

Dick Loman

To: fosberg@msn.com
Subject: Letter to Mayor McGilton



Dear Mr. and Mrs. Fosberg,

Your letter of January 4, 2010, addressed to Mayor McGilton, has been referred to me for reply.

Thank you for sharing your concerns with us. As you may recall, the City entered into a Disposition and Development Agreement (DDA) with Urban Partners on June 29, 2005, providing for the mixed use development of Town Square in phases. A multi screen theater was among the possible uses allowed in Phase 1, although residential and retail were ultimately constructed on that parcel. Here's what the DDA says about future phases: "The City agrees it will work with and cooperate with the Developer to accommodate a theater or hotel on parcels other than parcel 1, if such change is desirable to meet the overall development purposes of the Town Sq. project". The overriding development purpose of the Town Sq. project was to revitalize Burien's business core. The DDA goes on to say "the City Council may approve a reduction in residential units or a different product mix if it reasonably determines that the minimum number of units determined as of November 22, 2005 is not commercially reasonable due to market conditions." Now in 2010, this is the circumstance in which we find ourselves, due to the significant contraction of the national economy and the collapse of the residential market.

Notwithstanding, Council approval of a proposed theater at Town Sq. is a ways off. Among other things, the Developer has been asked to return with an in depth feasibility study and a concrete business deal with the proposed theater operator, Galaxy Theatres. This would include arranging for new parking facilities at their expense, sufficient to accommodate the 500 spaces needed to serve a 10 screen theater at Town Sq.

More information will be made public as the situation develops. In the meantime please call me at (206) 248-5528 if you have additional questions or would like to discuss this further.

Sincerely,

Richard F. Loman
Economic Development Manager
City of Burien

CFTR: 01/25/10

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CITY OF BURIEN

Ted and Helen Fosberg
2841 SW 172nd Street
Burien, WA 98166
206-242-2560
fosberg@msn.com

January 4, 2010

✓ Mayor Joan McGilton
City of Burien
400 SW 152nd Street, Suite 300
Burien, WA 98166

Dear Mayor McGilton,

We are writing in opposition to building a Multiplex Cinema in Town Square. As 46 year residents of Burien, our concerns regarding this proposed drastic change in the plans for our city include the following:

1. **Violation of Trust:** The City Council along with our citizens and Urban Partners established a vision and plan for Town Square. This process, which took many years and careful consideration of many options, did not include a Multiplex Cinema in the approved plan even though this type of facility was discussed and ultimately rejected. To change course at this time would violate the trust of the many who participated in the extensive deliberations and decisions leading to our plan for Town Square.
2. **Waste of Prime Real Estate:** The Multiplex Cinema would be using prime real estate in the center of our city with spectacular views of the surroundings including Mount Rainier. Since this facility would not benefit from these views, locating it in Town Square would be a total waste, preventing many future citizens from living in Town Square and benefiting from this desirable amenity.
3. **Many Cinemas in the Area:** The citizens of our City already have easy access to Multiplex Cinemas located within a few minutes from Burien by transit or car. In addition, the City of SeaTac is considering an entertainment complex in the vicinity

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cc: Dick Loman for response.

of the airport which, if developed, would be in direct competition to one in Burien.

4. **Blight on the City:** Historically, many Cinemas eventually shut down because of lack of business. If this should happen to the one you are considering, it would leave a major blight on the City resulting in a significant problem for future City Councils to rectify.
5. **Parking:** The Multiplex Cinema would consume the limited parking that is available in the area. Those citizens wishing to visit City Hall and the Library would find it much more difficult or impossible to find parking to visit these important facilities.
6. **Farmers Market:** The ability to expand our Farmers Market would be limited, thus restricting growth of a desirable activity in our City.

The above includes some of our concerns regarding building a Multiplex Cinema in Burien Town Square. We understand the need to delay further development in Town Square because of the economy and the current demand for condos and business locations. However, building a Multiplex Cinema in Town Square is not the solution!

We also recognize it is not desirable to have this land in Town Square remain vacant for a long period of time. An option would be for the City to partner with Urban Partners to landscape the entire undeveloped area into a temporary Park which could be enjoyed by our citizens until the demand for condos improves and the next planned unit is built. This feature could be of significant benefit to Urban Partners and the City in selling the remaining condos and business locations in the first planned unit already built.

Sincerely,



Ted and Helen Fosberg

Cc: Mr. Michael Martin, City Manager