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**From:** Ben Hruska <bvhruska@gmail.com>  
**Sent:** Wednesday, March 22, 2023 9:20 PM  
**To:** Susan McLain <SusanM@burienwa.gov>  
**Subject:** Missing Middle (PC Mtg 3/22/23)

**CAUTION:** This email originated from **outside** of the City of Burien. Do not click links or open attachments unless you recognize the sender and have verified the contents are safe.

Hi Susan,

Thank you and the consultants for including alleys as an important bullet point in this evening. Providing the means to access smaller and more affordable housing types is critical. Language in the all the missing middle should allow and even encourage use of alleys for access to these housing types.

I believe the definition of alleys should be similar to roads or streets except that it is typically narrower and to be used for much more limited traffic. It should not be used to limit density, especially in the case of townhouses or other smaller housing types. It is critical for housing affordability that we use land within our city to its maximum capacity. That means that public spaces like alleys need to be usable for all.

At the state level, the alley definition of alley is: *RCW 47.04.010 "Alley." A highway within the ordinary meaning of alley not designated for general travel and primarily used as a means of access to the rear of residences and business establishments.*

For some reason, Burien's definition in the 2016 Road and Design Standards as: "A privately maintained thoroughfare, tract, or easement, usually narrower than a street, which provides access to the rear boundary of one or more lots and is not intended for general traffic circulation." and is further described in section 2.09 as "An alley is considered a private road that provides secondary access", and is further described as "an alley shall serve a maximum of 48 dwelling units; have a maximum length of 400 feet, no dead ends or cul-de-sacs. In new construction, an alley can be used as a secondary access, provided they have a minimum width of 16 feet and have a one-way direction designation." I wonder if the city would be able to, perhaps even before implementation of the comp plan update, update their current definition of alley to remove the reference to "secondary access" (whatever that means) and to remove the limitation of how many units served and the need for a one-way designation. It would be a great and simple way to add density even with the limitations of current zoning.

Thanks,

Ben Hruska  
(206) 683-3101

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**From:** [Michael Sepal](#)  
**To:** [Public - Planning Commission](#)  
**Subject:** Long range planning for permanent and supportive housing solutions for the homeless in the City of Burien.  
**Date:** Tuesday, April 4, 2023 11:16:13 AM

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**CAUTION:** This email originated from **outside** of the City of Burien. Do not click links or open attachments unless you recognize the sender and have verified the contents are safe.

Dear City of Burien Planning Commission,

This is regarding long range planning for permanent and supportive housing solutions for the homeless in the City of Burien.

On July 24, 2014, Alfie Alvarado-Ramos, Director of Washington Department of Veterans Affairs (WDVA), and I, took a tour of the Quixote Communities tiny home village called "Quixote Village" in Olympia, Washington. Like the situation in Burien, the "Quixote Village" of tiny homes was once a group of homeless individuals living in tents in Olympia. Now they have permanent housing in a tiny home community in Olympia called "Quixote Village".

Alfie Alvarado-Ramos, now retired as the former Director, Washington Department of Veterans Affairs (WDVA), was so impressed with what she saw at "Quixote Village" that she worked with Quixote Communities to create a tiny house community for homeless veterans called "Orting Veterans Village" on property belonging to the Washington State Soldiers Home in Orting, Washington. The "Orting Veterans Village" is now a permanent supportive tiny house village for 35 homeless veteran heroes, that opened its doors in the spring of 2021.

Below is a link to a YouTube video of the May 25, 2021, online event celebrating Quixote Communities' grand opening of the **Orting Veterans Village**.

**Orting Veterans Village Grand Opening Celebration!**

<https://www.youtube.com/watch?v=oMlj4GKGEJw&t=9s>

Also, I thought you might like to view this videos below about **Quixote Village**. It was created for the Fourth Annual Thriving Communities Conference, with a focus on Shelter, held at the Whidbey Institute in March 2015.

**Quixote Village**

[https://vimeo.com/119986137?1&ref=fb-share&fbclid=IwAR1-jz8-2qtQ67orm39X-DjayCe7T5ix9ECuzF25eKB\\_aRZHE\\_HDV3fo8NM](https://vimeo.com/119986137?1&ref=fb-share&fbclid=IwAR1-jz8-2qtQ67orm39X-DjayCe7T5ix9ECuzF25eKB_aRZHE_HDV3fo8NM)

The final two links below are helpful in answering questions about long range planning for a tiny house

community, as one of the possible permanent and supportive housing solutions for the homeless in the **City of Burien**:

**QUIXOTE VILLAGE FREQUENTLY ASKED QUESTIONS**

<https://www.quixotecommunities.org/quixote-village-faq.html>

**TINY HOUSES - A Permanent Supportive Housing Model - A WHITE PAPER**

[https://www.quixotecommunities.org/uploads/1/2/1/6/121607421/final\\_tiny\\_homes\\_white\\_paper\\_march\\_2015.pdf](https://www.quixotecommunities.org/uploads/1/2/1/6/121607421/final_tiny_homes_white_paper_march_2015.pdf)

I hope this information is helpful.

Sincerely,

Michael Sepal

6421 183rd Ave East  
Lake Tapps, WA 98391

Phone: (253) 863-5216

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**From:** Kim Davis <[kim@krdavisgroup.com](mailto:kim@krdavisgroup.com)>  
**Sent:** Tuesday, April 4, 2023 4:52 PM  
**To:** Susan McLain <[SusanM@burienwa.gov](mailto:SusanM@burienwa.gov)>  
**Subject:** Re: Burien 2044: We need your feedback!

**CAUTION:** This email originated from **outside** of the City of Burien. Do not click links or open attachments unless you recognize the sender and have verified the contents are safe.

Hi Susan,

Thank you for sending this out. I've thought quite a bit about this, especially because I make my living in Real Estate. Not only professionally, but personally, I'm a huge advocate for Burien on so many levels.

With being on the Planning Commission, and now on the BEDP – participating in not only the Burien 2044 advisory committee, but also the Ambaum Corridor/Boulevard Park study – I fully support the need for expansion. With our current housing shortage nationwide, every state and municipality are looking at how they can create density. It's no small undertaking to develop a vision that will take a city into its next 20 years.

With the WA House passing the bill to ban single-family zoning earlier this month, it's understandable that things are going to change in Burien.

<https://www.seattletimes.com/seattle-news/politics/wa-house-passes-bill-banning-single-family-zoning/>

I have lived in the Shorewood neighborhood for 10 years now. I'm also the Vice President of our Community Club (voluntary HOA) of 452 homes in Shorewood on the Sound. I have shared my activity in both of these commissions with our Board of Directors, and I'll be honest – it isn't a positive response.

I've known from the moment I moved to Shorewood, that someday something would happen to St. Paul's of Shorewood. It's such a large lot, with the majority of it being an empty parking lot most of the time. My hope is that it wouldn't turn into what is being proposed.

With the Ambaum/BP study, I was against the expansion 1/4 mile east/west of the node on 116<sup>th</sup> St,

for many reasons. The first is that King County has just spend an exorbitant amount of money on the Rapid Ride program to provide equity and access from Burien to Seattle.

I believe, as do all of the members of our board, that the expansion should be on the major arterials and in downtown. Burien has a plethora of older 1-2 story buildings that could be replaced and a newer, more positive energy and perspective could be created on those arterials. The arterials should be fully maximized first before the thought of even going into older, more historical neighborhoods would be considered. Shorewood on the Sound has been around for almost 70 years. The type of expansion, and certainly the thought of turning it into a neighborhood center would ruin the character of this neighborhood. Our community is a passionate one.

<https://www.shorewoodonthesound.org/>

I'm not approaching this from a NIMBY perspective, it only seems logical that the density should be focused on where the infrastructure already exists. SW 116<sup>th</sup> St. is massively traveled in its current state. Many people either cut through the Shorewood on the Sound neighborhood to avoid the Ambaum changes, or they use SW 116<sup>th</sup> St. to go to West Seattle and circumvent the extended bus lanes and the White Center slow down.

There are also two schools on SW 116<sup>th</sup> St. (elementary and high school), which contributes to the traffic in Shorewood. I walk my dogs through my neighborhood daily and I travel SW 116<sup>th</sup> St./21<sup>st</sup> Ave SW as part of my route. The four-way stop at that intersection and also SW 116<sup>th</sup> St/26<sup>th</sup> Ave SW are mere considerations. I can't count the amount of times that I've almost been hit while crossing the street in the crosswalk on 21<sup>st</sup> & 116<sup>th</sup>.

There was a permit approval for a pack of townhomes where the construction yard for the Rapid Ride currently is on 116<sup>th</sup>. Is that moving forward after the completion of the Rapid Ride?

My opinion is a 'hard no' on turning Shorewood into a Neighborhood center and allowing mixed-use with varying heights. Since Ambaum and the proposed Salmon Creek neighborhood center is nearby, it doesn't seem to make sense to have two so closely together. Keep the density off of 116<sup>th</sup> until all the arterials are maxed. Focus the expansion on Ambaum, on 1<sup>st</sup> Ave S. and in the downtown core. Both 128<sup>th</sup> and 136<sup>th</sup> make a lot of sense, due to how underutilized they currently are.

Again, I'm for expansion. When I was on the planning commission, I was the one who recommended allowing an ADU and a DADU on an individual property – which ultimately passed. I just want to see this done well.

Thank you!

**Kim Davis, Realtor**

MANAGING BROKER/BRANCH MANAGER - PUGET SOUND



C: [206.786.0514](tel:206.786.0514)

E: [kim@krdavisgroup.com](mailto:kim@krdavisgroup.com)

#YourCommunityRealEstateTeam



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**From:** Susan McLain <[SusanM@burienwa.gov](mailto:SusanM@burienwa.gov)>

**Date:** Monday, March 27, 2023 at 6:31 PM

**To:**

**Subject:** Burien 2044: We need your feedback!

Hello Advisory Committee Member.

At our last meeting, staff said we would ask for your opinions on growth “alternatives” that describe how the city may grow and change over the coming decades. **By April 7**, we would appreciate your feedback on the attached document.

On page 3, 4 and 5 of the attached document, there are two maps that show different growth “alternatives.” The maps show different ways we might see new housing and new businesses over the coming 20 years, including a new idea called “neighborhood centers.”

Here are some questions to get you started:

- What are the pros or good points about each alternative?
- What are the cons or negative points about each alternative?
- What could make each alternative better?

Please just send an email to me with your questions or comments: [susanm@burienwa.gov](mailto:susanm@burienwa.gov)

Or call me at (206)248-5501. I’m happy to talk!

Thank you,

Susan McLain  
Community Development Director, City of Burien

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In-person service: 9am-Noon Monday- Thursday

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**From:** Susan McLain

**Sent:** Wednesday, March 15, 2023 5:02 PM

Hello Burien 2044 Advisory Group Member.

We look forward to meeting with you again on **March 22 at 5:30 p.m. in City Hall Council Chambers.**

At this upcoming meeting, we will talk about the following topics:

- Vision for Burien, vision statements in the Comprehensive Plan—wrap up
- Barriers to housing, and the idea of Middle Housing
- Possible ways the City will grow and change in the next 20 years, called “land use alternatives”

Find the agenda and other meeting materials at the following links.

[1\\_Agenda for Advisory Commission Meeting #2](#)

[2\\_Meeting 1 Summary Notes\\_2023\\_0125](#)

[3\\_Vision Statement Draft](#)

[4\\_Fact Sheet - Racially Disparate Impacts](#)

[5\\_Fact Sheet - Middle Housing](#)

[6\\_Draft Slides Housing and Alternatives](#)

[RDI Analysis 2023\\_0315\\_REPORT DRAFT](#)

Please reach Michele or I with your questions. We look forward to seeing you!

Susan McLain, Community Development Director

[susanm@burienwa.gov](mailto:susanm@burienwa.gov)

(206)248-5501

Michele Barrera, Community Development Administrator

[micheleb@burienwa.gov](mailto:micheleb@burienwa.gov)



(206)248-5510

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**From:** Holly Mouser-Guerra <hmouser@gmail.com>  
**Sent:** Wednesday, April 5, 2023 5:21 PM  
**To:** Susan McLain <SusanM@burienwa.gov>  
**Subject:** Re: Burien 2044: We need your feedback!

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Hi Susan,

My thoughts below:

### Option A Neighborhood Centers

- 
- 
- What are the pros or good points?
  - 
  - 
  - 
  - Greater connectivity between neighborhoods
  - 
  - 
  - 
  - Supports a walkable community where many errands can be accomplished
  - without a car, furthering the efforts of the city's Climate Action Plan
  - 
  - 
  - 
  - More meaningful, focused opportunities for middle housing around
  - the centers
  - 
  - 
  - 
  - Possibly a more accessible layout for home based businesses
  -

- 
- What are the cons or negative points?
- - 
  - 
  - Centers are predetermined and cannot establish organically
  - 
  - 
  - Leaves less room to accommodate larger land uses like new hotels that would support job creation and tourism
  -
- 
- 
- What could make it better?
- 

#### Option B Greater Downtown

- 
- 
- What are the pros or good points?
- - 
  - 
  - More room to accommodate larger land uses like new hotels that would support job creation and tourism
  - 
  - 
  - 
  - Utilizes neighborhood nodes that are already well established.
  -
- 
- 
- What are the cons or negative points?
- - 
  - 
  - High and low middle housing is not suitable in all areas of the city as proposed; for example high middle housing allowed in the 35dB Airport Noise Reduction area as presently proposed may create an equity

issue by predisposing a greater proportion of residents to potential environmental health risks related to the airport

- flight path.
- 

- 
- 
- What could make it better?
- 

- 
- 
- Revision of specific areas to allow low and middle housing rather
- than a blanket application across all currently residential zoned areas.
- 

Thank you,  
Holly Mouser-Guerra

On Mon, Mar 27, 2023 at 6:29 PM Susan McLain <[SusanM@burienwa.gov](mailto:SusanM@burienwa.gov)> wrote:

Hello Advisory Committee Member.

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Susan McLain, Community Development Director

[susanm@burienwa.gov](mailto:susanm@burienwa.gov)

(206)248-5501

Michele Barrera, Community Development Administrator

[micheleb@burienwa.gov](mailto:micheleb@burienwa.gov)

(206)248-5510

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**From:** leit myers <leitmyers@gmail.com>  
**Sent:** Friday, April 7, 2023 11:45 AM  
**To:** Susan McLain <SusanM@burienwa.gov>  
**Subject:** Re: Burien 2044: We need your feedback!

**CAUTION:** This email originated from **outside** of the City of Burien. Do not click links or open attachments unless you recognize the sender and have verified the contents are safe.

Hello Susan,

Please see below for my feedback on the alternatives:

**Neighborhood Center Alt:**

*What are the pros or good points:* greater access to amenities (especially for less mobile community members). In addition to offering opportunities to create new pockets of business and community connection, this alternative has the potential to maintain and build on existing 'community character' in more places throughout the city. Also more opportunity for smaller scale and dispersed small businesses and job opportunities. More innovative, creative expansive models for planning. More equitable, in that change, new development and the broadening of what is allowed to exist in neighborhoods is experienced by more of us in the community (not just concentrated in 'urban cores')

*What are the cons or negative points:* more change to metabolize as a community (over time, the mixing of business and housing types being more diffuse/embedded across the city in this alternative will mean the city could look and feel quite different in a way that the Greater Downtown alt might not make as viable.) Might present a need for more resources overtime, in that infrastructure like sidewalks, bike lanes, streetlights, signage, etc. will likely be needed at a higher volume with more types of activities (business, open space, more housing types) in more places throughout the city.

*What could make it better?* Strengthen planning (in parks planning, for squares/plazas, pocket parks, urban gardens, interactive art, etc. to deepen the concept of neighborhood centers. Also do more thinking on if centralized buildings/services like (community center, library, farmers market) remain in downtown core only or if 'satellite' and smaller scale components of public services and infrastructure that connects community to each other and cultural and learning services can be embedded in other areas of this alternative plan as a part of the concept.

**Greater Downtown:**

*What are the pros or good points:* Potential for concentrating and utilizing resources more efficiently. Zones for high middle housing across the whole city. Greater clarity and understanding (through a more narrow geographical concentration, etc.) for communities on where change (especially mixed use zoned development) will take place --- I think that potentially, it's easier to understand and accept change in your community when it's concentrated more in a city/town core because it "doesn't affect me" (unless you live in the downtown core.) Might inherently present less of a threat to consider and work to mitigate in displacement of people and key places (businesses, etc.)

*What are the cons or negative points:* Has an inherent inequality in the model as it concentrates the more dramatic change, growth and difference of mixed use zoning in only a few places geographically. Potentially doesn't go far enough to prioritize boulevard park overall planning (may continue to be under resourced.)

*What could make it better?* progress planning concepts for boulevard park in this alternative.

**Leit Myers** (they/them)

c: 206.372.9547

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- What could make each alternative better?

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Community Development Director, City of Burien

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[susanm@burienwa.gov](mailto:susanm@burienwa.gov)

(206)248-5501

Michele Barrera, Community Development Administrator

[micheleb@burienwa.gov](mailto:micheleb@burienwa.gov)

(206)248-5510