



Burien

Washington, USA

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MEMORANDUM

TO: Honorable Mayor and Members of the City Council
FROM: Mike Martin, City Manager
DATE: November 2, 2009
SUBJECT: City Manager's Report

I. INTERNAL CITY INFORMATION

A. Highline School District Capital Improvement Bond

Superintendent Welch of the Highline School district has developed a recommendation on a capital improvement bond, which he presented to the school board at a work/study session October 21, 2009. This bond had included a Highline High School Replacement project.

The superintendent recommended that the district NOT put a bond measure on the ballot this spring, for the following reasons:

1. Given the current economic and unemployment situation, there is a reluctance among citizens to tax themselves at this time. We feel it is likely a bond would not pass.
2. There has been a significant drop (about 18%) in assessed valuation in our community. This limits the district's debt capacity, which in turn limits the amount the district can request from voters. If we use up all our debt capacity now, there could be a long wait before we could go out for another bond, which means it could be a long time before we are able to replace our next set of schools.
3. The superintendent and staff feel it is prudent to give full consideration to the pros and cons of a capital and/or technology levy in addition to a bond.

B. House Transportation Chair Visits Burien – October 27, 2009

The Chair of the Washington State House Transportation Committee, Representative Judy Clibborn, joined 33rd District Representative Dave Upthegrove (a Transportation Committee member) for a meeting and tour in Burien, related to a proposed interchange improvement at SR 518 and Des Moines Memorial Drive (DMMD). The City is working to improve access to the Northeast Redevelopment Area of the city (NERA), to encourage airport-compatible development in that area blighted by the third runway. The Mayor, City staff, and staff from the Washington State Department of Transportation (DOT) explained to Representative Clibborn that the current interchange at Des Moines Memorial Drive only provides access to and from SR 518 on the east side of the DMMD. The City wants to provide access to encourage businesses to move into the NERA. The State DOT has developed three options for improving access to the NERA and will

finalize a proposal this year. The City hopes the State's financial situation will improve so that in the future the State will be able to fund the project.

C. Miller Creek Restoration: Volunteers Finish Third and Final Year of Planting

Remember the torrential rain showers that occurred Saturday, October 17? While most of us were inside where it was dry, eight hardy souls planted 37 trees -- spruce, black cottonwood, western red cedar, and Oregon ash -- as well as 75 Sitka willow stakes along Miller Creek at the S. 144th St. restoration site. This planting completed the restoration begun here in October 2007. Planting also occurred here in 2008 and mulching and weeding has been done periodically throughout the last two years. Most councilmembers and many Burien residents have at one time or another helped steward this site. This sustained care is transforming a 300 foot stretch of stream dominated by invasive Himalayan blackberry (with some good salmonberry and mature cottonwood trees) into a reach containing only a healthy diversity of native trees and shrubs. Although it is located upstream of a fish passage barrier at S. 156th St., juvenile hatchery salmon are outplanted here each January and are observed rearing through much of the summer. This project was organized by the stream steward Dennis Clark, whose work is funded by Burien in cooperation with Normandy Park, SeaTac, the Port of Seattle, and King County.

D. Salmon Returning to Miller and Walker Creeks

Accompanying the fall rains is the return of salmon to Burien streams. On October 10, the first adult salmon was spotted in Miller Creek down in Normandy Park. On October 15, a resident saw an adult salmon in Miller Creek in Burien between Ambaum Blvd. and SR509. On October 19, Port of Seattle staff reported seeing two adult fish just south of S. 160th St. west of the airport. While the return is exciting, it is dismaying that many fish appear to be succumbing to "pre-spawn mortality." This phenomenon has occurred for years in our creeks and is common throughout urban creeks in Puget Sound. Oddly, it affects only adult Coho salmon -- it doesn't appear to kill juvenile Coho or other species of salmon. It is thought to be caused by some particular combination of pollutants and research is on-going. We hope some of the adults that are returning are successfully spawning the next generation of fish. To see on-going reports of fish sightings as well as photos, visit the stream blog:
<http://www.kingcounty.gov/environment/watersheds/central-puget-sound/miller-walker-creeks/stream-blog-2009.aspx>

E. Environmental Science Center Update

The Environmental Science Center has substantial framing completed and the building will be dried-in soon.

F. Federal Emergency Management Association (FEMA) and National Marine Fisheries Services (NMFS) Endangered Species Act (ESA) Biological Opinion Implementation Update for National Flood Insurance Program (Pg. 13)

Attached is an update regarding the release of documents that will be the basis for communities to demonstrate compliance with the Endangered Species Act. We have been waiting for this information to update City Code. It appears the information will be available in January 2010.

II. COUNCIL UPDATES/REPORTS

A. South Correctional Entity (SCORE) Issues Bonds

The South Correctional Entity (SCORE) Facility Public Development Authority issued \$78 million of Taxable Build America Bonds (BABs) and \$8.2 million in tax exempt bonds on October 21, 2009. The issuance of \$8.2 million in tax exempt bonds was a last minute change (from all BABs) in response to a lukewarm welcome from the bond market. The lukewarm response relates to: 1) the current overall treasury bond market conditions, 2) a saturation of BABs in the market, 3) unsustainably low interest rates and 4) a new issuer (SCORE) with a more complex structure. Despite a less than welcoming market, \$78 million of BABs sold with an overall issuance interest rate of 4.18%. This is a good rate and well below the 4.5% to 5% range that has been incorporated into much of the planning and early pro-forma financial documents.

B. City of Burien Website Statistics (Pg. 15)

Staff has provided Council with statistical information regarding usage of the City's website (attached).

C. Major Projects Status Report (Pg. 17)

Staff has provided Council with a Major Projects Status Report dated October 26, 2009 (attached.)

D. Notices (Pg. 19)

Attached are Notices published after the last City Manager Report:

- 2009-2010 Mid-Biennial Budget Review Public Hearing Notice – November 9

From: "Graves, John" <john.graves1@dhs.gov>

Date: October 23, 2009 2:19:19 PM PDT

Subject: FEMA- NFIP ESA Biological Opinion Implementation Update

Dear Community Official:

As you know FEMA has been working to comply with the Endangered Species Act (ESA) and the Biological Opinion (BiOp) that was issued by the National Marine Fisheries Services (NMFS) regarding the implementation of the National Flood Insurance Program (NFIP).

This email is intended to provide you an update.

Over the past year, FEMA has worked to provide interim guidance to all 122 affected communities in the Puget Sound region. This guidance requires communities to do 3 things when issuing a floodplain development permit:

1. Track all floodplain development permits
2. Identify and mitigate for any adverse impacts
3. Report this information to FEMA

FEMA has also worked to produce a series of options for communities to choose in order to demonstrate compliance with the Endangered Species Act when permitting actions under the NFIP:

1. Model Ordinance
2. Programmatic Checklist
3. Permit by Permit Consultation

Adoption of the Model Ordinance or demonstration of compliance using the Programmatic Checklist will provide coverage for the community for implementing the NFIP within their community. If a community chooses not to adopt the Model Ordinance or use the Programmatic Checklist will be required to consult on each floodplain development permit issued with the services to ensure compliance with the ESA.

Supplemental Regional Guidance documents are also being developed for:

1. *Regional Guidance on Floodplain Habitat Assessment and Mitigation*
2. *Regional Guidance for NFIP-ESA Floodplain Mapping*
3. *CRS Credit for Habitat Protection*

A focus group consisting of 13 of the 122 affected communities was organized to review and provide comments to FEMA on the draft model ordinance, checklist and regional guidance documents.

FEMA is targeting the release of the model ordinance, programmatic checklist, and regional guidance documents in January of 2010.

Additionally, FEMA sent an ESA Reporting Tool on October 22, 2009 to each community's Floodplain Administrator that is listed in our database. The reporting tool is an excel spreadsheet that will help communities report information to FEMA that is required by the NMFS in the Biological Opinion. The responses to this reporting effort will be gathered and sent to NMFS as part of FEMA's reporting requirements.

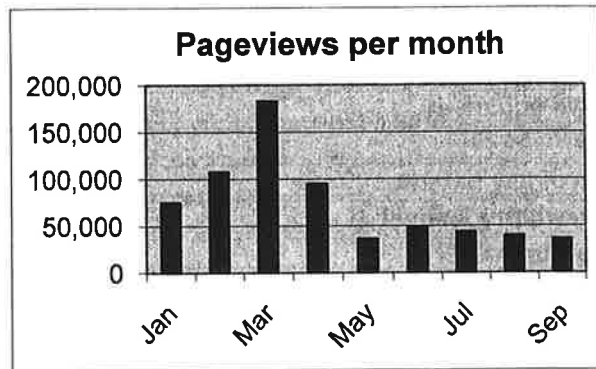
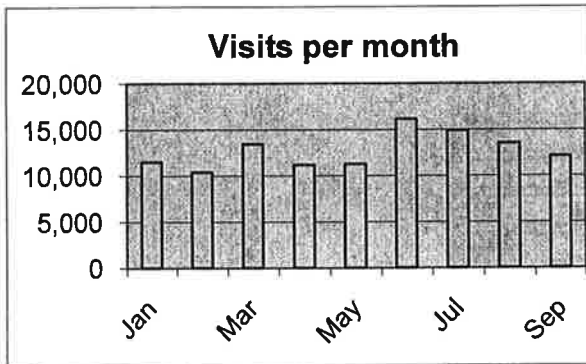
Please feel free to contact me at 425-487-4737 or via email at john.graves1@dhs.gov if you have any further questions about FEMA's implementation of the Biological Opinion.

Sincerely,

John Graves, CFM
Senior NFIP Specialist
FEMA Region X
425-487-4737

City of Burien website statistics ~ January to September 2009

	Visits	Pageviews	Average # of Pageviews/Visit
Jan	11,510	74,826	7
Feb	10,388	107,712	10
Mar	13,444	182,780	14
Apr	11,175	94,881	9
May	11,252	36,057	3
Jun	16,138	47,792	3
Jul	14,878	43,405	3
Aug	13,506	39,127	3
Sep	12,115	35,876	3
Total	114,406	662,456	6.11



Observations	Possible meanings
Visits per month peaked in June	People were actively looking for information, possible events related (see most popular search terms below)
Visits per month are remaining fairly consistent	The site is being used as a resource by the public
Pageviews per month peaked in March	People were curious and checking out the new site
Average # of pageviews per visit seems to have settled down	People are starting to use the site more to get what they want and then get out. And as the weather starting improving in May people didn't want to spend a lot of time indoors "surfing"

Most popular search terms	
annexation	201
jobs	170
business license	126
employment	122
parade	107
Map	99
municipal code	94
nera	65
senior center	65
library	62
zoning	62
population	60
farmers market	56
mayor	54
seahurst park	54
burien municipal code	53
seahurst	48
Code	45
town square	44
rfp	43
4th of july parade	42
strawberry festival	42
restaurants	41
softball	38
Hotels	36

The results in most cases speak for themselves, however there are some surprises, i.e. “jobs” and “employment” together equal 292, making it the top searched topic. And the list does point out some things that we hadn’t thought of, and could do a better job of providing access to, i.e. the 4th of July parade (“parade” and “4th of july parade” equal 149).

Visitor Type	Visits	Pv/Visit
New Visitor	66524 (54%)	6.22
Returning Visitor	56482 (46%)	4.84

On average there were slightly more new than returning visitors. This trend will probably reverse itself as time goes by. And as you would expect, new visitors spent more time looking around, resulting in higher Pv/Visit (pageviews per visit).

Major Projects Status

Project

Address	Highline Christian Church 114 SW 150th Street	Date	Status (BLD 05-0078 & BLD 06-0676)
Zone	CR	25-Oct	Education wing 1st floor final approved
Site Size	1.45 Acres	25-Nov	2nd floor finish work underway
Project Lead	KG	25-Dec	No Status Change
Building Sq Ft	63,000	25-Jan	No Status Change
Building Stories	2	25-Feb	Limited occupancy granted for Ed wing
		25-Mar	No Status Change
		25-Apr	No Status Change
		25-May	No Status Change
		25-Jun	No Status Change
		25-Jul	No Status Change
		25-Aug	Permit extension granted
		25-Sep	No Status Change
		25-Oct	Project Complete
Address	Nugyen Townhomes 10XX SW 130th Street	Date	Status (BLD 05-1387-1391)
Zone	RM-24	25-Oct	Building 1 (Units 7 & 8) final occupancy approved
Site Size	14,337 sq. ft. (0.33 Acres)	25-Nov	Buildings 2 & 3 foundation work complete
Project Lead	SB/CD	25-Dec	No Status Change
Units	8	25-Jan	No Status Change (Extensions granted for units 1-6)
Building Stories	3	25-Feb	No Status Change
		25-Mar	No Status Change
		25-Apr	No Status Change
		25-May	No Status Change
		25-Jun	No Status Change
		25-Jul	Extension granted
		25-Aug	No Status Change
		25-Sep	No Status Change
		25-Oct	No Status Change
Address	Shorewood Subdivision (19-lots) Vacant Lot 15XX SW 124th Street	Date	Status (BLD 05-1683 & PLA 04-0228)
Zone	RS-12,000	25-Oct	12 permits issued, 6 finalized
Site Size	7.07 Acres	25-Nov	12 permits issued, 7 finalized
Project Lead	SB/CD	25-Dec	12 permits issued, 8 finalized
Lots	19	25-Jan	12 permits issued, 8 finalized
		25-Feb	No Status Change
		25-Mar	No Status Change
		25-Apr	No Status Change
		25-May	No Status Change
		25-Jun	No Status Change
		25-Jul	No Status Change
		25-Aug	No Status Change
		25-Sep	No Status Change
		25-Oct	No Status Change
Address	Sunset Townhomes 148 & S 152nd Street	Date	Status (BLD 08-0362 & 0363)
Zone	RM-24	25-Oct	Interior work continuing
Site Size	15,077 sq. ft. (0.35 Acres)	25-Nov	No Status Change
Project Lead	KG/SJ	25-Dec	No Status Change
Units	6	25-Jan	SW 152nd Street sidewalks poured
		25-Feb	Interior finish work underway
		25-Mar	No Status Change
		25-Apr	Landscaping installed
		25-May	Interior work continuing
		25-Jun	No Status Change
		25-Jul	No Status Change
		25-Aug	No Status Change
		25-Sep	No Status Change
		25-Oct	No Status Change

Address 18	Moen Townhomes (Powell Homes)	Date	Status (BLD 07-2328 & 2329)
Zone	213 SW 154th Street	5-Mar	Permit read to issue
Site Size	RM-24	25-Jun	Permit extension granted
Project Lead	15,000 sq. ft. (0.34 Acres)	25-Nov	Permit extension granted
Units	KG/SJ	25-Apr	No activity to date
Building Stories	6	25-May	No activity to date
	3	25-Jun	No activity to date
		25-Jul	No activity to date
		25-Aug	No activity to date
		25-Sep	No activity to date
		25-Oct	No activity to date

Address	Highline Medical Center (Birch Wing)	Date	Status (BLD 08-0690 & 0695)
Zone	16251 Sylvester Rd SW	25-Oct	Foundation work continuing
Site Size	O	25-Nov	No Status Change
Project Lead	5.62 Acres	25-Dec	Floor construction underway
Building Sq Ft	KG/DJ	25-Jan	Pouring 3rd story floor
Building Stories	79,607 sq. ft.	25-Feb	Roof framed, interior framing underway
	3	25-Mar	Interior framing continuing
		25-Apr	Interior work underway
		25-May	No Status Change
		25-Jun	Exterior finishes nearing completion, interior work cont.
		25-Jul	Interior work continuing
		25-Aug	No Status Change
		25-Sep	No Status Change
		25-Oct	No Status Change

Address	Environmental Learning Center	Date	Status (BLD 08-1969)
Zone	1600 SW Seahurst Park Road	25-May	Permit ready to issue on 5/20/09
Site Size	RS-12,000	25-Jun	Permit issued 6/2/09
Project Lead	75.82 Acres	25-Jul	Installing foundation forms
Building Sq Ft	KG/SJ	25-Aug	Framing underway
Building Stories	2,105 sq. ft.	25-Sep	No Status Change
	2	25-Oct	Framing and exterior work underway

Address	Miller Creek Junction	Date	Status (BLD 08-0857 - 0871)
Zone	215 S 160th Street	25-May	Site grading underway
Site Size	CC-2	25-Jun	Foundation & framing work underway on 27 of 46 units
Project Lead	3.16 Acres	25-Jul	Foundation work complete on 39 of 46 units, framing continuing
Units/Commercial	SB/CD	25-Aug	Framing continuing on all units
Building Stories	46 units & 16,651 s.f. commercial	25-Sep	No Status Change
	2	25-Oct	Framing and exterior work continuing on all units



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DATE: October 21, 2009
FOR RELEASE: October 26 and November 1, 2009
CONTACT: Finance Department
Telephone: (206) 439-3150

2009-2010 MID-BIENNIAL BUDGET REVIEW PUBLIC HEARING NOTICE

The City of Burien will hold a public hearing on Monday, November 9, 2009, for the purpose of:

Receiving the publics' comments on revenue sources, including a possible up to a 1% increase in property tax revenue, and expenditures for the 2009-2010 Mid-Biennial Budget review and amendments.

The hearing will be in the Burien Council Chambers at 400 SW 152nd St., at approximately 7:00 p.m. Copies of the 2009-2010 Mid-Biennial Budget Review are available and can be obtained by calling the Finance Department at (206) 439-3150.

Sign language and communication in alternate format can be arranged given sufficient notice. Please contact the City Clerk's office at (206) 248-5517.

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Published in The Seattle Times: October 26, 2009 and November 1, 2009
The Highline Times: October 30, 2009

cc: Burien City Council King County/Burien Public Library
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