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# Burien 2044 Advisory Committee 2: Meeting Notes

March 22, 2023, 5:30-7:30 pm

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## Welcome and Introductions

The meeting took place at Burien City Council chambers. A Zoom meeting link was provided and some persons participated online.

## Staff and Consultants

- Susan McLain, City of Burien, Community Development Director
- Michele Barrera, City of Burien, Administrative Assistant
- Lisa Grueter, Principal, BERK
- Ian Crozier, Associate, Makers
- Queenie Gipaya, Associate, Makers
- Rachel Miller, Senior Associate, Makers

## Advisory Committee Attendance

- Davis, Ryan, Planning Commission
- Devito, Rocco, Planning Commission
- Gobeille, Rebecca, Planning Commission
- Gould, Dave, Planning Commission
- Han, August, Planning Commission
- Hauser, Joe, Planning Commission
- Kassa, Mesti, Community Connector
- Martin, Daniel, Human Services Commission
- Negeri, Alemtsehay, Community Connector
- Myers, Leit, Parks and Recreation Advisory Board
- Mouser-Guerra, Holly, Airport Committee
- Pace, Lena, Planning Commission
- Schafer, Charles, Planning Commission

### *Not in Attendance*

- Brittingham, Shelley, Arts Commission
- Davis, Kim, Business and Economic Development Partnership
- Estevez, Sofia, Community Connector
- Garcia, Hugo, City Council
- Khuc, Nha, Community Connector
- Llanes, Diana, Community Connector

## Discussion

Each member of the Advisory Committee was asked to share:

- Why do you live in Burien?

A summary of thoughts is prepared below. Full thoughts can be found by reviewing the meeting video.

*Table 1: Summary – Why do you live in Burien?*

Summary: Why do you live in Burien?
Born here, chose to stay. Happy to be here.
Followed their sister to Burien.
Came as an immigrant with a host family, and sister lives here. Like Burien.
Downsized 3.5 years ago. Like Burien because it is a 15-minute city. It is close to the airport and public transportation.
Moved to Burien because of its close proximity to Seattle (downtown). Also, in 2015 Burien was affordable. It is close to airport. Overall like the diversity in community.
Moved to Burien because it is less crazy than Ballard.
Moved to Burien to find a home that was affordable and fell in love with the community (since 2004).
Like Burien's cultural diversity and food scene and found house in price range.
Burien is where they could afford to find a tiny house. Fell in love with South King County.
Slowly moved south from Delridge. Met partner and loved Burien and settled.
Moved from NYC to West Seattle but when purchasing chose Burien – easy access to highways and easy to get around and because of diversity.
Moved from West Seattle because of friends and could afford to buy a house.
Wanted to move to Burien. Spanish is second language and enjoy speaking it. Ultimately it was due to ability to afford a home. Tired of renting.

## Vision Statement Recap and Edits

Rachel Miller described the key changes to the Values and Vision Statements in response to the Advisory Committee input.

Innovation was added per comments and acceptable to the Committee:

- Innovation: Burien is not afraid to try new methods and embraces creative solutions, including responsibly adapting to and leveraging ever-changing technology.

There would be a separate Human Services element and the Human Services Commission and staff came up with the following, which was acceptable to the Advisory Committee:

- Human Services: Burien will support, fund, and advocate for human service agencies and programs working to better the lives of our residents and their families. These efforts, with particular emphasis on initiatives that are responsive to and accessible by communities who have faced significant barriers, are essential to the growth and vitality of our city.

The Committee had different opinions on what part of the Transportation statement could be shortened (first sentence or second sentence), though there was a general agreement to shorten it in some way. <sup>1</sup>

## Housing, Centers, and Alternatives

Lisa Grueter shared slides with the results of the Racially Disparate Impacts (RDI) evaluation and findings on displacement, exclusion, and a policy evaluation.

Advisory Committee observations and questions:

- A single person occupancy with a 1-bedroom unit could be more affordable; going up instead of out. Modern trends
- Some discussion was held about the differences in the displacement mapping for the RDI report and the prior Housing Action Plan (HAP). An Advisory Committee member noted the difference in results (going in wrong direction) which may be due to a couple of years later information, though the data in the HAP was at a finer block group level.
- There was discussion about naturally occurring housing and how difficult it may be to keep the units affordable. It is private property. What is the City's role.
- Goals by income band – 0-30% is difficult to build without assistance. Also 30-50% bracket is difficult. Should City incentivize? Would it be effective? It is a challenge for the plan.
- How would legislation affect the plan? Susan McLain described the potential bills such as those that would allow/require middle housing, and Burien is tating the conversations with the community.
- How would the City's critical area regulations affect where/how to build additional housing? Susan described the strength of the critical area regulations as well as the need to allow reasonable use of property.
- A question was asked about whether the racially restrictive covenants still exist and if so, can the City blanket remove them?<sup>2</sup>

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<sup>1</sup> Following is how it was amended to share with the public at the April 18, 2023 open house.

- **Transportation:** People get around Burien safely and comfortably by walking, biking, rolling, riding transit, or driving. Transportation assets including streets, sidewalks, bike facilities, and trails are routes are well-maintained, connected, and vibrant community spaces that enrich public life, health, and the environment. Transportation decisions are made equitably to prioritize investments for those who have the least access.

<sup>2</sup> It appears that an individual can remove them for a small fee based on a 2021 change to state law: <https://kingcounty.gov/depts/records-licensing/recorders-office/discriminatory-restrictive-covenants/removing-restrictive-covenant.aspx#>. The link to the interactive map developed by the University of Washington is here: [UW's interactive map](#). King County notes that map is not exhaustive.

- An Advisory Committee member asked whether rent control would be helpful to keep prices affordable. Lisa said some policy ideas would be brought back like that, as well as inclusionary housing. The City Council did identify some additional notice if the rent increases by more than XX%. Lisa mentioned that the Commerce guidance has pointed to supply as the key approach to moderating prices.
- Add as many units as possible subject to City standards and transportation support, etc.
- Some asked about the ability to adjust building code requirements to have homes be more affordable (e.g., laminated wood, sprinklers).
- There was a point about minimizing harm over generations, and a concern about the very low homeownership by Native Americans. What about reparations? Everything is connected – climate, environment, and housing. Appreciate the multi-commission approach. Lisa referenced an article about the Duwamish and other tribes and the idea of honoring treaties for usual and accustomed places and fish and places of spiritual practice.
- The City could help advertise state programs. The state is supportive of first time homeowners, especially for communities of color. Part of Innovation.

Rachel Miller led a discussion on the rough Alternative Concepts that were introduced at the last meeting and refined.

- Regarding the Neighborhood Center Concept, the Committee discussed:
  - Should neighborhood centers be organically defined? Hierarchy – should some areas be prioritized over others? Could lead to hurt feelings. Perhaps offer neighborhood center programs the community could apply to? Rachel asked if it would help if the Comprehensive Plan engagement could be robust enough to identify them in the Comp Plan Update?
  - Downtown has enough momentum.
  - Recognize the need to reduce food deserts – where are the gaps and fill them.
  - The hurdles for Three Tree Point grocery were discussed.
  - Like that the Neighborhood Center concept does fill in gaps and connects between. It adds to the diversity of the City. Like the middle-high around the nodes and along major housing routes.
  - Should some nodes be bigger and some be smaller? 128<sup>th</sup> is a natural with store and other uses around.
  - What are peer cities doing? SeaTac or DesMoines. Rachel noted they are typically 1 mile between and often along older streetcar lines. It also reflects population density – for businesses to survive.
  - The transitions between the nodes to housing.

- Regarding greater Downtown the Advisory Committee discussed:
  - There is a focus around Downtown and selected nodes/centers on corridors. This is paired up with more organic home-based businesses and middle housing outside of these areas.
    - An array of home-based businesses could be organically allowed.
    - Allow food trucks and live/work.
    - There could be inclusion of a food prep, commercial kitchens.
  - There are assets – SR 509 and 518. What about light manufacturing?
  - Hotel(s) – attract airport travelers.
  - The City is a medical hub to build on (e.g., medical/dental).
- Show data about how multifamily does not have a loss of property values; dispel fears in single family zones.
- The Committee was supportive of a range of housing types – for single person to multigenerational housing.

Lisa Grueter suggested sharing some homework questions for the Advisory Committee around pros/cons/improvements of the Alternatives.

Ian Crozier led the discussion of middle housing issues and options. Some wanted to see middle housing “everything everywhere.”

## Summary and Next Steps

Lisa Grueter noted the next meeting on May 10, 2023 discussing centers and sharing updates to the approach Alternatives and Middle Housing.

## Close

The meeting ended at approximately 7:35 pm. The Planning Commission meeting started immediately after.

## Video and Attachments

The video of the meeting is available online: <https://connect.burienwa.gov/burien-2044-advisory-committee-to-guide-comprehensive-plan-update/>.

Materials presented at the meeting are available online in the Agenda:

<https://burienwa.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=1167>.