System	60.00
37558	05/05/2014	Street Fund	Professional Services	Summit Security & Sound System	60.00
				Check Total:	120.00
37559	05/05/2014	General Fund	Professional Services	State Auditor's Office	387.99
				Check Total:	387.99
37560	05/05/2014	General Fund	Repairs and Maintenance	The Plumbing Joint	2,655.17
				Check Total:	2,655.17
37561	05/05/2014	General Fund	Parks Maintenance	Trugreen-landcare/NW Region	31,005.28
				Check Total:	31,005.28
37562	05/05/2014	General Fund	Human Svc-Family/Youth	Tukwila Pantry	1,250.00
				Check Total:	1,250.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
37563	05/05/2014	General Fund	Celebration	U Frame It	304.13
				Check Total:	304.13
37564	05/05/2014	General Fund	Telephone	DEBI WAGNER	32.48
				Check Total:	32.48
37565	05/05/2014	General Fund	Human Svc-Family/Youth	White Center Food Bank	2,500.00
				Check Total:	2,500.00
37566	05/05/2014	General Fund	Utilities	King Co Water Dist 49	75.50
37566	05/05/2014	General Fund	Utilities	King Co Water Dist 49	563.27
37566	05/05/2014	General Fund	Utilities	King Co Water Dist 49	58.37
37566	05/05/2014	General Fund	Utilities	King Co Water Dist 49	726.57
37566	05/05/2014	General Fund	Utilities	King Co Water Dist 49	212.00
37566	05/05/2014	General Fund	Utilities	King Co Water Dist 49	33.82
				Check Total:	1,669.53
37567	05/05/2014	General Fund	Subscriptions/Publications	West Payment Center	446.44
				Check Total:	446.44
37568	05/05/2014	General Fund	Burien/Highline Jt Venture	Whitewater Aquatics Mgmt	1,666.66
				Check Total:	1,666.66
37569	05/05/2014	Street Fund	Operating Rentals And Leases	Wilken Properties, LLC	2,783.16
37569	05/05/2014	Surface Water Management Fund	Operating Rentals And Leases	Wilken Properties, LLC	2,783.17
				Check Total:	5,566.33
37570	05/05/2014	Transportation CIP	Design - Engineering	Washington State Department	3,198.99
				Check Total:	3,198.99
37571	05/05/2014	General Fund	State Surcharge	STATE TREASURER	478.50
				Check Total:	478.50
37572	05/05/2014	General Fund	Human Svc-Family/Youth	YWCA Seattle King Snohomish Co	3,450.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Amount
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Check Total:	<u>3,450.00</u>
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Report Total:	<u><u>762,435.04</u></u>
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DRAFT



CITY COUNCIL REGULAR MEETING MINUTES

April 21, 2014

6:30 p.m. - Special Meeting for the purpose of holding an Executive Session to discuss real estate for sale or lease per RCW 42.30.110(1)(bc)

7:00 p.m. – Regular Meeting

7:05 p.m. – 7:35 pm – Reception Honoring Citizens of the Year and Outgoing Advisory Board Members

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

SPECIAL MEETING

Mayor Krakowiak called the Special Meeting of the Burien City Council to order at 6:30 p.m. for the purpose holding an Executive Session to discuss real estate for sale or lease per RCW 42.30.110(1)(c).

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

Administrative staff present: Kamuron Gurol, City Manager; Craig Knutson, City Attorney; and, Dan Trimble, Economic Development Manager.

No action was taken.

The Special Meeting adjourned to the Regular Meeting at 7:00 p.m.

CALL TO ORDER

Mayor Krakowiak called the Regular Meeting of the Burien City Council to order at 7:04 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: Kamuron Gurol, City Manager; Craig Knutson, City Attorney; Dan Trimble, Economic Development Manager; Nhan Nguyen, Management Analyst; and, Monica Lusk, City Clerk.

CITIZENS OF THE YEAR AWARDS AND OUTGOING ADVISORY BOARD MEMBER

Mayor Krakowiak presented three proclamations to Citizens of the Year Maureen Hoffmann, Janis Freudenthal for Neighbors of Seahurst Park and Betty Olson Vacca.

Mayor Krakowiak presented a Certificate of Appreciation to outgoing Advisory Board Member Ray Helms, Planning Commissioner. Not in attendance were Bryan Suter, Business and Economic Development Partnership; Christopher Ndifon, Sr., Parks and Recreation Board; and, Greg Duff, Planning Commission who were also recognized.

RECESS FOR RECEPTION

Mayor Krakowiak called a recess at 7:10 p.m. for the purpose of holding a reception honoring the Citizens of the Year and the outgoing advisory board members as mentioned above.

Mayor Krakowiak reconvened the Regular Meeting at 7:40 p.m.

AGENDA CONFIRMATION

Direction/Action

Motion was made by Deputy Mayor Edgar, seconded by Councilmember Robison and passed unanimously to affirm the April 21, 2014, Agenda.

PUBLIC COMMENT

Goodspaceguy, 10219 Ninth Avenue South, Boulevard Park
Meg Van Wyk, 16203 25th Avenue SW, Burien
Rachel Levine, 430 South 124th Street, Burien
Stacy Barnes, 139 SW 116th Street, B-24, Seattle
Scott Claboe, 15411 8th Avenue SW, Burien

CORRESPONDENCE FOR THE RECORD

- a. Email Dated April 1, 2014, from Alice Braverman Regarding Please Join Navos and Be Part of the Solution.
- b. Letter Dated April 2, 2014, from Craig Kenworthy, Executive Director, Puget Sound Clean Air Agency, Regarding Reduction of Greenhouse Gas Emissions.
- c. Letter Dated April 2, 2014, from John Rosenow, Chief Executive, Arbor Day Foundation, Regarding Recognition as a 2013 Tree City USA.
- d. Email Dated April 9, 2014, from Ray Brimhall Regarding Annexation.
- e. Email Dated April 9, 2014, from Joy Brimhall Regarding Annexation.
- f. Email Dated April 13, 2014, from Sara Hagenah, University of Washington STARS Research Assistant, Regarding Cascade MS Seattle Super STARS Film Event This Tuesday, April 15.

CONSENT AGENDA

- a. Approval of Check Register: Numbers 37322-37464, in the Amounts of \$376,101.57 for Payment on April 21, 2014, and Payroll Salaries and Benefits Numbers 6099-6115 for Direct Deposits and Wire Transfers in the Amount of \$345,093.29 for March 16 – March 31, 2014, Paid on April 4, 2014.
- b. Approval of Minutes: Regular Meeting, April 7, 2014.
- c. Motion to Adopt Ordinance No. 602, Amending the 2013-2014 Biennial Budget to Appropriate Additional Expenditures for 2014.

Direction/Action

Motion was made by Deputy Mayor Edgar, seconded by Councilmember Robison, to approve the April 21, 2014, Consent Agenda. **MOTION** passed 5-2. Opposed, Deputy Mayor Edgar and Councilmember Wagner.

BUSINESS AGENDA

Presentation of the 2013 Annual Report by Discover Burien

Public Comment

No public comment was given.

Andrea Reay, Executive Director of Discover Burien, highlighted the 2013 Discover Burien accomplishments and reviewed its goals for 2014.

Discussion on Submitted Financing Plan and Proposed Amendment #9 to the Burien Town Square Disposition & Development Agreement (DDA) with Legacy/RD Merrill

Public Comment

Goodspaceguy, 10219 Ninth Avenue South, Boulevard Park
Stacy Barnes, 138 SW 116th St., G-24, Seattle

Direction/Action

Councilmembers agreed to place the Burien Town Square Disposition and Development Agreement Amendment No. 9 on the May 5, 2014, Business Agenda for consideration.

Follow-up

Staff will provide more information on the uses of Town Square Parcel VI, keep parking and open space in mind during negotiations, and revisit the language in Amendment Section 2.2 relating to the termination of the Developer's obligations and responsibilities for Parcel VI.

Discussion and Possible Approval of the Interim Economic Development Strategic Plan

Public Comment

Goodspaceguy, 10219 Ninth Avenue South, Boulevard Park

Direction/Action

Councilmembers requested placing the Economic Development Strategic Plan on the May 5, 2014, Business Agenda for consideration, replacing "should" and "would" in select action items specifically in LB.6 and LF.3 to "shall," changing "the" in LB.6 under Implementation to "in," changing "working families" to "working families or their representatives" through the document and remove "Interim" from the document title.

Follow-up

Staff will revise the summary of actions so they are clearer and consistent, and include specific actions.

Discussion on and Selection of a Facilitator for the Council and Staff Retreat on May 17, 2014

Public Comment

No public comment was given.

Direction/Action

Councilmembers selected Jim Reid as the facilitator for the May 17, 2014 Council and Staff Retreat.

Review of Council Proposed Agenda Schedule

Public Comment

No public comment was given.

Follow-up

Staff will schedule the listed under the Future Agenda Items.

City Manager's Report (includes proclamation on Toxic Awareness Week)

Public Comment

No public comment was given.

Follow-up

Staff will place the proclamation for Flight Pattern Kids in the May 19, 2014, City Manager's Report and schedule the presentation of the proclamation on June 2, 2014.

COUNCIL BUSINESS

Councilmember Berkowitz noted that she attended the Solid Ground Luncheon.

Councilmember Berkowitz noted that she and Councilmember Robison attended the Highline Hospital Rally.

Deputy Mayor Edgar noted the he participated in the Arbor Day celebration at Arbor Lake Park.

Councilmember Tosta noted that she will be attending the 5th Annual GoGreen Conference in Seattle.

Follow-up

Staff will look into possibility of holding the May 3, 2014, Community Coffee and Chat at the Spring Pottery sale to be held at the Moshier Arts Center.

Mayor Krakowiak noted that she attended the Southwest King County Chamber of Commerce Mayor's Luncheon on April 11, 2014.

Mayor Krakowiak announced that the annual Clean Sweep event that will occur on April 26, 2014.

ADJOURNMENT

Direction/Action

MOTION was made by Deputy Mayor Edgar, seconded by Councilmember Robison and passed unanimously to adjourn the meeting at 9:46 p.m.

Lucy Krakowiak, Mayor

Monica Lusk, City Clerk

DRAFT



CITY COUNCIL STUDY SESSION MINUTES

April 28, 2014

7:00 pm

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

CALL TO ORDER

Mayor Krakowiak called the Study Session 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: Kamuron Gurol, City Manager; Craig Knutson, City Attorney; Dan Trimble, Economic Development Manager; Maya Andrews, Public Works Director; and, Monica Lusk, City Clerk.

CORRESPONDENCE FOR THE RECORD

- a. Email Dated April 13, 2014, from Darlene Tangedahl with Response from Charles W. "Chip" Davis, Community Development Director, Regarding a New Store in Town.
- b. Letter Dated April 16, 2014, from Rachel Levine Regarding Our Neighbors, Ourselves.
- c. Email Dated April 21, 2014, from Keith J. Weir Regarding the Economic Development Plan.

DISCUSSION ITEMS

Discussion on Economic Development Forum

Councilmember Tosta introduced Meghan Barrier, Project Coordinator with Northwest SEED (Sustainable Energy for Economic Development), who spoke about the Solarize Seattle: Southwest campaign.

Mayor Krakowiak recognized Ad-Hoc Working Group Members Keith Weir and Shelli Park who were in attendance.

Public Comment

Dun Bennett, 14240 8th Avenue South, Burien
Goodspaceguy, 10219 Ninth Avenue South, Boulevard Park

Direction/Action

Councilmembers agreed to: hold the forum on Saturday, June 21, 2014; identify stakeholders from the education, labor, business groups, and main businesses; direct staff to conduct additional outreach; hire a facilitator; balance the list of invitees to be as inclusive and representative as possible; balance at least one of the table discussions with representative stakeholders; and, allocate a budget for the forum.

Councilmember Berkowitz stated that the questions for table discussions should address issues of cities in the area, and that the stakeholders group should be more diverse.

Deputy Mayor Edgar stated that avenues should be provided for those unable to attend the forum.

Councilmember Wagner stated that the business poll results compiled by Deputy Mayor Edgar and herself should be incorporated into the forum.

Councilmember Tosta proposed that a series of dialogs be considered.

Follow-up

Staff will provide an update on options for facilitator selection and budget, facilitator role and scope of work, and community outreach and the staff level of effort at the May 5, 2014, Council meeting.

Public Comment

Goodspaceguy, 10219 Ninth Avenue South, Boulevard Park
Keith Weir, 15671 20th Avenue SW, Burien
Larry Boyd, 812 SW 142nd Place, Burien
Don Bennett, 14240 8th Avenue South, Burien
Mark Manning, 14533 4th Court South, Burien
Quinton Thompson, 179 South 182nd Street, Burien
Shelli Park, 15222 10th Avenue SW, Burien
Goodspaceguy, 10219 Ninth Avenue South, Boulevard Park

Public Works Maintenance Facility Study Update

Follow-up

Staff will speak with the consultant on incorporating green infrastructure, and provide an update in three weeks to include information on local partnerships, funding and a mechanism to evaluate the relative priority.

Public Comment

Goodspaceguy, 10219 Ninth Avenue South, Boulevard Park
Larry Boyd, 812 SW 142nd Place, Burien
Quinton Thompson, 179 South 182nd Street, Burien

Review of Council Proposed Agenda Schedule

Follow-up

Staff will schedule: a discussion on the tree ordinance; the quarterly financial report on May 19; an executive session on recusing; a discussion on the May 17 Retreat Agenda on June 2; a discussion on possible mandatory garbage service for businesses; a discussion on homelessness in the City; and a presentation by Puget Sound Clean Air Agency on May 5.

Staff will also provide the schedule for the Community Animal Resource Education Society (CARES) audit to include how it dovetails with the June 16 discussion on the CARES contract and review the evaluator's scope of work to also include input from the users.

ADJOURNMENT

Direction/Action

MOTION was made by Deputy Mayor Edgar, seconded by Councilmember Robison and passed unanimously to adjourn the meeting at 9:29 p.m.

Lucy Krakowiak, Mayor

Monica Lusk, City Clerk

**CITY OF BURIEN
AGENDA BILL**

Agenda Subject: Presentation by Puget Sound Clean Air Agency		Meeting Date: May 5, 2014
Department: Finance Department	Attachments: 1. Notice of Rate Increase 2. Presentation	Fund Source: General Activity Cost: \$31,600.00 Amount Budgeted: \$22,000.00 <i>lll</i> Unencumbered Budget Authority: \$0
Contact: Kim Krause, Finance Director		
Telephone: (206) 439-3150		
<p>PURPOSE/REQUIRED ACTION: The purpose of this agenda item is for Puget Sound Clean Air Agency to make a presentation regarding the need for a rate increase starting in 2015.</p> <p>BACKGROUND (Include prior Council action & discussion): In the last Council packet, staff included a notice from Puget Sound Clean Air Agency that they were considering a rate increase of more than 40% (attached) starting in 2015. In 2014, the City of Burien paid just over \$22,000 in annual charges to this organization. The proposed rate for 2015 is approximately \$31,600. Suburban Cities has written a letter in opposition to this increase. Staff arranged for Craig Kenworthy, Executive Director, to make a presentation for Council to determine whether Burien will support the increase. The Board for the Puget Sound Clean Air Agency will vote on the proposed increase on May 22, 2014.</p>		
Administrative Recommendation: N/A		
Suggested Motion: N/A		
Submitted by: Kim Krause, Finance Director Administration <i>lll</i>		City Manager 
Today's Date: April 30, 2014		File Code: \\File\records\CC\Agenda Bill 2014\050514ad-2 Puget Sound Clean Air Agency Presentation.docx



April 2, 2014

Dear Mayor Krakowiak:

Clean and Healthy Air for everyone in our region, all the time. Defend our future by reducing greenhouse gas emissions.

This is the vision our Board (comprised of elected officials from King, Kitsap, Pierce and Snohomish counties) recently adopted in our new Strategic Plan (enclosed). The Plan calls for us to:

- **Make sure our region meets federal air quality standards.** This creates a competitive advantage over other metropolitan areas by minimizing barriers to attracting new businesses. Our region is at risk for violating new lower ozone standards and the highest pollution levels are in King County. Being in violation means higher costs for major employers like the aerospace industry. Reducing transportation emissions is a major part of our new plan (they are the #1 source of ozone pollution).
- **Protect our most vulnerable from the most toxic pollutants.** Pregnant women, children, our seniors and those with heart and lung conditions suffer the most from air pollution. Exposure to air pollution can cause a lifetime of ailments like decreased lung function and smaller birth weight and head size; we can't afford to allow this to happen to future generations.
- **Invest in new technologies to define air quality on a finer scale.** We'll move beyond our fixed air quality monitor network and expand efforts to give people a better understanding of the air quality closer to them.
- **Leave no one behind.** Low income communities and people of color often live in areas where pollution exposure levels are higher than surrounding communities. We'll work to raise awareness and reduce inequities.
- **Defend the future.** Our goal? Become the most climate friendly region in the country. We'll focus on reducing transportation emissions, which helps protect public health now and fulfills our responsibility to those who follow us.

Our per capita rate has not increased since FY2009. Since then, we've collected \$10 million in per capita revenue while leveraging it into over \$40 million in federal, state and other grant funding for our region. **I am asking our Board to raise the per capita rate to generate an additional \$1,000,000 per year starting in 2015.** I'll also propose keeping the new rate flat until at least 2018. The new rate would go into effect on January 1, 2015. Your city's share of per capita funding, including the increase is projected to be \$ 31,612 in 2015. The Board will discuss this at their April 24th meeting and we will ask them to take action at their May 22nd meeting.

I'll be contacting your office to set up a time to explain the investments we are making through our Strategic Plan and answer any questions that you may have. In the interim, you can contact me anytime at 206-689-4004 or at craigk@pscleanair.org.

Best,


 Craig Kenworthy
 Executive Director

jwc

Clean healthy air for
 everyone, everywhere,
 all the time.

Board of Directors

Bremerton
 Patty Lent, Mayor

Everett
 Ray Stephanson, Mayor
 Paul Roberts, Board Chair

King County
 Dow Constantine, Executive

Kitsap County
 Charlotte Garrido, Commissioner

Pierce County
 Pat McCarthy, Executive

Public-at-Large
 Stella Chao

Seattle
 Ed Murray, Mayor

Snohomish County
 Dave Somers, Councilmember

Tacoma
 Ryan Mello, Councilmember

Executive Director
 Craig T. Kenworthy

Phone
 206.343.8800
 800.552.3565

Fax
 206.343.7522

Mail
 1904 Third Avenue, Suite 105
 Seattle, WA 98101-3317


Puget Sound Clean Air Agency

Working together for clean air

**Clean Air for
Everyone.
Everywhere.
All the time.**



**Craig Kenworthy
Burien City Council
May 5, 2014**


Puget Sound Clean Air Agency

In the Next Seven Years



- A baby born in 2015 could expect to live to 2100
- What will those 85 years be like?


Puget Sound Clean Air Agency

Effects of Air Pollution on Infants

- Urban air pollution negatively impacts fetal growth
- Prenatal exposure to air pollution may reduce newborns' skull size
- Air pollution adds weight to other stressors like depression
- And the long, long list of respiratory and cardiovascular effects that effect everyone
- Why do ear infections matter?


Puget Sound Clean Air Agency

Who Are We?

- Local government agency, working closely with partners at Ecology and EPA
- Jurisdiction in King, Kitsap, Pierce, and Snohomish Counties
- We are governed by a Board of Directors of elected officials from each of the four counties
- We implement the state and federal clean air acts

Our Regional Issues

- Health impacts from fine particulate
- Health based federal limits – ozone and fine particulates
- Goods movement and transportation, diesel pollution
- Communities left behind
- Climate Change

Federal Limits

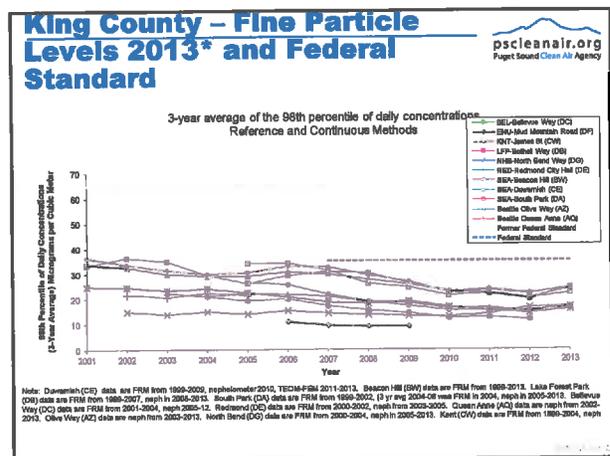
- Six pollutants with limits
- May be over the standard for “smog/ozone” when strengthened next year
 - Transportation is main source
- Currently over the standard for fine particle pollution in Tacoma-Pierce County because of wood smoke
 - King County is below the standard but has areas above our health goal

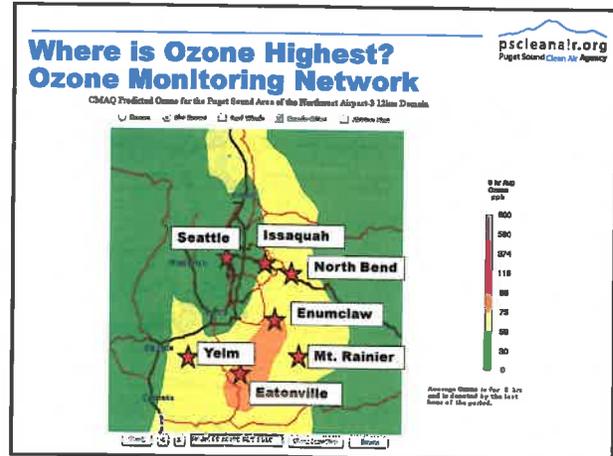
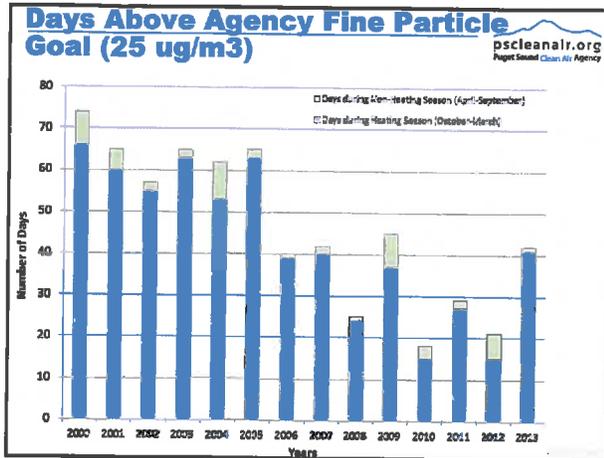
What Are Fine Particles?

ULTRAFINE PARTICLES
<100 nanometers in diameter

FINE PARTICLES
<2.5 microns in diameter

HUMAN HAIR
50-70 microns in diameter





- ### Work We've Done That Benefits Burien
- Reducing emissions from truck fleets in the region
 - Reducing emissions from taxi cab fleets
 - Reducing emissions from airport ground operations
 - We provide air quality forecasting and information for the public

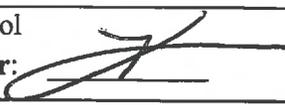
- ### Strategic Plan Goals
- Whole region meets federal standards – good for both public health and the regional economy
 - Reduce diesel pollution in highly impacted areas
 - Reduce wood smoke exposure
 - Better characterize air quality on a finer scale in more communities
 - Reduce Inequities
 - Be the most climate friendly region in the country

The Bottom Line?



**Cleaning the air is an investment
in public health now and lower
costs in the future.**

**CITY OF BURIEN
AGENDA BILL**

Agenda Subject: Presentation and Update on City-Sponsored Afterschool Programs in Burien Schools		Meeting Date: May 5, 2014
Department: Parks, Recreation & Cultural Services	Attachments: 1. PowerPoint Slides 2. Letters from School Principals 3. HSD Enrollment Growth	Fund Source: General Fund Activity Cost: N/A Amount Budgeted: N/A Unencumbered Budget Authority: N/A
Contact: Debbie Zemke, Recreation Manager		
Telephone: 206-988-3704		
Adopted Initiative: Yes: X No:	Initiative Description: Develop programmatic and capital facility improvement opportunities with the Highline School District	
PURPOSE/REQUIRED ACTION: Provide an update on two new city-supported afterschool programs that were offered at Hazel Valley Elementary School and Highline High School and also information on the need for afterschool programs in elementary schools.		
BACKGROUND (Include prior Council action & discussion): In June 2013, the Council approved funding for two new afterschool programs at both Hazel Valley and Highline High School. At that time the City's major objective was to increase academic achievement in all of Burien's public schools. Funding was provided with the intent for both of these efforts to serve as 'pilot programs' that would then be re-evaluated at the end of the 2013-14 school year. The original role of the Parks Department at Hazel Valley was to co-develop the program with the school and provide enrichment and recreation activities to supplement the school's academic component. The Department's role at Highline High School was to serve as partner with the school, Police Athletic League, and Boy Scouts. The latter program had been developed by the King County Police/School Resource Officer (SRO) and was intended to serve 9 th grade students with both homework assistance and recreation. Many programmatic changes occurred from the original concepts that had been envisioned. Most significantly, the program at Hazel Valley School (referred to as "Base2") focused on the recreation component, which has been highly successful. At Highline High School, the departure of the SRO and other factors led the school to primarily focus on homework assistance for 9 th through 12 th graders. The Hazel Valley program also provided an opportunity for the Department to learn more about Burien's lowest-income children. Although afterschool programs are desired for all of Burien's children who have no access, those attending our highest-poverty schools are especially in need. The majority of these children are not experiencing recreation in their schools, neighborhoods or even the general Burien community. In addition to Hazel Valley, the elementary schools located in northeast Burien fall in this category. These schools include Cedarhurst, Hilltop and Southern Heights, with an average of 82% of students on the free/reduced lunch program. As detailed further in the attachments, discussions with schools principals at these four sites validated the strong need for these programs.		
OPTIONS (Including fiscal impacts): If Council is interested in having the Department provide these afterschool programs beginning in 2015, the Department will include consideration of funding for this program into the FY2015-2016 budget process.		
Administrative Recommendation: Review and provide direction to staff.		
Advisory Board Recommendation: N/A		
Submitted by: Michael Lafreniere Administration: <u>ML/kw</u>	Kamuron Gurol City Manager: 	
Today's Date: April 28, 2014	File Code: R:\CC\Agenda Bill 2014\050514pks-1 Afterschool Program.docx	

City-Sponsored After School Programs in Burien Schools



 **Burien**
Parks, Recreation & Cultural Services

Tonight's Presentation

- ❖ Profile: Burien's Children
- ❖ Core Functions: Parks and Recreation
- ❖ Pilot Programs Offered This Year
- ❖ Results
- ❖ Conclusions
- ❖ Recommendations

 **Burien**
Parks, Recreation & Cultural Services

Burien's Children: Public Elementary Schools

7 Schools in Burien

- > Most in Highline School District
- > Largest school is located in Burien

Enrollment & Family Income

- > 3888 students
 - 2,910 - poverty level
 - 978 - regular income

 **Burien**
Parks, Recreation & Cultural Services

Burien's Children: Public Elementary Schools

Highest Poverty Schools

- Cedarhurst
- Hazel Valley
- Hilltop
- Seahurst*
- Southern Heights

**Has After School program*

 **Burien**
Parks, Recreation & Cultural Services

Breakdown Per School

Elementary School	Total Enrollment	Students-At/Below Poverty Level	Students-Regular Income	Poverty Percentage
				Highest Poverty Schools
CEDARHURST	678	475	183	73%
Gregory Heights	618	334	284	54%
HAZEL VALLEY	588	476	112	81%
HILLTOP	633	544	89	88%
Seahurst <i>(Has AS program on-site)</i>	558	469	89	84%
Shorewood	483	314	169	65%
SOUTHERN HEIGHTS	330	278	52	84%
TOTAL	3888	2910	978	AVERAGE 82%

Core Functions: Public Parks and Recreation Agencies

- ⦿ Provide for those not being served
- ⦿ Keep community as healthy as possible
- ⦿ Be inclusive
- ⦿ Meet needs of vulnerable populations

Background: This Year's Pilot Programs

June 2013

Council Approval - Two New Afterschool Programs

◎ **Previous Administration's Goal**

- Identified Academic Role for Hazel Valley
- Allocated Funding for Recreation/Enrichment Components

◎ **City's Desired Outcomes**

- Hazel Valley: Improve reading scores
- Highline HS: Participate as partner - pre-designed program

 **Burien**
Parks, Recreation & Cultural Services

Results: Elementary School

HAZEL VALLEY

▪ **City:**

- Recreation/enrichment component highly successful
- Diversified activities for K-6th graders
- Family engagement
- Enrollment: Lower than projected
- Reduced registration fees: Still prohibitive

▪ **School:**

- No academic component coordinated

 **Burien**
Parks, Recreation & Cultural Services

Results: High School

HIGHLINE HIGH SCHOOL

- School Resource Officer departure
- Program concept changed
- **School:**
 - Providing academic portion
 - Serving different population
- **Other Partners:**
 - Police Athletic League
 - City
 - Boy Scouts

 **Burien**
Parks, Recreation & Cultural Services

Conclusions

For Our Elementary Schools

- Healthy recreation needed for low-income children
- On-site Afterschool Programs can provide the above
- Burien's **4 highest-poverty schools** should be served
- Quality Afterschool programs do not require academic component
- Program costs shouldn't be fee-dependent

 **Burien**
Parks, Recreation & Cultural Services

Conclusions

For Our High School

- School is successful providing academic support
- City role should focus on recreation provision
- School provides afterschool extra-curricular activities
 - Sports
 - Clubs
- City's future role to be determined

2015 Recommendations

For 4 Elementary Schools

- ⦿ City should provide Afterschool programs with special emphasis on physically-active recreation
- ⦿ Cedarhurst, Hazel Valley, Hilltop, Southern Heights should be schools served
- ⦿ Eliminate fee for low-income children
- ⦿ Offer minimum of 2 days per week per school

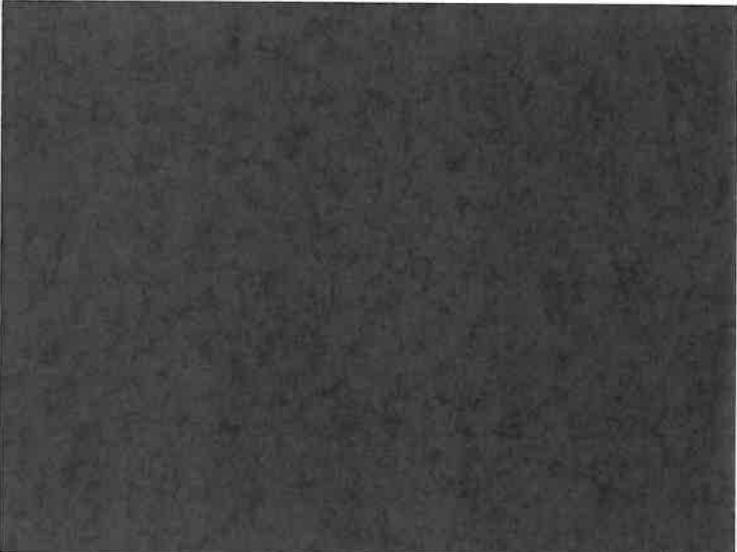
2015 Recommendations

For High School

- ◉ Continue evaluation through end of school year
- ◉ Identify future role for City participation

 **Burien**
Parks, Recreation & Cultural Services

City-Sponsored After School Programs in Burien Schools





Cedarhurst Elementary School
Principal ~ Bobbi Giammona
611 South 132nd Street ~ Burien, WA ~ 98168
highlineschools.org
(206) 631-3600



April 25, 2014

Dear Council Members,

Cedarhurst Elementary is eager to work with the City of Burien on developing an after school program for our students. Cedarhurst is an incredibly diverse school with over 700 students who live in the city of Burien. Our students are highly diverse in terms of ethnicity, languages, academics and socio-economics. Nearly 75% of our students receive free or reduced lunch. Over half of our students speak a second language.

Partnering with the City of Burien to develop an after school program would give our students an opportunity to have enriching experiences that we are not able to offer during the school day. In addition, for many of these students enriching experiences is not something that happens at home either.

With continued funding challenges in our state and district, our school has not been able to provide opportunities such as these. We have a handful of clubs that we run with no funding such as a chess club, a garden club and a Spanish club. These clubs are only able to serve a small number of students since they are run by volunteers.

The City of Burien has done many wonderful things to support our students such as bring ArtCorps to us and even providing financing to support it. Gym Jam has become a mainstay for our students. In addition, the City has supported an after school PE program. We have so appreciated this partnership and want to find more ways to expand our work together.

I look forward to growing our partnership. On behalf of our staff, students and families, I want to thank you for supporting Cedarhurst Elementary.

Respectfully,

Bobbi Giammona
Principal



Southern Heights Elementary
Principal – Dr. Kristin Percy Calaff
11249 – 14th Avenue South • Seattle, WA 98168
highlineschools.org • 206.631.5000



April 25, 2014

To Whom It May Concern:

I am writing in support of the proposal to fund an afterschool enrichment program at Southern Heights Elementary School through the City of Burien Parks and Recreation. We would welcome a program like this at Southern Heights and are very interested in extending our partnership with the Parks and Recreation Department to offer this opportunity to our students.

Southern Heights Elementary is located in the Boulevard Park neighborhood in Burien and serves 330 students in grades K-6. Out of these 330 students, more than 4 out of 5 students qualify for free and reduced price lunch (84%) and about half of our students speak a language other than English at home. Our students are hard-working and well-behaved and our families are very supportive and participate actively in school programs and activities. However, few of our students have the opportunity to participate in afterschool sports or enrichment activities (probably less than 25%) and many need help with homework support since parents often work long hours or lack the English literacy skills to assist them at home.

In the past few years we have used Title 1 funds to provide small group academic support afterschool to help struggling students in grades 3 to 6. In previous years, our school has also offered a limited number of enrichment activities such as steel drum band, science enrichment, and bilingual homework club. Our families have been very supportive of these programs, providing their own transportation home and inquiring about additional afterschool opportunities. However, with the loss of the state waiver, our Title 1 budget has been cut significantly and we have no funding for afterschool programs next year.

This year we were extremely grateful to be able to partner with the City of Burien Parks and Recreation department to participate in the Gym Jam family program, the afterschool P.E. program, and the artist-in-residence program. These have been very popular with our students and families and have been well attended and supported. Being able to add an afterschool enrichment program at Southern Heights would be a tremendous benefit to our students and families and would undoubtedly be welcomed and supported by our community.

We hope you will strongly consider this proposal.

Respectfully,

Kristin Percy Calaff, Principal

A path to success for every student



Hilltop Elementary
Principal - Kathy Emerick
Assistant Principal - Andrea Smith
Office Manager - Twyla Lawrence
12250 24th Avenue South • Seattle, WA 98168
206 631 4000 Fax 206 631 4056



April 22, 2014

Dear Debbie Zemke,

I wanted to take some time to express my appreciation for the time you spent meeting with me regarding the creation of a possible after school program for our students at Hilltop Elementary School. With a school of approximately 630 students, we are always seeking for support to increase our opportunities for our students to engage in structured and enriching programs that can enhance our school program.

Given that a majority, approximately 88%, of our students qualify for free or reduced lunch, we know that there is a need in our community for students to be able to find low cost, yet highly effective programs to support their academic and social development, it appears to me that your program will be a perfect fit for our students. Currently our school has been able to support the implementation of a few small programs before and after school led by our teaching staff; we are able to serve approximately 30 kids in these programs. Partnering with the City of Burien would be a wonderful way to build on these programs and extend the opportunity to a greater number of students to participate in safe and productive after school programs.

Thank you again for reaching out to our school in the hope of creating a partnership in establishing an afterschool program for our students. I look forward to working with you on this project. Please do not hesitate to call if you are in need of any information from me.

Sincerely,

Kathy Emerick



Hazel Valley Elementary School
Principal Johnathan Letcher

402 Southwest 132nd Street
Burien, Washington 98146

highlineschools.org
206.631.3900 office
206.631.3962 fax

April 25, 2014

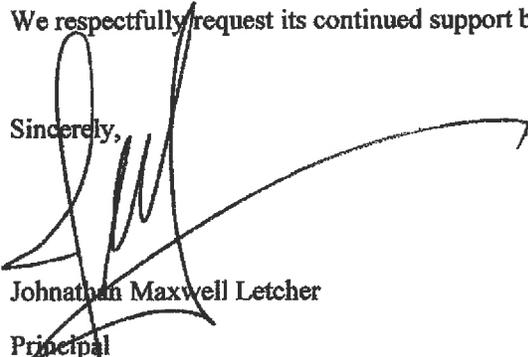
To the City Council of Burien,

Increased laughter, increased academic support, and increased parent participation is what our students have experienced in BASE2 sponsored by Burien Parks and Recreation. Students are engaged in crafts; where teachers do not have time to do. Homework support is given from volunteers and staff; where students practice what they learned in class. Parents are thankful; where their child has a safe and productive place to play and learn.

I as representative to the Hazel Valley staff, parents, and community categorically request continued funding for this worthwhile and effective program. All evidence points to engaged and excited students that is transferring to regular school day. The difference between students who participate in BASE 2 and those who do not is clear. BASE 2 is working.

We respectfully request its continued support by the council.

Sincerely,



Johnathan Maxwell Letcher

Principal

**Highline School District Enrollment Growth
Burien Elementary Schools With Portable Classrooms**

<i>School</i>	<i>Current Enrollment</i>	<i>Number of Portables - Effective September 2014</i>
Cedarhurst	678	2 double classrooms
Gregory Heights	618	1 double classroom
Hazel Valley	588	2 double classrooms
Hilltop	633	2 single classrooms and 2 double classrooms
Seahurst	558	2 double classrooms
Shorewood	483	2 double classrooms
Southern Heights	330	3 single classroom portables

**CITY OF BURIEN
AGENDA BILL**

Agenda Subject: Discussion and possible approval of submitted Financing Plan and proposed Amendment #9 to the Burien Town Square Disposition & Development Agreement (DDA) with Legacy/RD Merrill		Meeting Date: May 5, 2014
Department: City Manager	Attachments: 1) Submitted Finance Plan. 2) Proposed DDA Amendment #9.	Fund Source: N/A Activity Cost: \$0 Amount Budgeted: \$0 Unencumbered Budget Authority: \$0
Contact: Dan Trimble, Economic Development Manager		
Telephone: (206) 248-5528		
Adopted Work Plan Priority: Yes <input checked="" type="checkbox"/> No	Work Plan Item Description: Burien Town Square	
PURPOSE/REQUIRED ACTION:		
<p>The purpose of this agenda item is for the City Council to discuss and approve the Legacy/Merrill submitted Financing Plan and a proposed amendment to the Burien Town Square Disposition and Development Agreement (Amendment #9).</p> <p>BACKGROUND (Include prior Council action & discussion):</p> <p>On June 29, 2005, the City executed a Disposition and Development Agreement (DDA) with Urban Ventures Burien, LLC, as the developer of the non-public portion of the Town Square site. The City Council approved Amendments No. 1-7 to the DDA prior to the sale of the property to Legacy/RD Merrill. The City Council authorized the execution of Amendment No. 8 to the DDA on February 25, 2013 as part of the directed sale of the property to Legacy/RD Merrill. Amendment No. 8 was executed by both parties on September 26, 2013.</p> <p>The proposed Amendment incorporates the ownership partners and principals, adds additional project management staff, updates the approved concept descriptions for Phases II and III to reflect their current status, and provides for an optional disposition for Parcel VI following the commencement of construction for Phases II and III.</p> <p>Staff has reviewed the submitted Financing Plan and the proposed Amendment with Jim Greenfield of Davis, Wright, Tremaine. The City Council discussed this item on April 21, 2014 and asked for additional clarity on the disposition of Parcel VI.</p> <p>OPTIONS (Including fiscal impacts):</p> <ol style="list-style-type: none"> 1. Discuss and approve the Financing Plan and DDA Amendment #9 as recommended. 2. Discuss and direct staff to make further changes to the proposed Amendment. 		
Administrative Recommendation: Hold discussion and approve the Financing Plan and DDA Amendment #9 as proposed.		
Advisory Board Recommendation: None.		
Suggested Motion: Move to approved the submitted Legacy/RD Merrill Financing Plan and the Burien Town Square DDA Amendment #9.		
Submitted by: Dan Trimble Administration 		City Manager 
Today's Date: April 30, 2014	File Code: R:\CC\Agenda Bill 2014\050514cm-3 DDA Amend #9.docx	

FINANCING PLAN

BURIEN TOWN SQUARE – PARCELS IV AND V

Parcel IV

Parcel IV Project Equity Financing Structure

The equity investment for the Parcel IV project is expected to constitute approximately 30 to 35% of the total development costs. At least 51% of the Parcel IV project equity investment will be funded by Merrill/Legacy at Burien (SL), LLC and up to 49% by a real estate institutional investor active nationally in the financing of senior living projects which will have a non-managing member role in the development process. The equity would be funded on an as-needed basis consistent with the requirements of the project's construction and permanent financing. The Parcel IV project equity investor will not be a person or entity that (i) has been charged in any litigation with any violations of any statute pursuant to which there might be a civil or criminal forfeiture or has been convicted in a criminal proceeding for a felony or any crime involving moral turpitude or that is an organized crime figure or is reputed (based upon reputable media reports) to have substantial business or other affiliations with an organized crime figure, or which directly or indirectly controls, is controlled by, or is under common control with a person or entity that has been charged in any litigation with any violations of any statute pursuant to which there might be a civil or criminal forfeiture or has been convicted in a criminal proceeding for a felony or any crime involving moral turpitude or which is an organized crime figure or is reputed (based upon reputable media reports) to have substantial business or other affiliations with an organized crime figure, or (ii) has filed, or had filed against it, a petition in bankruptcy or any petition or answer seeking an assignment for the benefit of creditors, the appointment of a receiver, trustee, liquidation or dissolution or similar relief under the U.S. Bankruptcy Code or any state law, or who has otherwise admitted in writing the inability to pay its debts, or (iii) is on the United States Office of Foreign Assets Control ("OFAC") Specially Designated Nationals and Blocked Persons List.

Parcel IV Project Construction Financing

Concurrent with construction commencement on the Parcel IV project, the equity capital will be disbursed first and then the proceeds of a construction loan will be utilized to fund the remainder of the construction and development costs until the project is stabilized. Construction financing for the Parcel IV project will be approximately 65 to 70% of total project costs and will be obtained from a state or federal bank, savings and loan institution, real estate investment trust, welfare, pension or retirement fund or system, life insurance company, governmental sponsored enterprise, or any other entity subject to supervision and regulation by the insurance or banking departments of the State of Washington or by a department or agency of the United States exercising

similar functions (or any successor department or departments hereafter exercising the same functions as said departments), any governmental agency or entity insured by a governmental agency, a finance company, a private mortgage company, a conduit or pooled mortgage investment fund, an investment bank, or other like institutional lender which, together with its parent, subsidiary and affiliate entities, has a net worth of at least Two Hundred Million Dollars (\$200,000,000) and ordinarily engages in the business of making or holding commercial real estate loans including multi-family or mixed use project financing (an "Institutional Lender"). In acknowledgement of possible market conditions in which the ultimate source of financing is to be a real estate mortgage investment conduit ("REMIC") or similar vehicle, the REMIC or similar vehicle will qualify as an Institutional Lender provided first that it is serviced by an entity that meets the requirements of the Institutional Lender definition above except for the net worth test or by a servicer rated no lower than "Average" by Standard and Poors or "Level 3" by Moody's or a comparable rating by a nationally recognized rating agency.

Parcel V

Parcel V Project Equity Financing Structure

The equity investment for the Parcel V project is expected to constitute approximately 35% to 40% of the total development costs. The Parcel V equity investment will be the first dollars invested in the project, with a likely 10% co-investment ratio by Merrill/Legacy at Burien (MF), LLC and 90% by an institutional real estate investor which will have a non-managing member role in the development process. The equity would be funded on an as-needed basis consistent with the requirements of the project's construction and permanent financing. The Parcel V project equity investor will not be a person or entity that (i) has been charged in any litigation with any violations of any statute pursuant to which there might be a civil or criminal forfeiture or has been convicted in a criminal proceeding for a felony or any crime involving moral turpitude or that is an organized crime figure or is reputed (based upon reputable media reports) to have substantial business or other affiliations with an organized crime figure, or which directly or indirectly controls, is controlled by, or is under common control with a person or entity that has been charged in any litigation with any violations of any statute pursuant to which there might be a civil or criminal forfeiture or has been convicted in a criminal proceeding for a felony or any crime involving moral turpitude or which is an organized crime figure or is reputed (based upon reputable media reports) to have substantial business or other affiliations with an organized crime figure, or (ii) has filed, or had filed against it, a petition in bankruptcy or any petition or answer seeking an assignment for the benefit of creditors, the appointment of a receiver, trustee, liquidation or dissolution or similar relief under the U.S. Bankruptcy Code or any state law, or who has otherwise admitted in writing the inability to pay its debts, or (iii) is on the United States Office of Foreign Assets Control ("OFAC") Specially Designated Nationals and Blocked Persons List.

Parcel V Project Construction Financing

Concurrent with construction commencement the equity capital will be disbursed first and the proceeds of a construction loan will be utilized to fund construction costs until the project is stabilized. Construction financing is expected to constitute 60 to 65% of project costs and be obtained from a state or federal bank, savings and loan institution, real estate investment trust, welfare, pension or retirement fund or system, life insurance company, governmental sponsored enterprise, or any other entity subject to supervision and regulation by the insurance or banking departments of the State of Washington or by a department or agency of the United States exercising similar functions (or any successor department or departments hereafter exercising the same functions as said departments), any governmental agency or entity insured by a governmental agency, a finance company, a private mortgage company, a conduit or pooled mortgage investment fund, an investment bank, or other like institutional lender which, together with its parent, subsidiary and affiliate entities, has a net worth of at least Two Hundred Million Dollars (\$200,000,000) and ordinarily engages in the business of making or holding commercial real estate loans including multi-family or mixed use project financing (an "Institutional Lender"). In acknowledgement of possible market conditions in which the ultimate source of financing is to be a real estate mortgage investment conduit ("REMIC") or similar vehicle, the REMIC or similar vehicle will qualify as an Institutional Lender provided first that it is serviced by an entity that meets the requirements of the Institutional Lender definition above except for the net worth test or by a servicer rated no lower than "Average" by Standard and Poors or "Level 3" by Moodys or a comparable rating by a nationally recognized rating agency.

**AMENDMENT NO. 9 TO DISPOSITION AND DEVELOPMENT AGREEMENT
(PARCELS I, IV, V AND VI)**

This Amendment No. 9 to Disposition and Development Agreement (Parcels I, IV, V AND VI) (the "Amendment") is entered into as of _____, 2014 by and between the CITY OF BURIEN, a Washington municipal corporation (the "City") and MERRILL/LEGACY AT BURIEN (MF), LLC, a Washington limited liability company ("M/L MF"), and MERRILL/LEGACY AT BURIEN (SL), LLC, a Washington limited liability company ("M/L SL") (collectively in general "Developer"; provided however that M/L MF shall be considered "Developer" singularly in connection with the obligations set forth in this Agreement specifically related to Parcel V; and provided further that M/L SL shall be considered "Developer" singularly in connection with the obligations set forth in this Agreement specifically related to Parcel IV and Parcel VI), successor-in-interest to URBAN VENTURES BURIEN, LLC, a Washington limited liability company.

RECITALS

A. City and Developer's predecessor-in-interest entered into that certain Disposition and Development Agreement (Parcels I, IV, V and VI) dated June 29, 2005, as amended (the "DDA") providing for the sale and phased development of the Property as defined in the DDA, subject to satisfaction of certain conditions precedent.

B. The City and Developer now desire to amend the DDA in the manner described below.

AGREEMENT

For good and valuable consideration, the City and Developer agree as follows:

1. **Incorporation of Recitals; Definitions.** Each of the recitals set forth above is incorporated into this Amendment as though fully set forth in it. Capitalized terms not otherwise defined in this Amendment will have the same meaning as given those terms in the DDA.

2. **Amendments to the DDA.** The following Sections of the DDA are amended, as shown in the attached Exhibit A – Schedule of Amended Sections:

Section 2.2 – Description of Town Square Project by Parcels; Phasing of Development (introductory paragraph)

Section 2.2.4 – Parcels IV and V

Section 2.2.5 – **Parcel VI**

Section 4.4.1 – Parcel V

Section 4.4.2 – Parcel IV

Section 13.5 – Project Manager

Section 25.1 – Personal Services Contract

Section 25.2 – Restrictions on Transfer of Interests in Developer

Section 27.11.1 – Representatives of Developer

Section 27.12 - Notices

3. **Exhibits.** Except with respect to the project developed on Parcel I, which has been substantially completed, the following Exhibits to the DDA are modified as follows:

Exhibit B to Amendment No. 8 to the DDA is hereby deleted and replaced with Exhibit B attached to this Amendment No. 9.

Exhibit C to Amendment No. 8 to the DDA is hereby revised to delete all references to "Parcel V" and to "Parcel IV" and to replace the reference to "Legacy Phase One" with a reference to "Phase II".

4. **Counterparts.** This Amendment may be executed in counterparts, each of which will constitute an original and all of which will constitute but one original.

5. **Validity.** Except as amended by this Amendment, the DDA remains in full force and effect. To the extent any term of or exhibit attached to this Amendment conflicts with or is inconsistent with the DDA, the terms of or exhibits attached to this Amendment will control.

6. **Governing Law.** This Amendment will be governed by and construed and enforced in accordance with the laws of the State of Washington.

The undersigned hereby execute this Amendment No. 9 to Disposition and Development Agreement to be effective as of the date first set forth above.

DEVELOPER:

CITY:

MERRILL/LEGACY AT BURIEN (MF),
a Washington limited liability company

CITY OF BURIEN, a Washington
municipal corporation

By: Legacy Partners 2700 LLC,
a Delaware limited liability company,
its managing member

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Its: _____

MERRILL/LEGACY AT BURIEN (SL), LLC,
a Washington limited liability company

By: Legacy Partners 2700 LLC,
a Delaware limited liability company,
its managing member

By: _____
Name: _____

Its: _____

EXHIBIT A

Schedule of Amended DDA Sections

Section 2.2 – Description of Town Square Project by Parcels; Phasing of Development

2.2 Description of Town Square Project by Parcels; Phasing of Development.

The Town Square Project is intended to consist of a series of well coordinated public and private developments to be built on each of the separate parcels constituting the Town Square Project (including a public park, public parking, streets and sidewalk improvements on real property to be retained by City). The Town Square Site consists of Parcels I through VIII. Phase I of the Town Square Project was substantially completed in July 2009 and Developer has no further obligation or responsibility in connection therewith pursuant to the terms of this Agreement. Phase II is intended to be constructed on Parcel V or Parcel IV, at Developer's election. Phase III is intended to be constructed on Parcel IV or Parcel V, whichever was not utilized for Phase II. ~~Phase IV is intended to be constructed on Parcel VI.~~ Developer does not intend to purchase or develop Parcel VII or Parcel VIII and Developer has no obligation or responsibility in connection therewith. Developer may develop one Phase at a time or more than one Phase simultaneously. Upon the commencement of construction of Phase III on either Parcel IV or Parcel V, as applicable, Developer's obligations and responsibilities pursuant to this Agreement regarding Parcel VI shall terminate and thereupon Parcel VI shall be released from further encumbrance by this Agreement upon Developer's written notice thereof to the City.

Section 2.2.4 – Parcels IV and V

2.2.4 Parcels IV and V. The Parcel V Project is intended to consist of a mixed use building or buildings containing ~~approximately 140 to 180~~ a minimum of 160 residential units and ancillary retail space. The conceptual plan for the development of the Parcel V Project is attached as Exhibit B to Amendment No. 8 9 to this Agreement ("Amendment 8 9"). The Parcel IV Project is intended to consist of a project containing residential units (which may include senior living (age-restricted, multi-family) uses and ancillary senior living uses (including, but not limited to, assisted living and memory care), apartments, condominiums, office space, retail space, a hotel or a combination of any of these uses. The conceptual design for the development of the Parcel IV Project ~~is attached as Exhibit B to Amendment 9~~ will be agreed between the City and Developer in accordance with Section 4.4 of this Agreement.

Section 2.2.5 – Parcel VI

2.2.5 Parcel VI. The Parcel VI Project is intended to be a "to be determined" project. If Developer acquires additional property adjacent to Parcel VI, then Developer may develop apartments, condominiums, office space, retail space, a hotel or a combination of any of those uses on the combined properties on Parcel VI. Prior to the development of the Parcel VI Project, Developer may use Parcel VI for parking, construction staging or open space purposes or other use as may be approved by the City. If, after 2 years following the substantial completion of both Phase II (Parcel V) and Phase III (Parcel IV), Developer has not acquired additional property or the property has not been combined with an

adjacent parcel, the Developer will submit to the City, and the City will duly consider, an Alternate Permanent Development Plan and Project Description for Phase IV (Parcel VI) that is consistent with the range of uses available in the Downtown Commercial Zone at that time. Prior to offering to sell Parcel VI to any third party, and prior to accepting any offer to purchase Parcel VI from any third party, Developer shall offer to sell Parcel VI to the City for a purchase price equal to the then current fair market value of Parcel VI determined by a certified real estate appraiser who is a member of the Appraisal Institute, and is approved by both the City and Developer. (If City and Developer cannot agree upon the appraiser, each shall select an MAI appraiser who will together select a third MAI appraiser who will perform the appraisal.) City will have thirty (30) days to consider and accept or reject the offer to purchase, which acceptance may be subject to an additional thirty (30) day due diligence period in which the City may evaluate the condition of the property. If the City accepts this offer and, after timely completion of its due diligence evaluation, is satisfied with the condition of the property, the City shall purchase Parcel VI within thirty (30) days following the expiration of the due diligence period. If the City rejects or does not timely accept this offer, the City shall have no further right to receive such offers. Notwithstanding the foregoing, provided that Developer has improved Parcel VI as an interim parking or other City approved interim use, upon commencement of construction on Phase III on either Parcel V or Parcel IV, as applicable, all obligations related to Parcel VI pursuant to this Agreement, (other than the City's right to receive an offer to purchase Parcel VI described above) will terminate, upon Developer's written notice thereof to the City.

The redevelopment of Parcels IV, V and VI as described above is hereinafter referred to as the "Retail Housing Project". The Parcel I Project and the Retail/Housing Project are hereinafter referred to collectively as the "Private Development Projects."

Section 4.4.1 – Parcel V

4.4.1. Parcel V. The "Approved Conceptual Design Documents" for the Parcel V Project are attached as Exhibit B to Amendment **§ 9**.

Section 4.4.2 – Parcel IV

4.4.2 Parcel IV. ~~Within the timeframe set forth in the Project Schedule attached as Exhibit C to Amendment 8, Developer will deliver to the City Developer's proposed Conceptual Design Documents (other than Design Guidelines) for the Parcel IV Project. The City and Developer will work together and cooperate in good faith to agree upon Conceptual Design Documents (other than Design Guidelines) for the Parcel IV Project for the uses described in Section 2.2.4 of this Agreement. The City will not withhold its approval of such Conceptual Design Documents for the Parcel IV Project so long as the concept proposed includes any of the uses described in Section 2.2.4 and meets the Design Guidelines, with any reasonable modifications proposed by Developer for the specific project and approved by the City in the course of the regular exercise of its regulatory land use authority. When approved by the City, such Conceptual Design Documents shall become the Approved Conceptual Design Documents for the Parcel IV Project. The "Approved Conceptual Design Documents" for the Parcel IV Project are attached as Exhibit B to Amendment 9.~~

Section 13.5 – Project Manager

13.5 **Project Manager.** The project manager for development of the Private Development Projects shall be Kathryn Armstrong and/or Alexis Chartouni. If Kathryn Armstrong and/or Alexis Chartouni are is no longer affiliated with Developer, Developer shall designate a new experienced project manager with similar experience to Kathryn Armstrong and/or Alexis Chartouni. There shall be no change in the project manager assigned to the Private Development Projects without prior written notice to City. Developer may assign other qualified construction personnel to the Private Development Projects as needed to construct the Private Development Projects in accordance with the requirements of this Agreement so as to achieve Substantial Completion of the Private Development Projects on or before the Substantial Completion Date.

Section 25.1 – Personal Services Contract

25.1 **Personal Services Contract.** It is Developer's intention to develop the Private Development Projects in accordance with the Project Descriptions provided by Developer to the City. Developer acknowledges that City is relying upon the personal knowledge, expertise and experience of Developer and the Managing Members of its Managing Members Preston Butcher, W. Dean Henry, Guy K. Hays, William D. Pettit, Jr., William D. Pettit III and/or Kerry Nicholson, individually or through a trust, in entering into this Agreement. Developer further acknowledges that its rights under this Agreement may not be assigned nor its duties and obligations delegated (except to Construction Lender) prior to the issuance of a Certificate of Completion of the initial phase of the Private Development Projects without the prior written consent of City, which consent may be withheld in its sole and absolute discretion.

Section 25.2 – Restrictions on Transfer of Interests in Developer

25.2 **Restrictions on Transfer of Interests in Developer.** Developer may (a) sell, transfer, convey or assign interests in Developer or interests in any member or manager of Developer or (b) admit additional or substitute members in Developer or any member or manager in Developer, or (c) change or transfer the ownership interests in any member of Developer or any manager in Developer in accordance with the Approved Financing Plan and so long as Preston Butcher, W. Dean Henry, Guy K. Hays, William D. Pettit, Jr., William D. Pettit III and/or Kerry Nicholson, individually or through a trust have a direct or indirect ownership interest in and management control over Developer and any one of Preston Butcher, W. Dean Henry, Guy K. Hays, William D. Pettit, Jr., William D. Pettit III and/or Kerry Nicholson, individually or through a trust have a material and active involvement in the on-going management and development of the Property until after a Certificate of Completion has been issued with respect to the Parcel V and Parcel IV Projects. As used in this Agreement, the term "management control" means power to direct or cause the direction of management or policies (whether through ownership of voting interests or securities, by contract, or otherwise). Any other transfer shall require the prior written consent of City, which consent may be withheld by City in its sole and absolute discretion.

Section 27.11.1 – Representatives of Developer

27.11.1 Representatives of Developer. Developer shall consult with City on initial assignments of personnel assigned to the Private Development Projects. Developer agrees that the person with overall responsibility for the work for the Private Development Projects shall be Kerry Nicholson and/or William D. Pettit, Jr and/or William D. Pettit III. The Project Manager shall be Kathryn Armstrong and/or Alexis Chartouni. Developer shall notify City of any proposed change in the personnel named above. In the event the personnel named above are replaced with individuals which do not have similar expertise to Kerry Nicholson, William D. Pettit, Jr., William D. Pettit III, Kathryn Armstrong and Alexis Chartouni, City shall have the right to approve such changes in the personnel named above, such approval not to be unreasonably withheld.

Section 27.12 - Notices

27.12 Notices. Any notices or other communications required or permitted by this Agreement or by law to be served on, given to, or delivered to either party hereto by the other party, shall be in writing and shall be deemed duly served, given, or delivered when personally delivered to the party to whom it is addressed or in lieu of such personal service, three (3) days after it is deposited in the United States mail, first-class postage prepaid, certified or registered, return receipt requested, addressed as follows, or sent via facsimile transmission with machine confirmation of receipt followed by a "hard copy" mailed regular mail, within one (1) business day to the fax number listed as follows:

City: City of Burien
400 SW 152nd St., Suite 300
Burien, Washington 98166
Attn: Kamuron Gurol
City Manager
Telephone: (206) 248-5503
Facsimile: (206) 248-5539

With a copy to: City of Burien
400 SW 152nd St., Suite 300
Burien, Washington 98166
Attn: City Attorney
Telephone: (206) 248-5535
Facsimile: (206) 248-5539

With a copy to: Davis Wright Tremaine LLP
1201 Third Avenue, Suite 2200
Seattle, Washington 98101-3045
Attn: James A. Greenfield
Telephone: (206) 757-8055
Facsimile: (206) 757-7055

Developer: c/o Legacy Partners Residential, Inc.
7525 SE 24th Street, Suite 180
Mercer Island, WA 98040
Attn: Mr. Kerry Nicholson
Telephone: (206) 275-4060
Facsimile: (206) 275-4059

With a copy to: Schultz & Wright, LLP
545 Middlefield Rd., Suite 160
Menlo Park, CA 94025
Attn: Anne Keeler Wright, Esq.
Telephone: (650) 462-0900
Facsimile: (650) 462-0998

With a copy to: R.D. Merrill Real Estate Holdings, LLC
1938 Fairview Ave. E. #300
Seattle, WA 98102
Attn: William D. Pettit, Jr.
Telephone (206) 676-5300
Facsimile (206) 676-5353

With a copy to: K&L Gates LLP
925 Fourth Avenue, Suite 2900
Seattle, WA 98104
Attn: Kent Carlson
Telephone (206) 370-6679
Facsimile (206) 370-7022

Either party may change its address for the purposes of this Section by giving written notice of such change to the other party in the manner provided in this Section.

EXHIBIT B

Conceptual Design for Phase II Parcels IV, V & VI

CHARACTERISTICS OF THE DEVELOPMENT

The following describes the overall characteristics of the proposed development of Parcels IV, and V and VI.

Parcels IV, V & VI:

The development of Parcels IV, V and VI will bring new people and energy to Burien, contributing to the success and vitality of the Burien Town Square redevelopment and the surrounding neighborhood. The proposed development will be designed to provide desirable, attractive, affordable and livable places to live, work and shop. The plan includes retail and residential units, parking, and potential commercial and community uses. The projects will feature high-quality design and construction that will enhance the surrounding community. Parcel V will be ~~the first phase of this development, consisting consist~~ of a mixed-use structure with residential units, residential amenity spaces, retail-lease space, and structured parking. Parcel IV is planned for a ~~mix of retail, commercial, and/or residential uses.~~ Parcel VI, the smallest of the three parcels, will likely remain undeveloped until it can be combined with adjacent parcels for a larger development. residential senior living (age-restricted, multifamily residential) and senior living accessory uses (including, but not limited to, assisted living and memory care) atop structured parking, with a community room fronting the Town Square Park. Parcel VI, the smallest of the three parcels, will likely remain undeveloped until it can be combined with adjacent parcels for a larger development.

New buildings will complement and extend the existing amenity-rich environment. ~~Parcels IV and V will include retail and/or live work tenant spaces along 5th Avenue SW with large windows looking onto the street to provide an appealing and active pedestrian experience.~~ The building environment will be enhanced with high-quality building materials and attractive façades to provide an appealing and active pedestrian experience. New on-site residents will help Burien Town Square evolve into an urban destination as well as support new and existing retail. We anticipate that the minimum total development of Parcels IV and V will include not less than 260 150 to 350 residential units but higher density is a possibility.

Parking will be provided on Parcels IV & V within structured parking garages ~~and may include some limited surface parking.~~ Parking requirements for Parcel VI (after interim uses as described below) will be based on the development plan for property west of 6th Avenue SW.

Parcel V ~~(Town Square Phase II/ Legacy Phase 1)~~

The proposed development on Parcel V is a ~~five to six- to seven-story~~ mixed-use building with ground-related uses. ~~Retail and/or live work spaces~~ Traditional main street row houses will be located along 5th Avenue SW. The southeast corner facing the park will be a focal point and the location for ~~the primary residential entry and a small retail use.~~ Amenity spaces for the residents, including a leasing office, meeting/lounge/entertainment space and a fitness center, are planned for the ground level a retail use such as a café, as well as residential amenity uses that might include a fitness center or entertainment space. ~~These spaces near uses facing the building entry~~

park will be activated by people, bringing energy to this key corner and generating pedestrian activity in and around the public open spaces nearby. The main entry will be located midway along 5th Ave SW, mirroring the entry to the Parcel IV Senior Housing, continuing the flow of energy from the Park along 5th Ave SW.

The above grade structured parking along SW 150th Street and 6th Avenue SW will be enhanced with a combination of different textural surfaces, decorative screening, landscaping and “green screen” trellises, artwork and/or special lighting. ~~Sitting areas will also be provided along the sidewalks.~~ Access for parking is planned at two locations: near the northeast corner on SW 150th Street and near the southwest corner on 6th Avenue SW. The retail/parking base structure of the building will occupy most of the lower level of the building. ~~The west side of the~~ lower garage level will be partially below grade.

The upper levels are planned for ~~approximately 140 to 180~~ a minimum of 160 residential units. Many of the units will face a large landscaped courtyard located at the first level of residential units. This outdoor space will accommodate active uses such as “pea-patch” gardens, barbecue, recreation and lounge areas. ~~Because the building will be shaded by the existing project to the south, the facade will step down to allow sunlight to penetrate into the interior landscaped garden areas.~~

The massing of the building will complement its surroundings and add interest to Burien’s skyline. ~~The building will be~~ designed with varying rooflines, articulated and modulated facades, and ~~design~~ features that add visual interest to the building, ~~including features such as decks and bay windows.~~ The design will incorporate a range of high-quality building materials along all building facades; ~~these will likely include~~ including masonry, stucco, ~~hardy and cera-clad~~ cementitious siding, and architectural metal panel. The windows will be generous, allowing maximum daylight into the residences.

The residential units will range in size and ~~most most~~ will have decks or patios that open to the outdoors. ~~Live-work~~ Row house units will be located along 5th Avenue SW and the design will allow the units to convert to retail spaces at a later date if there is market demand. Canopies or awnings will provide weather protection on the pedestrian-oriented streets along sidewalks of at least 33% of the building’s front face. ~~along sidewalks of at least 33% of the building’s front face.~~

The project will incorporate a variety of sustainable features using the Built Green or LEED criteria benefitting the residents as well as the environment. Examples of some of these features include low impact development methods using natural storm-water infiltration, interior finish materials with recycled content and low toxicity, energy efficient windows and appliances, bicycle storage, and edible plant gardens.

Parcel IV (Town Square Phase III/Legacy Phase 2)

Parcel IV is planned as a ~~mixed-use building(s) which may include both residential and commercial components.~~ senior housing building with a minimum of 100 units. The site slopes down towards 4th Avenue SW where ~~a lower level of commercial space could accommodate other uses.~~ exhibition storefronts are anticipated to showcase local artists’ work along this important pedestrian and transit corridor. ~~Retail and/or live-work spaces are planned along~~ The main

entrance will be located on 5th Avenue SW, complementing the development on Parcel V to the west and strengthening the north-south connections. Retail, commercial or other active uses which may include hotel or office are planned for the eastern side of the site. Parking on this site is anticipated to be primarily will be underground with some surface or above grade parking possible. Access will probably be access from SW 151st Street (lower level) with additional parking accessed from SW 150th Street near the northwest corner of the site; however preferred parking access locations may change depending on uses. The massing of the building(s) will complement the other structures in the Town Square with modulated facades and variation in exterior materials and colors to enhance the scale and character of the proposed project, with an additional, secondary access to the ground floor, via a staircase, located adjacent to the parking entrance.

The existing public space adjacent to the SW corner of Parcel IV is approximately four-thousand square feet. The City and the Developer will work cooperatively to determine possible uses and amenities for this space that complement other uses in and around the Town Square area, and is conceived as a continuation of Town Square Park, to be landscaped accordingly. Developer and the City shall work cooperatively to facilitate the design, permitting and construction of this public space as part of the Parcel IV project by Developer at Developer's cost. For those improvements to the public space executed by Developer, Developer shall, upon payment of all contractors and release of all liens or potential liens thereof to City's satisfaction, convey all such improvements and landscaping together with all other interests of Developer in such public space to City. Following completion of the improvements and landscaping thereon by Developer, such area shall remain public space owned by the City and Developer will maintain such area consistent with a maintenance agreement acceptable to both the City and Developer.

Parcel VI

Parcel VI is a long, thin land parcel on the west side of 6th Avenue SW. Because of the parcel's small size and unique dimensions it has limited capacity for high density development consistent with the Town Square vision. The highest and best use for this parcel is to combine it with sufficient surrounding property to allow for a future project that is more consistent with the scale of developments on parcels I, IV and V. The combination of Parcel VI with other land in the vicinity would facilitate the creation of a larger mixed-use development consistent with Parcels IV and V and the emerging urban context of the neighborhood. Upon commencement of construction on Phase III on either Parcel V or Parcel IV, as applicable, all obligations related to Parcel VI pursuant to this Agreement will terminate, upon Developer's written notice thereof to the City. Interim uses of this parcel could also will include surface parking, a staging area for during the construction of Parcels IV or and V, green space and other temporary uses. An interim use would include some landscaping to enhance the site while recognizing the temporary nature of the use. If, after 2 years following the Substantial Completion of (Parcel V) and (/or Parcel IV (whichever is later), there has been no acquisition of additional property or the property has not been combined with an adjacent parcel, the Developer will submit to the City, and the City will duly consider, an Alternate Permanent Development Plan and Project Description for Phase IV (Parcel VI) that is consistent with the range of uses available in the Downtown Commercial Zone at that time.

Conceptual Design Depictions for Parcels IV and V on the Following Pages:

**CITY OF BURIEN
AGENDA BILL**

Agenda Subject: Discussion and Possible Approval of the Economic Development Strategic Plan		Meeting Date: May 5, 2014
Department: City Manager	Attachments: 1) Economic Development Strategic Plan Revisions.	Fund Source: N/A Activity Cost: \$50,000 <i>ulu</i> Amount Budgeted: \$50,000 Unencumbered Budget Authority: \$0
Contact: Dan Trimble, Economic Development Manager		
Telephone: (206) 248-5528		
Adopted Work Plan Priority: Yes <input checked="" type="checkbox"/> No	Work Plan Item Description: Economic Development Strategic Plan	
PURPOSE/REQUIRED ACTION:		
<p>The purpose of this agenda item is for the City Council to discuss and possibly approve the recommended Economic Development Strategic Plan.</p> <p>BACKGROUND (Include prior Council action & discussion):</p> <p>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 2013-2014 approved budget included \$50,000 for the development of an Economic Development Strategic Plan.</p> <p>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 BEDP has served as an advisory board in the development of this plan. It has reviewed and recommended the plan to the Council.</p> <p>The Council reviewed the draft Plan at the March 3, 2014, Council meeting and individual Councilmembers suggested possible revisions that Staff incorporated in a matrix. The Council considered the matrix at the April 7, 2014, Council meeting and directed staff to incorporate several revisions to the Plan. Those revisions were reviewed and approved at the April 21, 2014 Council meeting. The Council has also discussed at the April 28, 2014, Council Study Session holding an Economic Development Dialog. Additional revisions, included in the attachment, have been proposed by Councilmember Berkowitz. Staff will seek Council consensus on these recommendations as part of our presentation of the proposed Plan.</p> <p>OPTIONS (Including fiscal impacts):</p> <ol style="list-style-type: none"> 1. Discuss and approve the Economic Development Strategic Plan as recommended. 2. Discuss, amend, and approve the amended Economic Development Strategic Plan. 3. Discuss and do not approve the Economic Development Strategic Plan. 		
Administrative Recommendation: Discuss and approve the Economic Development Strategic Plan as recommended.		
Advisory Board Recommendation: BEDP supports this item.		
Suggested Motion: Motion to approve the Economic Development Strategic Plan as recommended.		
Submitted by: Dan Trimble Administration <i>DT</i>		City Manager 
Today's Date: April 30, 2014	File Code: R:\CC\Agenda Bill 2014\050514cm-2 Econ Dev Strat Plan.docx	

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 City ~~should consider~~ ~~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.

ED.3 Continue community engagement efforts

The City ~~should~~ ~~shall~~ continue to engage the community and ~~various~~ ~~all~~ stakeholders to encourage participation in the implementation of the Plan and provide new ideas for future Plan updates.

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 Balance environmental protection with economic development

The City ~~should~~ ~~shall~~ address the need to balance the long-term protection of the natural environment with judicious and thoughtful economic development.

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.3 Use transportation to 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.

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.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.

Labor force: training and education

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.

LF.3 Value and support working families

The City ~~should~~ **shall** acknowledge the value of and express support for the numerous working families who play a significant role in our community.

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.3 Research studies on how to reduce economic disparities

Research statistics and studies on how to reduce economic disparities. Include studies on the effects on business and labor regarding paid sick leave, increasing the minimum wage, and other compensation concerns.

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.

Business services

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

The City would benefit from drafting a description of the attributes any 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.

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.

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.

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?

ED.3 Continue community engagement efforts

| **Overview.** The City should continue to engage the community and ~~various~~all stakeholders to encourage participation in the implementation of the Plan and to provide new ideas for future Plan updates.

Implementation. City staff would reach out to stakeholders, business, labor, environment, and development, and community partners to assist with broadening awareness of the Plan, its vision, and the actions needed to achieve that vision. Recognizing that this is a living document, the outreach would also invite new ideas and action recommendations that could be incorporated into future Plan updates. A specific implementation item is to hold an Economic Development Forum in the summer of 2014 that would initiate this type of community engagement.

Evaluation. Was a forum held in summer of 2014? Did the forum raise awareness of the Plan and did it generate new ideas for future actions?

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).~~

⁶Next 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

LB.6 Balance environmental protection with economic development

Overview. The City ~~should~~ shall address the need to balance the long-term protection of the natural environment with judicious and thoughtful economic development. Recognizing that we are environmental stewards for future generations as well as the broader Puget Sound ecology enables us to adequately devote attention and resources for our parks and critical areas. In turn, thoughtful economic development enables the City to have a sound economic base that provides income and employment for our families, revenue for government services and infrastructure, and investments in community actions that improve quality of life.

Implementation. This task should be included ~~in~~ in the discussions of future economic and environmental policy developments as well as the implementation of other actions, especially the update of the Comprehensive Plan.

Evaluation. Did City staff and the City Council incorporate this concept during economic and environmental policy discussions? Was the concept incorporated into future updates to the Comprehensive Plan?

Infrastructure

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

1.1 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?

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?

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),
- 2.3. City contracts shall prioritize Project Labor Agreements and Local Workforce Agreements on City contracts, ensuring city money stays local and supports living-wage jobs.
- 3.4. Information about job opportunities, and
- 4.5. 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 Administration, The Washington Education Association or its Highline Representatives, 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 the Education Association 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?

LF.3 Value and support working families

Overview. The City ~~should~~shall acknowledge the value of and express support for the numerous working families who play a significant role in our community.

Implementation. City staff would actively reach out to working families and organizations that represent working families when engaging in community outreach for policy and plan development. Specifically, appropriate stakeholders should be invited to participate in formulating strategies and approaches for plan implementation, evaluation, and updates. Building effective relationships with appropriate stakeholders necessitates inviting working families and organizations representing workers whenever businesses and their organizations are also invited.

Evaluation. Were working families or their representatives invited to participate in significant community engagement efforts? Were working families or their representatives part of the forum held in summer of 2014?

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.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?

QL.3 Research studies on how to reduce economic disparities

Overview. City staff should research statistics and studies on how to reduce economic disparities. Include studies on the effects on business and labor regarding paid sick leave, increasing the minimum wage, and other compensation concerns.

Implementation. This action will require City staff to (1) collect statistics related to wage and compensation data, (2) compile studies on how to reduce economic disparities, (3) compile studies that specifically look at the effects on business and labor regarding paid sick leave, increasing the minimum wage, and other compensation concerns.

Evaluation. Did City staff research statistics and studies on how to reduce economic disparities? Was this research shared with the Council?

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.

**CITY OF BURIEN
AGENDA BILL**

Agenda Subject: Follow up discussion on the Economic Development Dialog		Meeting Date: May 5, 2014
Department: City Manager	Attachments:	Fund Source: N/A Activity Cost: Amount Budgeted: Unencumbered Budget Authority: \$0
Contact: Dan Trimble, Economic Development Manager		
Telephone: (206) 248-5528		
Adopted Work Plan Priority: Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	Work Plan Item Description:	
PURPOSE/REQUIRED ACTION:		
<p>The purpose of this agenda item is for the City Council to discuss options for a facilitator for an Economic Development Dialog currently scheduled for Saturday, June 21, 2014.</p> <p>BACKGROUND (Include prior Council action & discussion):</p> <p>The Council held a Study Session on April 28, 2014, to discuss a proposed Economic Development Dialog. The stated objectives of the Dialog would be to engage with the public in order to harvest community ideas on Economic Development and the Economic Development Strategic Plan. This would be an experiment in community engagement that would be evaluated, possibly with recommendations on how to improve and adapt for future engagement activities.</p> <p>After the Study Session, the following details appeared to be supported by a consensus of the Council:</p> <ul style="list-style-type: none"> • Meeting Date: June 21, 2014 in the morning • Facilitator: Yes, bring back some options and budget ranges • Outreach: City-conducted with additional outreach from community partners such as Discover Burien • Stakeholders: Balance the list of invitees to be as inclusive and representative as possible • Discussions: Balance at least one of the table discussions with representative stakeholders • Council Role: All City Councilmembers should be invited to attend and participate • Table facilitators: Should have basic training on facilitation and ground rules for discussion • Feedback and follow through: City staff should collect the recordings of the Dialog and report back to City Council in July. <p>Staff is currently reviewing and will provide updates at the meeting on options for facilitator selection and budget, facilitator role and scope of work, and community outreach and staff level of effort.</p> <p>OPTIONS (Including fiscal impacts): N/A</p>		
Administrative Recommendation:		
Advisory Board Recommendation:		
Suggested Motion:		
Submitted by: Dan Trimble Administration 		City Manager 
Today's Date: April 30, 2014		File Code: R:\CC\Agenda Bill 2014\050514cm-4 EconDevDialog.doc

**CITY OF BURIEN
AGENDA BILL**

Agenda Subject: Discussion and Possible Motion to Approve Ordinance No. 603 Amending Chapter 3.12 of the Burien Municipal Code related to the Utility Tax Relief Program for Low Income Households.		Meeting Date: May 5, 2014
Department: Finance Department	Attachments: Draft Ordinance No. 603	Fund Source: Street Activity Cost: \$350.00 <i>llm</i> Amount Budgeted: \$0 Unencumbered Budget Authority: \$0
Contact: Kim Krause, Finance Director		
Telephone: (206) 439-3150		
<p>PURPOSE/REQUIRED ACTION: The purpose of this agenda item is to discuss and potentially adopt Ordinance No. 603 amending Chapter 3.12 of the Burien Municipal Code related to the Utility Tax Relief Program for Low Income Households to include residential solid waste collection services by CleanScapes.</p> <p>BACKGROUND (Include prior Council action & discussion): The City of Burien has a Utility Tax Relief Program for Low-Income Burien residents to help offset the impact of the 6% Burien utility tax on regular telephone, basic cable television, and gas/electricity through Puget Sound Energy. The program provides a reimbursement for Burien utility taxes paid on regular telephone services and basic cable television. For participants who have gas and/or electricity with Puget Sound Energy, the Burien utility tax is removed from their bills. In 2013, there were 46 participants in the program. Utility taxes are not charged on the Seattle City Light bills; however, Seattle City Light offers discounts for low-income customers.</p> <p>CleanScapes, the City of Burien's solid waste collection contractor starting June 1, 2014, has agreed to implement a utility tax relief program for low-income households for the 6% utility tax imposed on solid waste. Ordinance No. 603 amends the existing Utility Tax Relief Program to include residential solid waste services by CleanScapes, similar to the arrangement with Puget Sound Energy. The City will provide CleanScapes with a list of participants in the program each year and they will manually adjust those accounts to remove the 6% utility tax for the following year. Of the 46 participants in PSE's program, 24 have residential trash service and are eligible for this program. They will have the utility tax removed from their bills from the start of the contract on June 1 but will need to reapply at the end of the year, along with any new participants. The estimated annual cost of this program is less than \$350.</p>		
<p>Administrative Recommendation: Place Ordinance No. 603 amending Burien Municipal Code Chapter 3.12 related to the Utility Tax Relief Program for Low Income Households on the May 19, 2014 consent agenda for approval.</p>		
<p>Suggested Motion: Move to adopt Ordinance No. 603 amending Burien Municipal Code Chapter 3.12 related to the Utility Tax Relief Program for Low Income Households.</p>		
<p>Submitted by: Kim Krause, Finance Director Administration <i>llm</i> City Manager _____</p>		
Today's Date: April 25, 2014	File Code: \\File\records\CC\Agenda Bill 2014\050514ad-1 Ord 603-Util Tax Relief Prgrm.docx	

CITY OF BURIEN, WASHINGTON

ORDINANCE NO. 603

AN ORDINANCE OF THE CITY OF BURIEN, WASHINGTON, AMENDING CHAPTER 3.12 OF THE BURIEN MUNICIPAL CODE RELATED TO THE UTILITY TAX RELIEF PROGRAM FOR LOW INCOME HOUSEHOLDS.

WHEREAS, the Burien City Council adopted Ordinance No. 350, establishing a utility tax relief program for low income households; and

WHEREAS, as currently drafted, the utility tax relief program only applies to telephone (not cellular), cable television, and electric and gas utility services provided by Puget Sound Energy; and

WHEREAS, the City Council desires to apply the utility tax relief program to solid waste services provided by CleanScapes; and

WHEREAS, CleanScapes has agreed to help implement the utility tax relief program for low income Burien households.

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

Section 1. BMC Section 3.12.190, Amended. Section 3.12.190 of the Burien Municipal Code is hereby amended to read as follows (with legislative revision marks):

3.12.190 Utility tax relief for solid waste, electricity and gas services.

(1) For solid waste services provided by CleanScapes and electricity and gas services provided by Puget Sound Energy, eligible low income Burien households may apply annually to have their residential solid waste bill(s) adjusted by CleanScapes and their residential electric and gas bill(s) adjusted by Puget Sound Energy so they do not have to pay the utility tax passed on to customers by CleanScapes and Puget Sound Energy for those services. The City of Burien will provide CleanScapes and Puget Sound Energy with a list at least annually, of eligible Burien households who should have their solid waste and electric and gas bills adjusted to remove the utility tax. Adjustments are not retroactive.

(2) To qualify for utility tax relief from solid waste services provided by CleanScapes and electric and gas services provided by Puget Sound Energy, a household must:

(a) Be a household residing in Burien.

(b) Have a current residential account with CleanScapes for solid waste services and/or current residential account with Puget Sound Energy for electric and/or gas services.

(c) Have an income during the calendar year, or part thereof, from all sources whatsoever, not exceeding fifty percent (50%) of the median income level for such calendar year for the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area (PMSA) per household as published by the federal Secretary of Housing and Urban Development. If the annual update of the PMSA is not available, the median income level shall be determined by adjusting the prior year median income level by cost of living changes. As used in this subsection income means "disposable income," as that term is defined in RCW 84.36.383, as it may be amended or replaced from time to time.

Section 2. BMC Section 3.12.200, Amended. Section 3.12.200 of the Burien Municipal Code is hereby amended to read as follows (with legislative revision marks):

3.12.200 Utility tax deduction for CleanScapes and Puget Sound Energy for this program.

CleanScapes and Puget Sound Energy may deduct the revenue received from the eligible Burien households enrolled in the utility tax relief program described in BMC 3.12.190 from the total gross receipts reported to the City when computing taxable receipts.

Section 3. BMC Section 3.12.220, Amended. Section 3.12.220 of the Burien Municipal Code is hereby amended to read as follows (with legislative revision marks):

3.12.220 Utility tax relief filing procedures.

(1) To qualify for the billing adjustment provided by CleanScapes or Puget Sound Energy as set forth in BMC 3.12.190, a household must apply annually on the application form approved by the City. Requests for CleanScapes solid waste and Puget Sound Energy electricity and gas billing adjustments may be made at any time, however are only valid through December 31st of each year and must be renewed annually. Adjustments are not retroactive. If a household changes Burien residences, they must reapply for the billing adjustment by CleanScapes and Puget Sound Energy. The utility tax will be reinstated at the old address.

(2) To qualify for a "reimbursement" for some of utility taxes paid for telephone (not including cellular) and cable television as set forth in BMC 3.12.210, a household must apply annually on the application form approved by the City. Such application must be received no later than the date established by the City Manager for the calendar year for which a

“reimbursement” is requested. Households must reapply annually for the utility tax relief program.

(3) The City Manager shall adopt rules and procedures for the filing of reimbursement claims, and for the administration of the utility tax relief program.

Section 4. 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 households or circumstances.

Section 5. 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:

Craig Knutson, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Ordinance No. 603
Date of Publication:

**CITY OF BURIEN
AGENDA BILL**

Agenda Subject: Review of Council Proposed Agenda Schedule		Meeting Date: May 5, 2014
Department: City Manager	Attachments: <u>Proposed Meeting Schedule</u>	Fund Source: N/A Activity Cost: N/A Amount Budgeted: N/A Unencumbered Budget Authority: N/A
Contact: Monica Lusk, City Clerk		
Telephone: (206) 248-5517		
Adopted Initiative: Yes No X	Initiative Description: N/A	
PURPOSE/REQUIRED ACTION:		
<p>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.</p>		
BACKGROUND (Include prior Council action & discussion):		
<p>At its January 11 Council Retreat, Councilmembers agreed to review the proposed meeting schedule at each meeting.</p>		
OPTIONS (Including fiscal impacts):		
<ol style="list-style-type: none"> 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: April 29, 2014		File Code: <u>R/CC/Agenda Bills 2014/050514cm-1 Rev Agenda Schedule</u>

**CITY OF BURIEN
COUNCIL PROPOSED AGENDA SCHEDULE
2014**

May 17, TBD - Council Retreat, Burien Community Center, Shorewood Room

May 19, 7 pm Regular Council Meeting

Presentation on School District Facilities Challenges and Potential Bond by Highline Public Schools.

(City Manager – Rescheduled from 5/5)

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

(City Manager – Rescheduled from 4/7)

Presentation by Recology CleanScapes on its Transition Status.

(Public Works – Rescheduled from 5/5)

Public Hearing and Discussion on Approving the Vacation of a Recorded Subdivision in NERA.

(Public Works – Rescheduled from 4/21)

Motion to Approve Ordinance No. 603, Amending Chapter 3.12 of the Burien Municipal Code Relating to the Utility Tax Relief Program for Low-income Households.

(Finance)

~~**TENTATIVE – Motion to Adopt the King County Hazard Mitigation Plan.**~~

~~*(City Manager – Removed due to KC Emergency Coordination Center staff helping out with the Oso landslide)*~~

~~**Update on Public Works Facility to Include Possible Local Partnerships and Funding Mechanisms to Evaluate Budget Priority.**~~

~~*(Public Works – Moved to future agenda items)*~~

Discussion on Proclamation Proposed by Councilmember Wagner Recognizing Flight Pattern Kids and Other Environmental Advocacy Organizations.

(City Manager – Council direction on 4/28)

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)

SUMMER SCHEDULE (June – August)

June 2, 7 pm Regular Council Meeting

Proclamation Proposed by Councilmember Wagner Recognizing Flight Pattern Kids and Other Environmental Advocacy Organizations.

(City Manager)

Presentation of Police Service Awards to Officers.

(City Manager/Police)

Presentation of the 2013 Annual Police Report.

(City Manager/Police)

Presentation Concerning Landslide and Slope Stabilization on Seahurst Road.

(Parks – Rescheduled from 5/19)

Public Hearing and Discussion on the 2015 through 2020 Six-Year Transportation Improvement Program.

(Public Works)

Motion to Adopt Ordinance No. xxx, Approving the Vacation of a Recorded Subdivision in NERA.

(Public Works – Rescheduled from 5/5)

Discussion on Approval of the 2015-2017 Interlocal Cooperation Agreement Regarding the Community Development Block Grant (CDBG) Program.

(Finance)

Discussion on Council Retreat Agenda.

(City Manager – Council direction on 4/28)

Discussion on City Council Meeting Guidelines.

(City Manager)

June 2 cont'd.

Review of Council Proposed Agenda Schedule.
(City Manager)
City Manager's Report.
(City Manager)

June 16, 7 pm Regular Council Meeting

Motion to Approve Resolution No. xxx, Adopting the 2015 through 2020 Six-Year
Transportation Improvement Program.

(Public Works)

Motion to Approve the 2015-2017 Interlocal Cooperation Agreement Regarding the
Community Development Block Grant (CDBG) Program.

(Finance)

Discussion on Tree Ordinance and the Preservation of Trees.

(Community Development – Council direction on 4/28)

Review of CARES Contract.

(City Manager)

Review of Council Proposed Agenda Schedule.

(City Manager)

City Manager's Report.

(City Manager)

July 7, 7 pm Regular Council Meeting

Review of Council Proposed Agenda Schedule.

(City Manager)

City Manager's Report.

(City Manager)

July 21, 7 pm Regular Council Meeting

Review of Council Proposed Agenda Schedule.

(City Manager)

City Manager's Report.

(City Manager)

August 3, 7 pm Regular Council Meeting

Review of Council Proposed Agenda Schedule.

(City Manager)

City Manager's Report.

(City Manager)

August 18, 7 pm Regular Council Meeting

Review of Council Proposed Agenda Schedule.

(City Manager)

City Manager's Report.

(City Manager)

FUTURE AGENDA ITEMS

1. Discussion on Traffic Calming (3/3/14 Council Meeting)
2. Discussion of Council Term Limits (3/17/14 Council Meeting)
3. Discussion on the Criteria for Naming Annual Citizen(s) of the Year Award Recipients
(3/17/14 Council Meeting)
4. Special Session to Discuss the Evaluation Criteria for the City Manager (3/25/14 Study Session)
5. Discussion on Mandatory Garbage Service for Businesses (4/28/14 Study Session)
6. Discussion on Homelessness in the City (4/28/14 Study Session)
7. Update on Public Works Facility to Include Possible Local Partnerships and Funding Mechanisms to
Evaluate Budget Priority (4/28/14 Study Session)



Burien

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www.burienwa.gov

MEMORANDUM

TO: Honorable Mayor and Members of the City Council
FROM: Kamuron Gurol, City Manager
DATE: May 5, 2014
SUBJECT: City Manager's Report

I. INTERNAL CITY INFORMATION

A. CityVision Magazine Highlights Burien Empty Bowls Event (Page 113)

"Pottery for Porridge" was the title of a recent magazine article (attached) that featured the City's treasured Empty Bowls program. Cultural Services Supervisor Gina Kallman was interviewed and explained the concept and history behind this annual collaborative event that benefits both the Highline and White Center Food Banks. CityVision magazine is produced and distributed statewide by the Association of Washington Cities (AWC).

B. Parks, Recreation & Cultural Services (PaRCS) SpEGGtacular Event a Success

In celebration of spring, PaRCS held its annual Spring SpEGGtacular Extravaganza on Saturday, April 19. The Community Center's Seahurst Room was decorated for a sit-down "Bunny Breakfast" that served 150 families. An additional 80 children joined the fun with carnival games, an outdoor egg hunt, face painting, and animal visits from Burien's A Place for Pets pet store. The breakfast was sponsored by the Burien Lions, Boulevard Park Place, and DayStar Retirement Center.

C. Spring Break Escape Goes to the Zoo

A total of 24 children participated in this week-long day camp that was held during school break from April 7-11. The program was scheduled from 7:00 a.m. to 6:00 p.m. to meet the needs of working parents and offered group games, arts, crafts and outdoor fun. A field trip to the Pt. Defiance Zoo & Aquarium was included and enjoyed by all.

D. Teens Enjoy College Tours

PaRCS' teen recreation program staff took advantage of the school vacation week to organize campus visits to the University of Washington, Western Washington University, and Evergreen State University. A total of twenty-two teens attended the outings.

E. First Quarter Financial Report Delayed

The 2014 First Quarter Financial Report will be delayed due to year-end closing and preparation for the City's annual audit. The report will be ready for the May 19 City Manager Report.

F. Update on Transportation Projects

Below are short status reports on selected Transportation Projects that are currently underway. The project numbers from the Transportation Improvement Program are listed in the first column.

TIP#	Project Name	Status
1.0	1st Ave S Phase 2	Complete. The required Plant Establishment period is underway.
20	4 th Ave SW Pedestrian Improvements – SW 156 th St to SW 160 th St	Applying for a Pedestrian and Bicycle Grant.
31/32	SW 148 th ST Intersection Improvements – 4 th SW and 6 th Ave SW	Negotiating design consultant agreement.
35	SR 518 Eastbound Off Ramp to Des Moines Memorial Drive	30% design
36	Citywide Safety Improvements	Design complete. Construction advertisement in May.
38	S 132 nd St Trail	Awaiting release of CDBG grant funds to begin design.
B	Pavement Management Report	Advertising for service contract.
B	2014 Overlay	90% design. Work will include previously designed overlays on SW 152 nd Street and on 4 th Ave SW (north end).
C	2014 ADA Barrier Mitigation	Consultant selection to begin in June.

G. Recology Cleanscapes at Burien Farmers Market in May

Recology Cleanscapes, Burien's soon-to-be solid waste collector, will start its garbage, recycling, and food and yard waste collection service in Burien on June 1. It will have a booth at the Burien Farmers Market on May 1, 8, 15, and 22 to meet people and answer questions. The company will mail a welcome package to Burien's residents and businesses during the first week of May. For additional information, please visit recologycleanscapes.com/burien or call 206-767-3322.

H. Geographical Information Systems (GIS) Gets a Facelift

The online mapping service provided to City employees has received a major facelift. The upgrade resulted in an updated user interface, significantly enhanced capabilities from new tools and features, and data integration improvements. Major infrastructure changes to software and data behind the scenes were required to complete the upgrade.

Users benefit from easier access as information is now at their fingertips, and all City employees now have the ability to create beautiful maps and retrieve additional information from other City systems. The "self service" model for using GIS data has greatly improved information sharing and communication between departments. This upgrade also made the City's GIS more agile when it comes to future technology advancements.

I. Facilitator Chosen for May 17 Council Retreat

On April 21, Council selected James Reid of the Falconer Group as the facilitator for the May 17 Council retreat. Each Councilmember and the City Manager had a separate telephone meeting with Mr. Reid to discuss their ideas on the retreat's format, agenda topics and desired outcomes. A retreat agenda drafted by Mr. Reid for Council's review and discussion will be forthcoming.

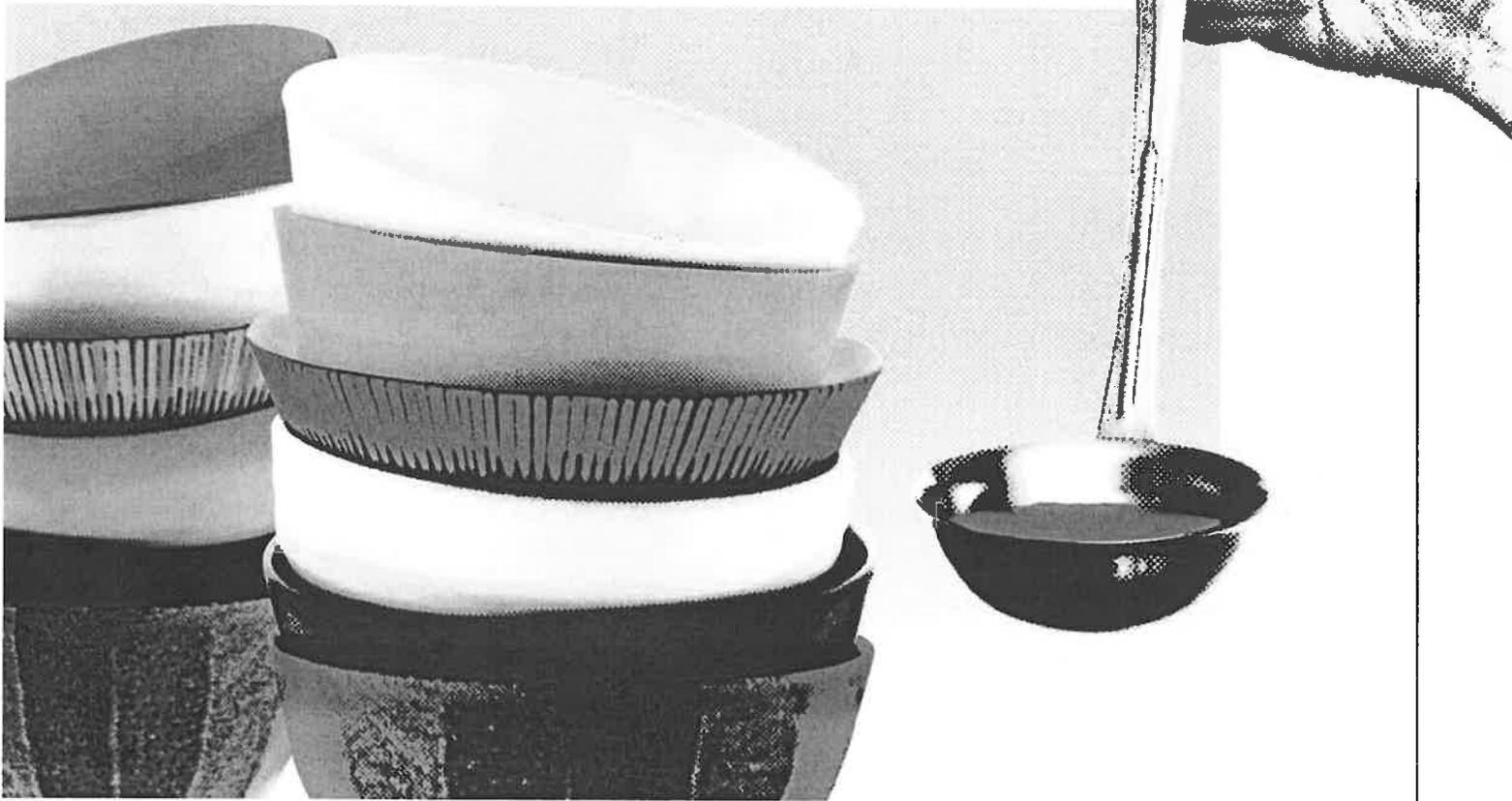
II. RESPONSES TO PUBLIC QUESTIONS/CONCERNS

- During Citizen Comment at the April 21 Council meeting, a citizen commented that she had programming suggestions for the July 4th event, youth involvement in litter pickup efforts, and apprenticeship programs for youth. The PaRCS Department Director contacted the citizen to discuss her ideas and referred her to several resources and organizations.

III. Notices: (Page 115)

The following (attached) Notices were published:

- City of Burien Planning Commission Meeting Notice: The City of Burien's Planning Commission canceled its meeting Wednesday, April 23. The next regularly scheduled meeting of the Planning Commission is on Wednesday, May 14, at 7:00 p.m. at Burien City Hall, 1st Floor, 400 SW 152nd St.
- Notice of Decision: File No. PLA 14-0480; Approval of type 1 Land Use Review, subject to conditions for proposed replacement of three existing panel antennas and addition of three remote radio heads. The deadline for filing a written Notice of Appeal with the City Clerk is prior to 5:00 p.m. on May 5, 2014.
- Notice of Application & Notice of Public Hearing: File No. PLA 14-0810; Proposal to vacate a 16 lot subdivision; the Burien City Council will hold a public hearing on May 19, 2014, at 7:00 p.m. in the Council Chambers at 400 SW 152nd Street to receive comments on this application.



FRESH IDEA

Pottery for Porridge

Burien uses Empty Bowls to fight hunger.

AN EXPANSIVE ART SCENE and a community in need. That was all the prompting Gina Kallman of Burien's Parks and Recreation Department needed nine years ago to start what would become an annual event that has gone on to raise tens of thousands of dollars for local food banks.

"Burien has a really large arts scene and studio, so it just made sense," Kallman says. The city's Empty Bowls program, which Kallman runs in conjunction with Discover Burien and the Moshier Community Art Center, goes something like this: hand-forged bowls made by local ceramic artists get anonymously donated to the event. Then, members of the community purchase seats at a charity dinner where the empty bowls get filled with a smorgasbord of food donated by local restaurants. Once the dinner is concluded, the money earned gets donated to local food banks, and the attendees keep the bowl as a remembrance of the occasion.

Nationwide hunger rates have been slowly rising over the past few years and have now reached an alarming state. Current numbers provided by the USDA indicate that 14.5 percent of Americans struggle with security in their yearly diet and 5.7 percent experience very low food security. With USDA estimates indicating that 47 million people currently receive government-issued food stamps—a program expected to lose another \$9 billion in federal funding over the next 10 years—the need for community-based solutions is becoming more and more urgent.

Empty Bowls is one such solution. Developed by two high school teachers in Michigan, the first event featured bowls created by cofounder John Hartom's high school class as a way of supporting a community food drive. The response was good enough to prompt Hartom's wife, Lisa Blackburn, to develop the nonprofit Imagine/Render Group

to support the program's expansion to other communities.

The ninth annual Burien edition of Empty Bowls took place this past January, bringing in over a thousand people with 1,300 bowls donated. "The Burien community has really embraced the program," Kallman attests, "and it has become a really well-loved event." This year's bowls were filled with edible donations from 23 different local restaurants, and the event raised nearly \$17,000 overall. The outpouring of soup from the local restaurants encouraged the city's Parks and Recreation Department to institute an annual Best Food Competition, with this year's prize—a trophy bowl thrown for the occasion by a local potter—claimed by Elliott Bay Brewing for its corn chowder.

Its early days saw the event's attendance double every year; more recent years have continued to see an annual increase of about 20 percent. In Kallman's view, the ongoing enthusiasm testifies to the event's unmistakable spirit. "People come out and then will bring their friends the next year," she says. "It's really a great way to bring the community together." And to prevent local residents' daily bowls from ever going empty again. —Peter Holmstrom ©





Burien

Washington, USA

400 SW 152nd, Suite 300, Burien, WA 98166

Phone: (206) 241-4647 • FAX (206) 248-5539

www.burienwa.gov

DATE: April 16, 2014
FOR RELEASE: Immediately
CONTACT: Office of Community Development (206) 248-5510

CANCELLATION

PLANNING COMMISSION MEETING NOTICE

The City of Burien Planning Commission meeting scheduled for Wednesday, April 23, 2014, has been canceled.

The next regularly scheduled meeting of the Planning Commission is on Wednesday, May 14, at 7:00 p.m. at Burien City Hall, 1st Floor, 400 SW 152nd Street.

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*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	Seahurst Post Office
Burien Staff	White Center Now
Burien Library	B-Town Blog
Discover Burien	Web site: www.burienwa.gov
Highline Times	Burien Daily

*** PLEASE PUT ON COMMUNITY CALENDAR BULLETIN BOARD**

Notice of Decision

City of Burien 400 SW 152nd Street (Suite 300) Burien, Washington 98166-3066

Date	April 21, 2014
Applicant	Olivia Wright of Lynx Consulting, representing Sprint Wireless
Proposal	Replacement of three existing panel antennas and addition of three remote radio heads (RRH), to an existing personal wireless service facility located in a residential zone.
File No.	PLA 14-0480
Location	19010 1 st Avenue South, Burien, WA
Tax Parcel No.	322304-9017
Decision	Approval of Type 1 Land Use Review, subject to conditions
SEPA Determination	Determination of Nonsignificance
Appeals	The City of Burien has issued the decision described above. Parties of record may appeal this decision to the Hearing Examiner pursuant to Burien Municipal Code Section 19.65.065.5. The deadline for filing a written Notice of Appeal with the City Clerk is prior to 5:00 p.m. on Monday, May 5, 2014 . Copies of the "Notice of Appeal" document may be obtained at the Department of Community Development. There is a non-refundable filing fee of \$304 for the submittal of an appeal. For more information please contact the project planner (see below).
Property Tax Revaluation	Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. For more information, please contact the King County Assessor's Office at (206) 296-7300.
Project Planner	Brandi Eyerly, AICP Department of Community Development City of Burien 400 SW 152 nd Street (Suite 300) Burien, WA 98166 Phone: (206) 248-5519 E-Mail: brandie@burienwa.gov
Attachments	Conditions of Approval



Notice of Application & Notice of Public Hearing

City of Burien

400 SW 152nd Street, Suite 300

Burien, Washington 98166-3066

Date April 18, 2014

Hearing Information The Burien City Council will hold a public hearing on **May 19, 2014 at 7:00 PM** in the Council Chambers at 400 SW 152nd Street to receive public comments on the following application:

Applicant Joe McWilliams, Port of Seattle

Proposal Vacate a 16 lot subdivision, including the street vacation of 12th Place South.

File No. PLA 14-0810

File is available for viewing at Burien City Hall during regular business hours.

Location 14003 - 14037 12th Place South, Burien, Washington

Tax Parcel No. 931540-0010 through 931540-0160

Current Zoning AI-2 (Airport Industrial 2)

Application Submitted/Complete Submitted: April 9, 2014
Complete: April 15, 2014

Other Permits Needed Clearing & Grading Permit

Review Process and Public Comment The decision on this application will be made by the City Council following a public hearing. Any person may submit written or oral comments or testimony at the public hearing, or may submit written comments prior to the hearing. Written comments may be submitted in person, via mail, e-mail or by facsimile. Only persons who submit written or oral comments prior to the close of the hearing may appeal the decision. All documents submitted or requested as part of this application, including the City staff recommendation, are available for review at City Hall during regular business hours.

Project Planner (for written comments and more information) Charles W. "Chip" Davis, AICP
Department of Community Development
City of Burien
400 SW 152nd Street, Suite 300
Burien, WA 98166
Phone: (206) 248-5501 E-Mail: chipd@burienwa.gov

Published in the Seattle Times Date of Notice: April 18, 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

TYPE 1 LAND USE REVIEW CONDITIONS OF APPROVAL

Sprint Wireless Criminal Justice Training Center PWSF, PLA 14-0480

1. This application is subject to the applicable requirements contained in the Burien Municipal Code (including but not limited to the Zoning Code, Building Code and Fire Code), the 2009 King County Surface Water Design Manual, as amended, the 2009 Stormwater Pollution Prevention Manual, as adopted, Burien Municipal Code, Chapter 13.10 and the 2008 Burien Road Standards. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these documents.