

RECEIVED

AUG 09 2011

To the Burien Planning Commission
To the Burien City Council
August 7, 2011
RE: Growth Management Target for the year 2040

CITY OF BURIEN

To the Planning Commissioners;
To the Burien City Council;

At two recent Planning Commission meetings, the Planning Commissioners as well as the citizens have been led to believe that new Growth Management target numbers have been given to the City of Burien for the year 2040. This letter will provide the documentation that those numbers have not been given to the city. Recent conversations with both King County (on August 8, 2011) and with the Puget Sound Regional Council (PSRC) (on August 9, 2011) confirmed that Burien has received its target Growth Management numbers only to the year 2031.

On a number of occasions, the attached is a document has been supplied to the Planning Commission and the City Council that discusses how growth management target are generated.

As of Burien's last reporting to the county and the PSRC, Burien has no problem in meetings its targets and in fact has more residential capacity than the target numbers provided by Growth Management. This was confirmed by citizens of the Lake Burien Neighborhood after having meetings and phone conferences with the PSRC and King County. Burien has more than enough residential units than are needed in the current Town Square area of the city-urban area-and it has enough units to take care of its newly annexed area.

So, the Growth Management targets are not the reason for keeping the land-use of the Lake Burien Neighborhood from being examined during this revision of the Comprehensive Plan. Plus, Growth Management target numbers are not assigned by specific neighborhoods. The lake Burien Neighborhood has no specific requirement to be assigned GMA target numbers for the city.

In 2004, the Puget Sound Regional Council challenged the City of Burien and refused to okay its Comprehensive Plan update. That challenge was based on the land density that the city was applying to some of the neighborhoods west of Ambaum. Some major portions of those neighborhood lands appeared to be protected at low density without justification. The City of Burien responded that those neighborhoods warranted Low Density protection because of their critical areas. The specific neighborhood that the PSRC had questioned was the portion of the Seahurst Neighborhood that contains no critical areas but was designated as low density in land-use. The PSRC accepted the city's argument and allowed the Comprehensive Plan to be okayed.

The Lake Burien Area is also designated as a critical area on the Critical Areas Map and as such warrants the same land-use protection of low density. The Lake Burien Neighborhood is requesting that the land-use designation for the Lake Burien Neighborhood be examined during

CFTR: 08/15/11

this update to the Comprehensive Plan and that it been designed low density on the land-use map.

The current city facilities, master plans and regulations are not and have not been adequate to protect these critical areas and the water quality of the lake. The current Berk Report on the financial state of the city indicates that the city does not and will not in 11 years have the adequate funding to correct a number of these issues. In additional, the current 1997 EIS (Chapter 5 of the Comprehensive Plan) states that the Lake Burien area should be kept low density/the Preferred Model.

Chestine Edgar and the Lake Burien Neighborhood

Attachment:

THE GROWTH MANAGEMENT BOARD PROCESS OR OTHERWISE KNOWN AS **GROWTH MANAGEMENT NUMBERS**

I have met or talked on the phone with three people who regularly deal with Growth Management numbers. These are their responses:

1. The growth management system is tiered and first starts with the State Office of Financial Management. This office determines the state's current population distribution through the analysis of taxes collected. It then issues a 20 year forecast of anticipated growth areas in the state.
2. King County gets a forecasted number from the State Office of Finance every 10 years. So there is always a 10 year overlap of information. Then King County and the cities in King County meet to decide how that forecasted number will be allocated between all the affected parties. The staffs from these cities and the county meet once a month for a year to discuss the forecasted numbers that each affected party will receive. The group looks at what each city claims is its capacity and then numbers are given out to each party in round numbers-not precise, because this is based on only a forecast. There is no one who polices this number or comes out and checks on each city. There is no penalty if a city does not meet its rounded numbers. Cities do need to send in a report to the state on their numbers once in a while-number of new permits given out and number of demolitions in the city.
3. Each city then takes its numbers and decides how it wants to distribute them. They do not have to distribute them by neighborhood. The decision is totally up to the city and no one from the state or County checks on how they move their numbers around within the city.
4. Additionally, there is a group called the PSRC- it is made up of a four-county area (King, Pierce, Snohomish and Kitsap). The board of this group is elected from the cities that are in this tri-county area. This group is in charge of four areas: a. estimates of employment growth, b. regional planning on the 2040 vision, c. strategies to improve roads/transportation, and d. distribution of road improvement monies. **They do not have a specific model that each city must use to predict their future capacity.** Currently, the PSRC is developing a model that small cities can use but it is still in the development stage. While there is an effort to coordinate how buildable lands are counted and reported by all members, everyone is not using the same method to predict their future capacity.

In conclusion, the City of Burien does not receive an exact number that it must reach from the Growth Management Board-only an estimate. There is no policing agency that comes out regularly and checks the city's dwelling or records. There is no set number that must be met by a neighborhood. The city can move that number around at its discretion. There is no punishment or penalty if the City of Burien does not meet its GMA number. Burien had 684 surplus residential units in 2007.

Currently, the City of Burien is able to meet its GMA number. It has more than enough space in the Town Square area to accommodate what it might be lost from the Lake Burien Neighborhood. The city is currently building a movie theater on land that is slated for future housing in the Town Square. That suggests that the city currently has extra capacity. Additionally, it has available space for growth in the newly annexed area.

