Burien 2044

Capital Facility Plan

October 2024

Prepared for:

Burien

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1 Introduction

Purpose

The purpose of the Capital Facilities Plan (CFP) Appendix is to use sound fiscal policies to provide adequate public facilities consistent with the land use, transportation, parks and capital facilities, and utilities elements and concurrent with, or prior to, the impacts of development to achieve and maintain adopted standards for levels of service.

The Capital Facilities Element and associated CFP Appendix are required components of the Comprehensive Plan to guide capital planning necessary to provide services to the community (CFP refers collectively to both the element policies and this supporting appendix). Capital facilities are significant projects for jurisdictions to fund, build, and maintain, and the sooner a jurisdiction plans for its needs the better they can do to meet their needs. The Comprehensive Plan and CFP are 20-year policy and planning documents (or sometimes longer). Some jurisdictions create Capital Improvement Program with a 6-year time horizon for budgetary purposes, which may be incorporated into the Comprehensive Plan and associated CFP.

Capital Facilities

Requirements (WAC 365-196-415)

- Capital facilities include: transportation, parks and recreation, stormwater facilities, police, fire protection facilities, schools, water systems, sanitary sewer systems.
- Includes new and expanded facilities necessary for growth over the 20-year life of the comprehensive plan.
- Must include an inventory, forecast of future needs based on land use element, locations, and capacities of expanded or new facilities.
- Must include at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.
- Must reassess the land use element if probable funding falls short of meeting existing needs.

Together, these documents guide the development of capital facilities needed to support forecasted population and employment growth over the next 20 years. This CFP updates the inventory of current capital facilities owned by the City, establishes the Level of Service Standards (LOS) that measures the benefits the City can provide, and includes a project summary that forecasts the expected capital facilities needs and investments over the next 20 or more years.

Growth Management Act Requirements

The Washington State Growth Management Act (GMA) requires that the Capital Facilities Element of a Comprehensive Plan include an inventory, projected needs, and funding and financing for facilities and infrastructure. This CFP Appendix is intended to provide the technical foundation – inventory, service standards, capacity, proposed projects, and funding as appropriate – for the GMA required Capital Facilities Element. The goals and policies for these required elements are contained in the Capital Facilities Element of Burien's Comprehensive Plan.

GMA requires that all comprehensive plans contain a Capital Facilities plan element. GMA specifies that the capital facilities plan element should consist of: a) an inventory of existing capital facilities owned by public entities; b) a forecast of the future needs for capital facilities; c) the proposed locations and capacities of expanded or new capital facilities; d) a six-year CFP that will finance capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and e) a requirement to reassess the land use element if probable funding falls short of existing needs. (RCW 36.70a.070(3))

More recently, GMA amended the capital facilities element requirements to indicate that local governments "shall identify all public entities that own capital facilities and endeavor in good faith to work with other public entities, such as special purpose districts, to gather and include within its capital facilities element the information required by this subsection. If, after a good faith effort, the county or city is unable to gather the information required by this subsection from the other public entities, the failure to include such information in its capital facilities element cannot be grounds for a finding of noncompliance or invalidity under chapter 228, Laws of 2023. A good faith effort must, at a minimum, include consulting the public entity's capital facility or system plans and emailing and calling the staff of the public entity."

The GMA requires the CFP to identify specific facilities, include a realistic financing plan (for the six-year period), and make adjustment to the plan if funding is inadequate. Capital facilities are important because they support the growth envisioned in the City's Comprehensive Plan. GMA requires that all capital facilities have "probable funding" to pay for capital facility needs, and that jurisdictions have capital facilities in place and readily available when new development comes in or must be of sufficient capacity when the population grows, particularly for transportation (concurrency) or for services deemed necessary to support development.

Levels of service (LOS) are established in the CFP and represent quantifiable measures of capacity. They are minimum standards established by the City to provide capital facilities and services to the Chelan community at a certain level of quality and within the financial capacity of the City or special district provider. LOS standards are influenced by local citizens, elected and appointed officials, national standards, mandates, and other considerations, such as available funding. Examples of LOS measures include: amount of intersection delay, acres parks or miles of trails per 1,000 population, gallons of water per capita per day, and others. Those facilities and services necessary to support growth should have LOS standards and facilities.

Recent Growth Management Hearings Board cases have placed more importance on the preparation and implementation of CFPs. The key points include:

- Capital facilities plans should address the 20-year planning period and be consistent with growth allocations assumed in the Land Use Element. Capital facilities plans should also demonstrate an ability to serve the full city limits and Urban Growth Area (UGA).
- Financial plans should address at least a 6-year period and funding sources should be specific and committed. The City should provide a sense of the funding sources for the 20-year period though it can be less detailed than for the 6-year period.
- Growth, LOS standards, and a funded capital improvement program are to be in balance. In the case where the LOS cannot be met by a service or facility, the jurisdiction could do one of the following: 1) add proposed facilities within funding resources, 2) reduce demand through demand management strategies, 3) lower LOS standards, 4) phase growth, or 5) change the land use plan.

Definition of Capital Facilities

Capital facilities generally have a long useful life and include city and non-city operated infrastructure, buildings, and equipment. Capital facilities planning does not cover regular operation and maintenance, but it does include major repair, rehabilitation, or reconstruction of facilities.

The CFP addresses infrastructure (such as streets, roads, traffic signals, sewer systems, stormwater systems, water systems, parks, etc.) and public facilities through which services are offered (such as fire protection structures and major equipment, law enforcement structures, schools, etc.). Per WAC 365-196-415, at a minimum, those capital facilities to be included in an inventory and analysis are water systems, sewer systems, stormwater systems, schools, parks and recreation facilities, police facilities and fire facilities. Burien's CFP also describes solid waste collection.

Sources and Assumptions

The CFP is based on the following sources of information and assumptions:

- Capital Facility Functional or System Plans. Capital facility functional or system plans of the City of Burien or other service providers were reviewed for inventories, levels of service, planned facilities, growth forecasts, and potential funding.
- Growth Forecasts. Population and job growth forecasts were allocated to the City of Burien through the Countywide Planning Policies for King County. The 2023 population as well as the 2029 (six-year) and 2044 population (20-year) growth for each facility provider is estimated.
- Revenue Forecasts. Revenues were forecasted to 2044 using the current budgeted revenues and historical information. The sources of revenue are taken from the City's current budget document and prior capital facilities plan.

Foundation Documents

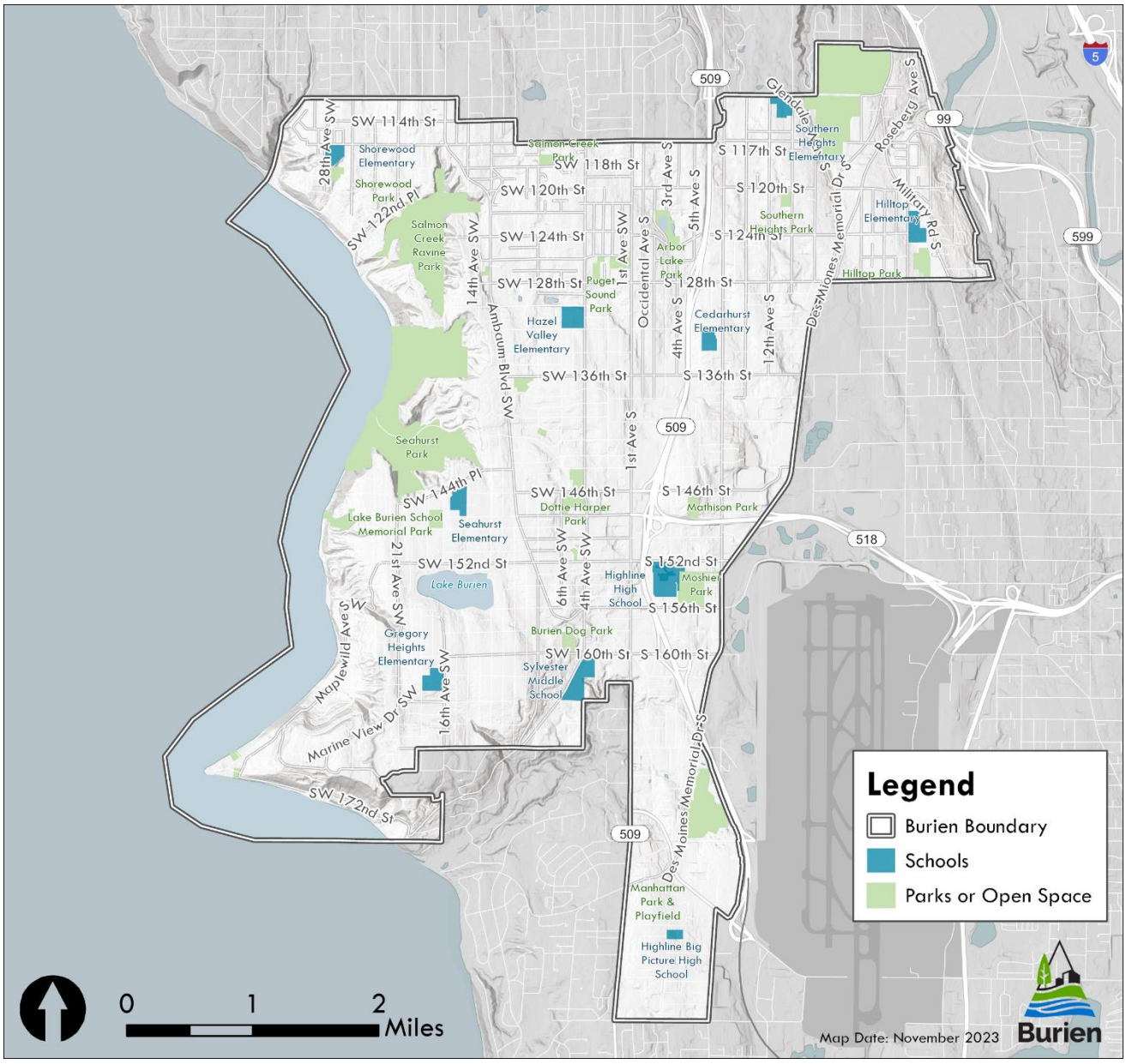
This CFP incorporates by reference the following system plans. These documents are summarized where appropriate in this CFP. For full context, please see the following plans:

- Transportation Master Plan, 2024.
- Parks, Recreation, and Open Space Plan, 2024.

Growth and Land Use

Burien's planning area is consistent with its city limits. See Exhibit 1. Capital facilities are proposed to serve growth in the city limits.

Exhibit 1 Burien Planning Area



Source: BERK, 2023.

Growth Targets

Exhibit 2 and Exhibit 3 outline the projected growth of Burien from 2019 to 2044.

Exhibit 2 Growth Targets

Target Type	Target Number
Jobs 2019-2044	4,770
Housing 2019-2044	7,500
Income Level 2019-2044	Breakdown
0-30% PSH*	759
0-30% Other	1,444
30-50%	524
50-80%	407
80-100%	574
100-120%	650
120%+	3,142
Emergency housing and shelter beds 2019-2044	1,443

*Permanent Supportive Housing
Source: King County, 2021.

Exhibit 3 Population Growth Projection

Type	Number
Dwelling Units, 2019-2044	7,500
Household Size, 2044 (PSRC)	2.46
Population, 2019-2044	18,466

Source: PSRC, 2023.

Land Use Alternatives

Burien examined different land use alternatives to meet its responsibilities to plan for new housing types and targets by affordability and to meet jobs targets in an environmental impact statement (EIS).

This Capital Facility Plan addresses the full growth target expected of Burien in the planning period. See Exhibit 4.

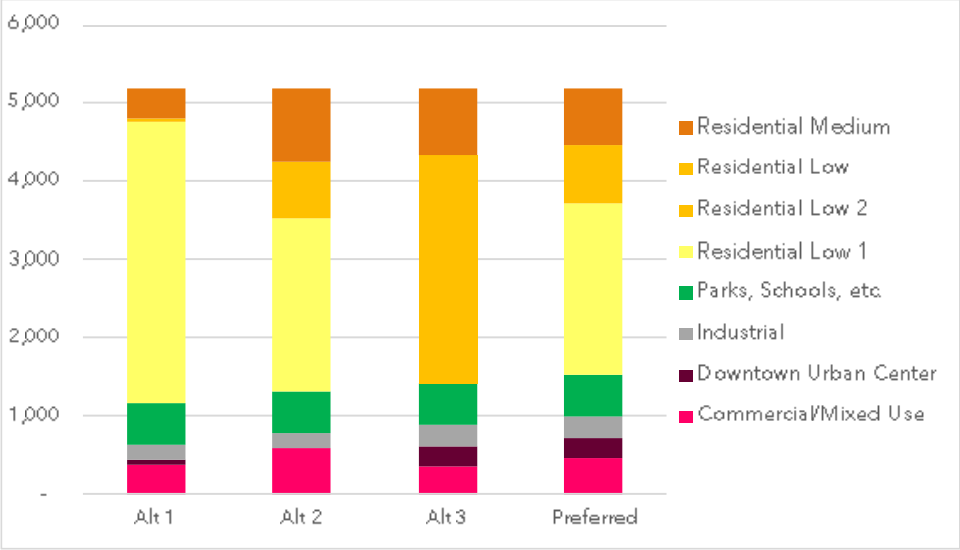
Exhibit 4 Growth Assumptions by Alternative

	Target: 2019-2044	Preferred Alternative: Adopted Plan
Housing	7,500	7,500
Jobs	4,770	4,770

*Corrects results compared to the King County Urban Growth Capacity Report, 2021.
Sources: King County, 2021; BERK, 2023.

The Preferred Alternative provides a plan that considers alternative growth strategies in nodes and corridors , provides housing and job opportunities, and responds to public comment. See Exhibit 5.

Exhibit 5 Land Use Designation by Alternative



Note: Excludes designations on private tracts of about 40 acres that are similarly treated across alternatives.
Source: BERK, 2023 and 2024.

Equity Principles

Throughout the process of capital facility planning and implementation, it is important that principles of diversity, equity, and inclusion are considered and acted upon. To facilitate this, the following prompts and questions are designed to provoke thoughtfulness around equity and lay groundwork for planners and decision-makers to act on these considerations as capital projects are developed. This process helps implement the City's Equity Element, including the following policy:

Policy 1.1-6 Develop Burien's Capital Investment Plan with a goal of providing equitable access to municipal services such as roads, pedestrian and bicycle facilities, park facilities, and street trees.

Equity Checklist for New Capital Projects

1. Describe the proposed action, policy, or decision.
2. Describe the intended outcome(s) of this proposal.
3. What unintended consequences could result from the implementation of this proposal? Consider outcomes from similar efforts in other places, and any concerns raised by stakeholders.
4. Describe the impacted population(s) of this proposal. Consider intentional and unintentional impacts, as well as a variety of groups.
5. Are there other similar or complementary services already provided to the population(s) impacted?
6. Which of the following Comprehensive Plan Values are addressed by the proposal?
   A. Equitable
   B. Prosperous
   C. Fiscally Responsible
   D. Environmentally Sustainable
   E. Resilient
   F. Safe
   G. Innovative
   H. None of the above
7. What kind of information informed the development of this proposal?
   A. Data
      - Client or customer
      - Demographic
      - Expenditure or revenues
      - Equity Index indicators
      - Geography
      - Service or program provider
      - Other, please describe
   B. Stakeholder feedback
      - Community-based organizations
      - Private sector
      - Government
      - County-established board or community workgroup
      - General public
      - Tribal government
      - Other, please describe
   - Other, please describe
8. If the proposal was informed by stakeholder engagement, what kind of engagement was used, and for whom?
   A. Collaborated
   B. Consulted
   C. Informed
9. If the proposal was informed by stakeholder engagement, describe the support for and concerns raised about the proposal.
10. If the proposal was not informed by stakeholder engagement, why? How might this exclusion impact the proposal and its consequences?
11. What disparities exist or could be created by the proposal? Consider various types of disparities, such as racial, geographic, gender, age, educational, income-based, language-based, ability-based, citizenship-status-based, sexual-orientation-based, and more.
12. How does this proposal most effectively improve equitable outcomes in Burien?
13. Who will benefit from this proposal? Why are other groups excluded from benefits?
14. How will impacts be monitored after this proposal is implemented? Why were these metrics chosen?
15. Considering your responses to the prompts and questions above, are there any modifications or additions that could be made to the proposal, in order to serve people more equitably? How feasible are these changes, and how might they be implemented?

2 Capital Facilities Revenue Analysis

Overview

The revenue analysis of the Capital Facilities Plan supports the financing for providing facilities and services, as required by RCW 36.70A.070(3)(d). Revenue estimates, using assumptions that are based on historical trends, are used to represent realistic expectations for revenue that may be available for capital funding.

This revenue analysis looks at the City of Burien capital facility revenues for municipal services. Through identifying fiscal constraints in the future, and potential gap funding options, project prioritization can be incorporated into the capital planning process.

The revenue analysis provides an approximate forecast of future revenue sources. The numbers projected in this analysis are for planning purposes and do not account for sensitivities such as local, state, and federal policy, economic trends, and other factors.

Funding the Capital Facilities Plan

Estimated future revenues are projected for the Plan's 2024 – 2044 planning period, in year of expenditure dollars. The following revenue analysis is organized according to the following categories:

- General Capital Revenues. Revenues under the category of general capital revenues are the revenues required by law to be used for capital projects. The general capital revenues in Burien consist of REET 1 and REET 2.
- Dedicated Capital Revenues. Dedicated revenues are required to be used for certain types of capital spending, outlined by the law. The dedicated capital revenues in Burien include park mitigation fees and grants.

- **Operating Revenues.** The City allocates operating revenues when available to capital projects, which are transferred into capital funds. The operating revenues are vehicle license fees, revenues collected in the City Street Fund such as motor vehicle fuel tax, and surface water management fees. The City has transferred funds from the General Fund for capital projects in the past, but this is not considered a reliable source of revenue for capital projects and not included in this analysis.
- **Potential Policy Options and Other Funding Sources.** There are additional policy tools and sources available to fund capital projects.

Assumptions

The assumptions used in this analysis may not align with the City's future budget assumptions around the same revenue sources as the purpose of the two analyses is different. The City's budget estimates how much money the City will have available for spending in the coming fiscal year while this CFP revenue analysis estimates how much revenue that will be specifically allocated to capital projects, the City is likely to receive in total over the next six and 20 years.

The City's 2023-2028 Capital Improvement Program identifies revenue sources for capital projects in this timeframe. Revenues are projected for 2029 to 2044 using various methodologies, depending on trends in historical revenues and best available information. These methodologies are as follows:

- Projecting revenues based an annual percent increase
- Projecting revenues based on a constant historical value
- Projecting revenues based on existing revenue projections

General Capital Revenues

REET 1 and 2

Real Estate Excise Tax (REET) revenues are collected on property sales at the point of sale. They are required by law to be spent on capital projects. Burien is authorized by the state to impose two separate REET levies. REET 1 and REET 2 each allow for a levy of 0.25% on the assessed value of a sale, for a total tax of 0.5% of total assessed value. All proceeds must be used for capital spending, as defined in RCW 35.43.040. REET 2 has more restrictions than REET 1, as it may not be spent on acquisition of land for parks, recreation facilities, law enforcement facilities, fire protection facilities, trails, libraries, or administrative or judicial facilities (RCW 82.46.035). REET 2, specifically, can only be levied by those cities and counties that are planning under GMA. For REET 2, the capital projects must be those specifically listed in RCW 82.46.035(5):

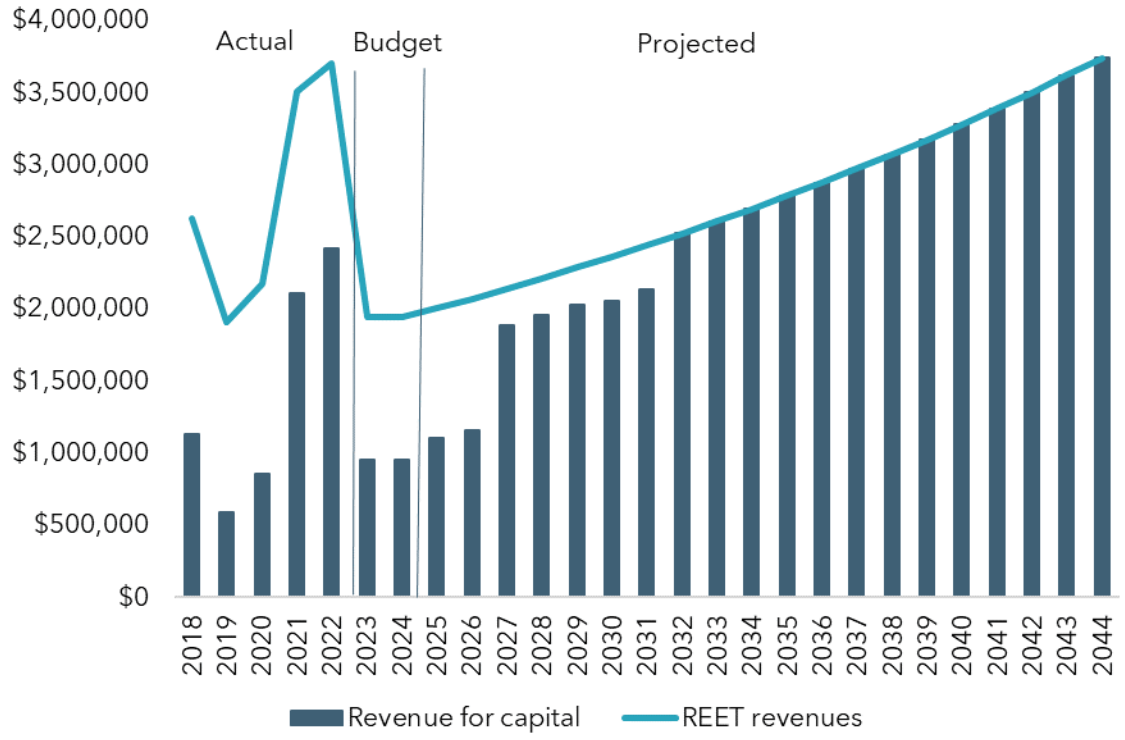
> *Public works projects of a local government for planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets, roads, highways, sidewalks, streets and road lighting systems, traffic signals, bridges, domestic water systems, storm and sanitary sewer systems, and planning, constructions, reconstruction, repair, rehabilitation, or improvement of parks.*

Within the parameters defined by law, REET 1 and REET 2 can be spent at the discretion of the City.

REET revenue is based on the total value of real estate transactions each year, and the amount received annually can vary based on fluctuations in the real estate market and trends in the economy. This analysis assumes that total REET revenue will increase annually by the ten-year historical average inflation rate of 3.34%.

The City receives REET revenues in the Public Works Reserve Fund. Revenues collected in this fund are used to cover the City's debt service and fund capital projects. This fund supports both Parks and General capital projects and Transportation capital projects. **Exhibit 6** shows total REET revenue collections and the amount available for capital after the annual debt service amount. This may not align with the amount transferred annually to the Public Works Reserve Fund, which is based on annual project needs. The annual amount for debt service decreases in 2027 and the debt service obligation ends in 2031, which causes estimated available revenues to increase.

Exhibit 6 **Actual, Budgeted, and Projected REET Revenues, 2018-2044**



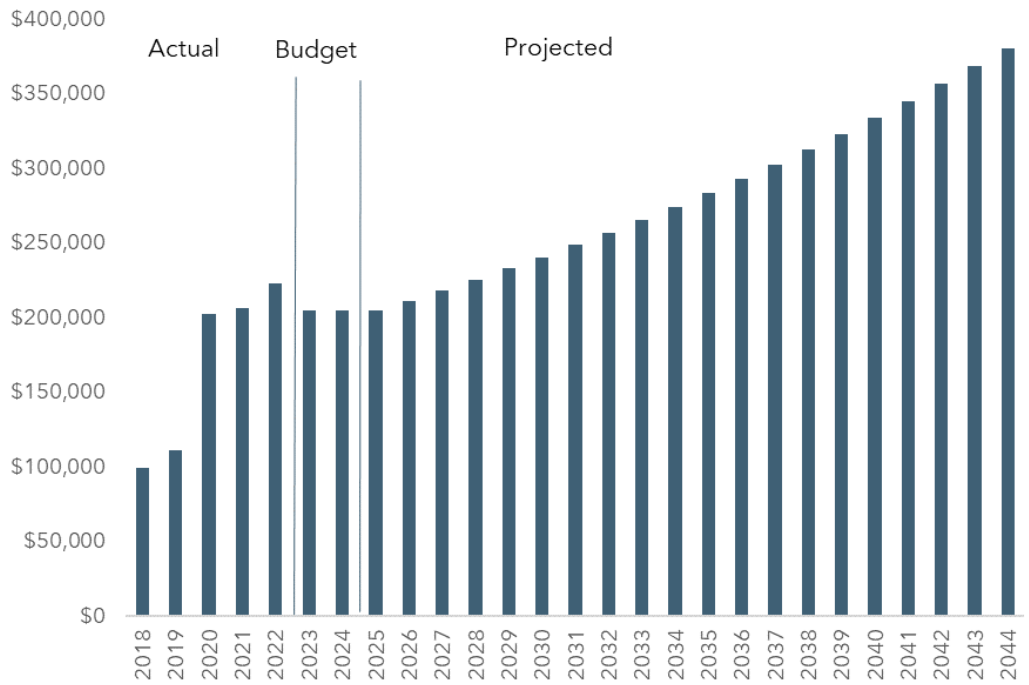
Note: Estimates are shown on an annual basis, but the purpose of this analysis is to establish planning-level estimates appropriate for the 2024-2044 plan period. Projected revenues from 2025 to 2044 are increased by an inflationary factor of 3.34% annually.
Sources: City of Burien, 2023; BERK, 2023.

Dedicated Capital Revenues

Parks Property Tax Levy

King County approved a Parks, Recreation, Trails, and Open Space Levy from 2020-2025. The City receives a portion of the overall levy. This levy is likely to be renewed (as it has been in the past), so it is included in projected future revenues. The City's Capital Improvement Plan assumes these revenues will be collected in 2023 to 2025. Parks property tax levy revenue from 2026 to 2044 is projected to increase 1% annually, due to the statutory limits on the growth of the total property tax levy. This is less than the estimated future inflation rate. See Exhibit 7.

Exhibit 7 Actual, Budgeted, and Projected Parks Property Tax Levy Revenues, 2018-2044

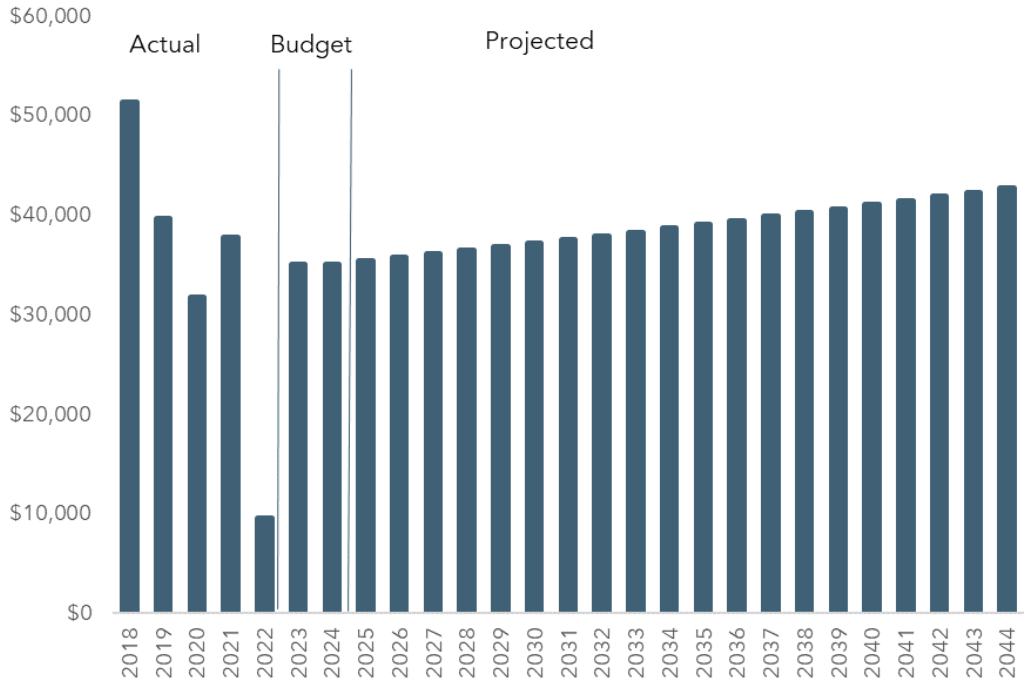


Note: Estimates are shown on an annual basis, but the purpose of this analysis is to establish planning-level estimates appropriate for the 2024-2044 plan period. Projected revenues from 2026 to 2044 are increased by an inflationary factor of 1% annually.
Sources: City of Burien, 2023; BERK, 2023.

Park Mitigation Fees

Park mitigation fees are restricted for the establishment of parks, open spaces, and recreational facilities to serve the expanding population of the city. These revenues are collected in the Public Works Reserve Fund and transferred to the Parks and General Government Capital Fund. Future park mitigation fee revenues are projected to increase 1% annually. See Exhibit 8.

Exhibit 8 Actual, Budgeted, and Projected Park Mitigation Fee Revenues, 2018-2044

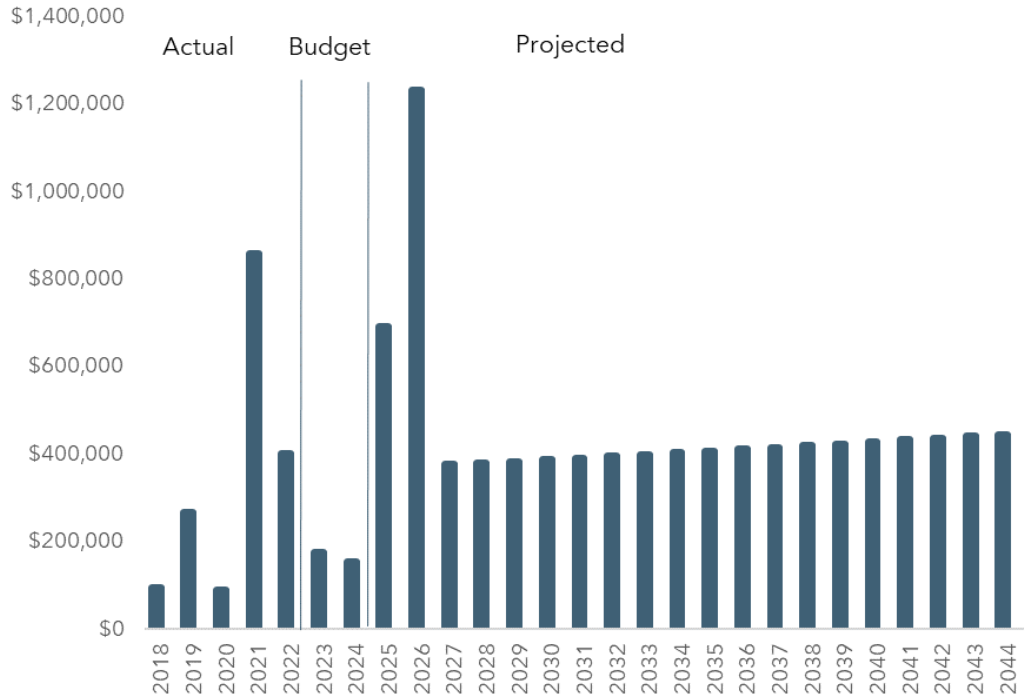


Note: Estimates are shown on an annual basis, but the purpose of this analysis is to establish planning-level estimates appropriate for the 2024-2044 plan period. Projected revenues from 2026 to 2044 are increased by an inflationary factor of 1% annually.
Sources: City of Burien, 2023; BERK, 2023.

Parks Grants

The City receives federal, state, and local grants to support park projects. For this analysis, large grants the City has received are excluded as these are not reflective of long-term trends. Amounts for 2023 to 2026 are based on the City's 2023-2028 Capital Improvement program. Projections for 2025 to 2044 take the historical average grant revenue received from 2018 to 2022 and increases this amount annually by 1%. See Exhibit 9.

Exhibit 9 Actual, Budgeted, and Projected Parks Grant Revenues, 2018-2044

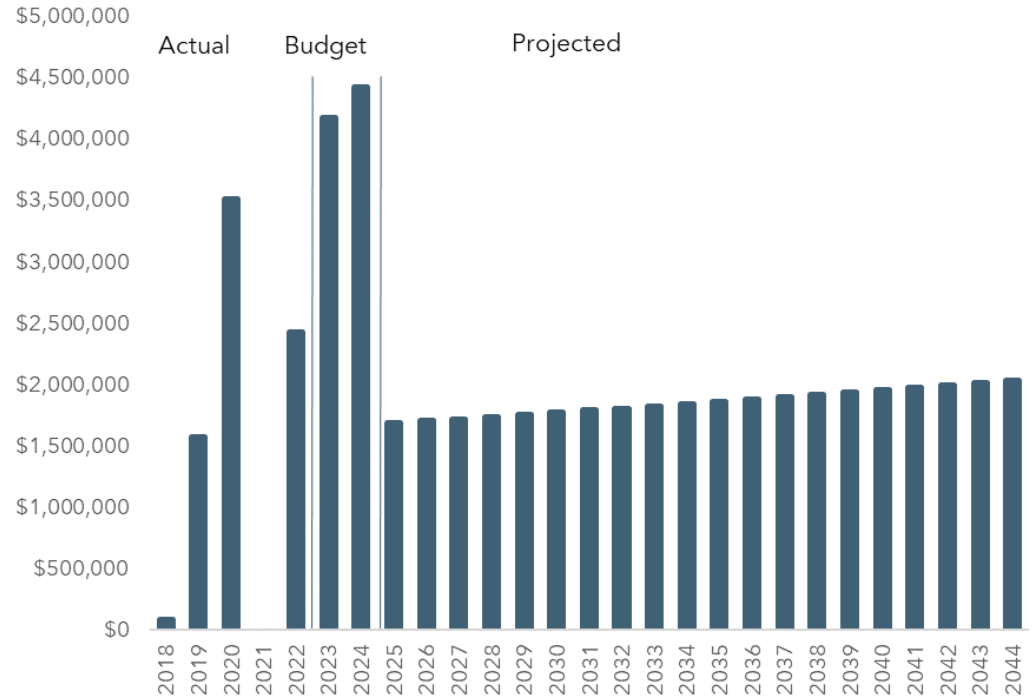


Note: Estimates are shown on an annual basis, but the purpose of this analysis is to establish planning-level estimates appropriate for the 2024-2044 plan period. Projected revenues from 2026 to 2044 are increased by an inflationary factor of 1% annually.
Sources: City of Burien, 2023; BERK, 2023.

Transportation Grants

The City receives federal and state grants to support transportation projects. For this analysis, large grants the City has received are excluded as these as not reflective of long-term trends. Amounts for 2023 to 2026 are based on the City's 2023-2028 Capital Improvement program. Projections for 2025 to 2044 take the historical average grant revenue received from 2018 to 2022 and increases this amount annually by 1%. See **Exhibit 10**.

Exhibit 10 Actual, Budgeted, and Projected Transportation Grant Revenues, 2018-2044



Note: Estimates are shown on an annual basis, but the purpose of this analysis is to establish planning-level estimates appropriate for the 2024-2044 plan period. Projected revenues from 2026 to 2044 are increased by an inflationary factor of 1% annually.
Sources: City of Burien, 2023; BERK, 2023.

Other Revenues Used for Capital

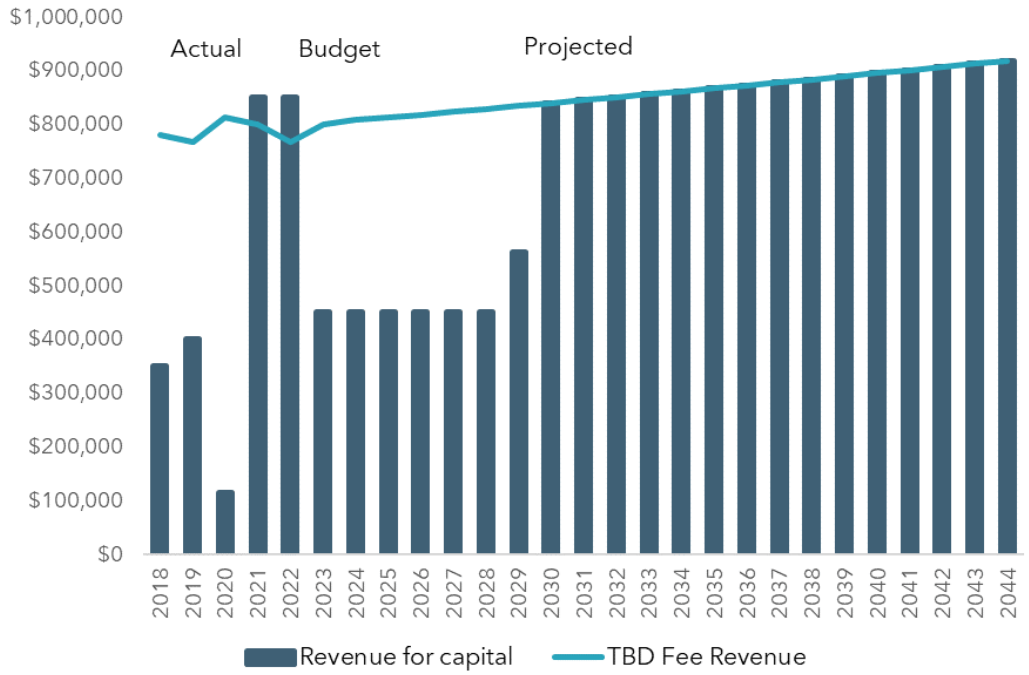
Transportation Benefit District Fees

The Burien Transportation Benefit District (TBD) was formed in 2009 to finance transportation improvements in accordance with the City's capital improvement program. In 2017, the City assumed the functions of the TBD and it is governed by the City Council. The City charges a $20 vehicle license fee on all vehicles registered within the City. The funds are used to pay for street overlay capital projects and debt service on prior capital projects. The City transfers a portion of this revenue to the Transportation Capital Fund.

Exhibit 11 shows total TBD revenue and the amount allocated to capital projects. The actual amounts represent TBD revenue that was transferred to the Transportation Capital Fund. Estimates for 2023-2028 are based on the City's 2023-2028 Capital Improvement Plan. Projections for 2029-2044 assume total TBD revenue increases by 1% annually, which is the average increase in total TBD revenue from 2019 to 2024. This is less than the historical inflation of 3.34% to reflect actual prior collections and acknowledge that this revenue source is likely to grow slowly in the future. The

revenue for capital shown in this chart reflects the revenue that would be available after paying debt service obligations. The current debt service obligation for the TBD fund ends in 2029.

Exhibit 11 Actual, Budgeted, and Projected TBD Fee Revenues, 2018-2044

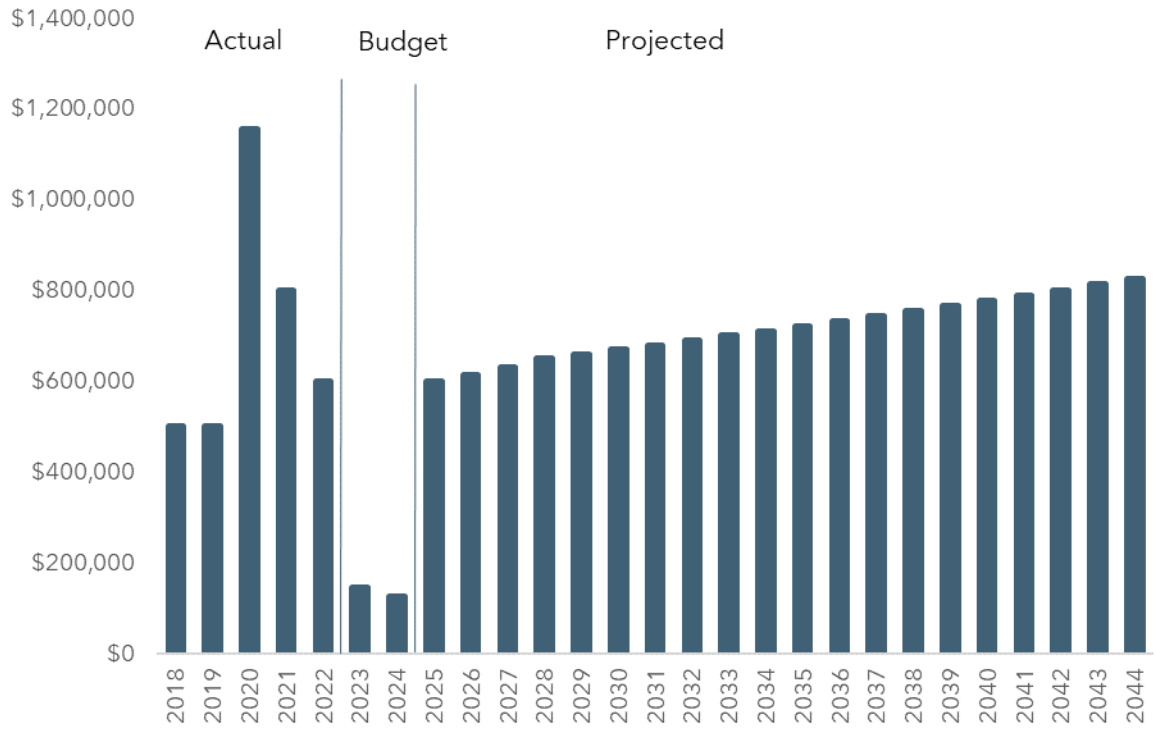


Note: Estimates are shown on an annual basis, but the purpose of this analysis is to establish planning-level estimates appropriate for the 2024-2044 plan period. Projected revenues from 2026 to 2044 are increased by an inflationary factor of 1% annually.
Sources: City of Burien, 2023; BERK, 2023.

Street Fund Revenues

The City's Street Fund is used to collect motor vehicle fuel tax, which is a dedicated state-shared revenue restricted for street maintenance, and other revenue sources that are not restricted including solid waste franchise fees, solid waste utility tax, commercial parking tax, and right-of-way permit fees. The City transfers a portion of this fund to the Transportation Capital Improvement Program Fund annually. Estimates for 2023-2028 are based on the City's 2023-2028 Capital Improvement Plan. Projections for 2029-2044 assume this amount increases 1.5% annually. See Exhibit 13.

Exhibit 12 **Actual, Budgeted, and Projected Street Fund Revenues for Capital, 2018-2044**



Note: Estimates are shown on an annual basis, but the purpose of this analysis is to establish planning-level estimates appropriate for the 2024-2044 plan period. Projected revenues from 2026 to 2044 are increased by an inflationary factor of 3.34% annually.
Sources: City of Burien, 2023; BERK, 2023.

Surface Water Management Fees

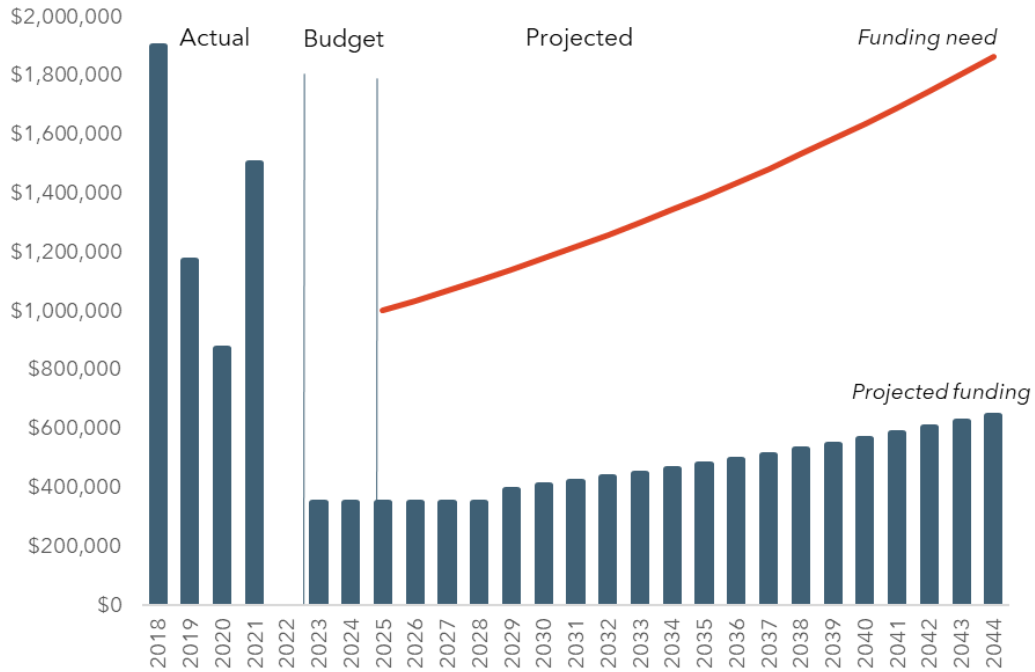
The City collects fees to maintain and improve the City's storm drainage system. These fees are collected in the City's Surface Water Management Fund. Funds are transferred from the Surface Water Management Fund to the Surface Water Management Capital Fund to pay for capital projects on an as needed basis.

The City's 2020 Storm Drainage Master Plan states that historically, the City's surface water capital projects have been funded by the City's stormwater utility and grants for specific projects. The amount of funding provided for stormwater-related capital projects varies from year to year, depending on the program revenue, activities, and priorities. The City will continue to pursue grant opportunities to accelerate the rate of construction for stormwater related capital projects.

Exhibit 13 shows the actual, budgeted, and projected transfers to the Surface Water Management Capital Fund. The City did not transfer funds to the Surface Water Management Capital Fund in 2022 as planned because sufficient fund balance was available. This transfer was allocated to future years. Surface water fees for capital in 2023-2028 are based on planned projects as outlined in the 2023-2028 CIP. Projections for 2029-2044 are based on this average 2023-2028 amount, annually adjusted for inflation.

As described in Chapter 3, Stormwater, the Stormwater Program currently allocates $350,000 per year in funding to the Infrastructure Replacement Fund to set aside for stormwater system upgrades where roadway projects are occurring. This amount is not sufficient to meet the City's identified needs. There are a number of unfunded projects identified in the Storm Drainage Master Plan. The amount needed to fund the projects is $1-$1.5M annually. On Exhibit 13, the annual need is shown in red compared to the projected annual funding. The annual need is estimated at $1M in 2025 and increased by inflation annually to 2044.

Exhibit 13 **Actual, Budgeted, and Projected Surface Water Management Fees for Capital, 2018-2044**



Note: Estimates are shown on an annual basis, but the purpose of this analysis is to establish planning-level estimates appropriate for the 2024-2044 plan period. Projected revenues from 2026 to 2044 are increased by an inflationary factor of 3.34% annually.
Sources: City of Burien, 2023; BERK, 2023.

Six Year Cost and Revenue Comparisons

This 6-year comparison looks at the total dedicated revenue sources with the City's planned project costs for the 2024-2029 6-year planning horizon in order to understand the difference between future dedicated capital costs and potential future revenues. This analysis is done for the 6-year period rather than the 20-year period because project lists are constantly evolving, and a longer-term outlook would provide an increasingly less accurate estimate of a potential funding gap or surplus.

Exhibit 14 details total estimated capital revenues and total estimated capital costs for the City over the six-year period. The capital costs are based on the 2023-2028 Capital Improvement Plan and the 2020 Storm Drainage Master Plan Update and the amount includes unfunded projects. The estimated revenues for capital are not sufficient to pay for planned projects over the 6-year period. The City notes that most of the available transportation revenue in future years will be needed for street repairs and maintenance of streets and will not be available for new capital improvements. If unfunded projects in the Six-Year Transportation Improvement Plan are included, the deficit would grow by $396M. The funding deficit shown below would increase by approximately seven times.

Exhibit 14 Projected Total Capital Revenues and Costs, 2024-2029 (YOE$)

Category	Revenues and Costs
Estimated General Capital Revenues	$9,080,000
Estimated Dedicated Capital Revenues	$17,760,000
Estimated Other Revenues for Capital	$6,090,000
Estimated Surface Water Revenues for Capital	$2,140,000
Total Capital Revenues Available	$35,070,000
Total Capital Costs	83,590,000
Estimated Funding Surplus / (Deficit)	($48,520,000)

Note: Amounts are rounded to the nearest $10,000.
Sources: City of Burien 2023-2028 Capital Improvement Plan; City of Burien Storm Drainage Master Plan Update, 2020; BERK, 2023.

Policy Options and Other Funding Sources

There are additional policy tools and sources available to the City to fund capital projects. These policy tools and sources include:

- **Local Improvement District/Road Improvement District (LID/RID).** Local Improvement Districts (LIDs) help benefiting properties finance capital improvements, such as installation of sidewalks, curbs, and gutters. The City of Burien has two assessment districts that were formed to finance the construction of street improvements. This is a tool the City could consider using further to finance additional street improvements.
- **Impact Fees.** Transportation impact fees must be used for "public streets and roads" that are addressed by a capital facilities plan element of a comprehensive plan adopted under the GMA, per RCW 82.02.050(4) and RCW 82.02.090(7). The City adopted a Traffic Impact Fee in Chapter 19.35 of the municipal code. Between 2018 and 2022, the City allocated between $63,000 and $99,000 in Traffic Impact Fees to the Transportation Capital Fund. Traffic Impact Fee revenue is not included in the 2023-2028 Capital Improvement Plan. The City could amend Traffic Impact Fees to update its needs and help finance transportation capital improvements

related to growth.

- **Operating Transfers.** The City can transfer funds from the General Fund to support capital projects, as it has done in prior years.
- **Grants.** State and Federal grant programs can be pursued for competitive regional priorities for infrastructure investments. Pursuing grant opportunities requires resources, and success is not guaranteed.
- **Transportation Benefit District Fees.** The City can increase the vehicle license fee or impose a sales tax to increase the revenue received in the Transportation Benefit District. TBD revenue may be used for used for transportation improvements included in a local, regional, or state transportation plan. Construction, maintenance, and operation costs are eligible. For example, this could help fund ongoing maintenance such as pavement management, which is currently funded at one third of the need.
- **Bonds.** The City can continue to use bonds to support capital facilities funding. The City has several existing debt obligations. Debt service for the Public Works Reserve Fund ends in 2031 and debt service for the Street Fund and the TBD Fund ends in 2029. One benefit of using bond funding is the ability to get major projects started and completed more quickly than using pay-as-you-go funding. Because projects can get completed more quickly, the City could mitigate the increasing cost of construction over time. Debt financing also shares the cost of a project among current and future residents. A challenge with bond funding is the annual debt service requirement, which would become a long-term obligation for the operating budget and could limit other funding priorities.
- **Tax Increment Financing.** In 2021, the Washington State Legislature authorized local jurisdictions to form tax increment financing (TIF) districts. A TIF can be used to fund public infrastructure in targeted areas to encourage private development and investment. The City would designate an area surrounding the site of public improvements. The property tax portion of increases in assessed value of properties within the increment area is allocated towards paying for the public improvement costs. This could be a helpful tool if there were an area where public investment would encourage private development and this development would not reasonably occur otherwise.

3 Burien Managed Capital Facilities and Services

Introduction

This section addresses the capital facilities and public services that are required to support growth and that are directly managed by the City of Burien, including:

- Public Buildings – City Hall
- Parks and Recreation
- Transportation
- Stormwater
- Police Services
- Solid Waste

Public Buildings

Overview

Burien's only public building for general government operations is Burien City Hall located at 400 SW 152nd Street in Burien City Hall houses offices for Administration, Economic Development, Finance, Permitting, Information Services, Human Services, Community Development, City Attorney, Human Resources, and Public Works.

Inventory

The City Hall building area housing these services is 13,798 square feet which does not include the attached King County Library – Burien Branch that is also in the same building but operated by King County Libraries. See **Exhibit 15.**

Exhibit 15 Public Building Inventory

Building	Square feet	Departments
Burien City Hall (shared facility with Burien Library) 400 SW 152nd St, Burien, WA 98166	Gross Sq. Ft. = 45,798 Library Sq. Ft. = 32,000 Net Sq. Ft = 13,798	Burien City Attorney Burien City Permitting Burien Community Development Burien Economic Development Burien Finance Department Burien Human Services Burien Human Resources Burien Information Services Burien Public Works

Sources: City of Burien, 2023; King County Assessor, 2023; BERK, 2023.

Level of Service Standards

Current level of service for public buildings is based on the OFM estimate of 52,560 individuals in 2023. This would result in an existing level of service of 263 square feet of public buildings per 1,000 residents. Growth projections from PSRC and population estimates indicate that Burien's population may reach 69,918 by 2044. In this scenario, 4,590 additional square footage would be required to maintain the current level of service. The City has not adopted a level of service for its administration building. It has space to accommodate additional city staff should that be required. With hybrid workplace options, the space use could be flexible.

Planned Projects, Costs, and Revenues

One future public building capital project is the Burien Joint Maintenance Facility. The City has addressed its planning and construction as a high priority though it remains only partially funded in the 2023-2024 City Budget. The remaining unfunded amount may be raised through partnership with external entities. The facility will serve a number of City departments as well as the City's Emergency Operations Center. The City budget estimates the cost at $29.1 million dollars though the project is expected to cost in excess of $30 million dollars.

This capital project is noted in the public buildings chapter of this document as it will serve multiple departments but is listed in the 2023-2024 Burien City Budget Parks Capital Improvement Plan (CIP). For clarity this project is only listed in **Exhibit 16** and has been subtracted from the Parks CIP listed in **Exhibit 20**.

Exhibit 16 Planned and Prior Public Buildings Project Expenditures

Project	Prior Spending	2022	2023	2024	2025	2026	2027	2028	Total Project	Total 2023-2028
PG0019 - Public Works/PaRCS Maintenance Facility - Funded	$182,431	$317,569	$2,100,000	-	$10,000,000	-	-	-	$12,600,000	$12,100,000
Unfunded - PG0019 - Public Works/PaRCS Maintenance Facility	-	-	-	-	$16,500,000	-	-	-	$16,500,000*	$16,500,000*
Total	$182,431	$317,569	$2,100,000	-	$26,500,000	-	-	-	$29,100,000**	$28,600,000**

Source: City of Burien 2023-2024 Adopted Budget, 2022.
* Current unfunded amount is an underestimation and new up to date information from city staff not reflected in the budget estimates the unfunded amount to be $17.4 million at minimum
** Current total amount is an underestimation and new up to date information from city staff not reflected in the budget estimates the amount to be $30 million at minimum.

The City of Burien acknowledges there are future maintenance and improvement needs at the current City Hall Building. Currently, parks and public works staff manage the ongoing minor repairs and maintenance at this public building (as noted in Exhibit 17) while the City monitors future needs and possible updates to public buildings. Larger updates and new facilities are expected as the city grows and will require coordination with external partners to meet these capital facility needs.

Exhibit 17 Ongoing Minor Maintenance Costs from 2023-2024 Adopted Budget – City Hall Building

Expenditure	2020 Actual	2021 Actual	2022 Revised	2023 Adopted	2024 Adopted
Repairs and maintenance	$898	$380	$2,250	$2,250	$2,250
City Hall Maintenance*	$209,530	$164,148	$180,000	$180,000	$180,000

Source: Source: City of Burien 2023-2024 Adopted Budget, 2022.
*Utility and maintenance costs associated with the City's share of the joint agreement with King County Library for the operation of the City Hall and Library building.

Parks and Recreation

Overview

Information about parks, open space and recreation was collected from the Burien Parks, Recreation & Cultural Services website, as well as Burien Parks, Recreation, and Open Space (PROS) Plan (2024) documents. Plans and studies referenced include system-wide plans and budgets, particularly those that guide the location and use of parks, trails, and centers serving the broader public.

Inventory

Burien is home to over 400 acres of parks and open space. **Exhibit 18** lists Burien's facility inventory, and **Exhibit 19** and Error! Reference source not found. list Burien's parks and open space inventory.

Exhibit 18 Facility Inventory

Facility	Building Area (sq. ft.)	Lot Size (Acres)
Burien Community Center	19,273	2.3
Moshier Community Art Center	8,160	1.2

Source: City of Burien, 2022.

Exhibit 19 Park Acreage with Projected Population Increase

Park Type	Publicly Accessible Park Acres	Number of Properties	Acres / 1,000 People Population in 2021 (51,646)	Acres / 1,000 People Population in 2026 (59,955)	Acres Needed to Meet Current LOS Standards
Mini Park	1.37	5	0.03	0.02	0.2
Special Use Park	2.05	3	0.04	0.03	0.3
Neighborhood Park	47.02	11	0.91	0.78	7.6
Community Park	28.81	4	0.56	0.48	4.6
Resource Park	126.79	4	2.45	2.11	20.4
Regional Park	210.36	1	4.07	3.51	33.8
Overall Total	416.40	28	8.06	6.95	66.99
	289.61	24	5.61	4.83	46.59

Park Type	Publicly Accessible Park Acres	Number of Properties	Acres / 1,000 People Population in 2021 (51,646)	Acres / 1,000 People Population in 2026 (59,955)	Acres Needed to Meet Current LOS Standards
Total Excluding Resource Parks					

Source: City of Burien PROS Plan, 2024.

Level of Service Standards

The City of Burien sets level of service (LOS) standards for open space and recreation across the City in the Comprehensive Plan and PROS Plan.

Source: BERK, 2023.

The 2024 PROS Plan includes several measures of parks and open space LOS:

- Maintain current developed total park acreage of 5.61 acres per 1,000 population.
- Increase the percentage of household units within the Park and School Walkshed from 56% to 65% of total units by 2026.

Other objectives include:

- Increase city-wide tree canopy coverage from 30% to 40% by 2038.
- Increase the annual recreation program participation from 16,000 to 20,000 by 2026, including local events, youth, adult, senior, and specialized recreation.
- Increase the percentage of trails, parks, and facilities in good and excellent condition from 31% to 40% by 2026.

Planned Projects, Costs, and Revenues

All planned parks projects between 2022 and 2028 are detailed in the 2023-2024 City of Burien Adopted Budget. Projects are summarized below in **Exhibit 20**. Additional information on each of these projects can be found in the adopted budget.

Exhibit 20 Planned and Prior Parks Project Expenditures

Project	Prior Spending	2022	2023	2024	2025	2026	2027	2028	Total Project	Total 2023-2028
PG0002 - Parks Facilities Restoration	-	$218,930	$205,000	$280,000	$205,000	$205,000	$205,000	$205,000	$1,523,930	$1,305,000
PG0005 - Seahurst Slide	$35,535	$1,170,000	$250,000	$300,000	-	-	-	-	$1,755,535	$550,000
PG0006 - Moshier Park Field and Restroom	$4,381,192	$5,528,485	-	-	-	-	-	-	$9,909,677	-
PG0007 - Lake Burien School Memorial Park Improvements	$524,884	$70,647	-	-	-	-	-	-	$595,531	-
PG0010 - Eagle Landing Park Stairs Removal	$77,082	$680,000	-	-	-	-	-	-	$757,082	-
PG0014 - Burien Community Center Restroom Renovation	$270,832	$231,165	-	-	-	-	-	-	$501,997	-
PG0015 - Burien Community Center HVAC Replacement	$81,587	$1,803,046	-	-	-	-	-	-	$1,884,633	-
PG0017 - Annex Demolition and Interim Parks Projects	$688,587	$145,000	-	-	-	-	-	-	$833,587	-
PG0018 - Parks & Facilities Planning Projects	-	$300,000	$300,000	$350,000	-	-	-	-	$950,000	$650,000
Unfunded - PG0018 - Parks & Facilities Planning Project	-	-	-	-	$200,000	$230,000	$300,000	-	$730,000	$730,000
PG0020 - Manhattan Park Playground Improvements	-	-	$275,000	-	-	-	-	-	$275,000	$275,000
PG0021 - Lakeview Park Acquisition	-	-	$2,459,000	-	-	-	-	-	$2,459,000	$2,459,000
PG0022 - Lakeview Park Playground Replacement	-	-	-	$300,000	-	-	-	-	$300,000	$300,000
PG00XX - Chelsea Park	-	-	-	-	-	-	-	-	-	-

Project	Prior Spending	2022	2023	2024	2025	2026	2027	2028	Total Project	Total 2023-2028
Playground & Path Improvements										
Unfunded - Chelsea Park Playground & Path Improvements	-	-	-	-	-	$440,000	-	-	$440,000	$440,000
PG0023 - Generator at Burien Community Center	-	-		$402,500	-	-	-	-	$402,500	$402,500
Unfunded - PG0023 - Generator at Burien Community Center	-	-	-	$1,207,500	-	-	-	-	$1,207,500	$1,207,500
PG00XX - Moshier Memorial Park Improvements	-	-	-	-	-	-	-	-	-	-
Unfunded - Moshier Memorial Park Improvements	-	-	-	-	-	$1,455,300	-	-	$1,455,300	$1,455,300
PG00XX - Moshier Art Center Energy Retrofit	-	-	-	-	-	-	-	-	-	-
Unfunded - Moshier Art Center Energy Retrofit	-	-	-	-	$3,500,000	-	-	-	$3,500,000	$3,500,000
PG0024 - Burien Community Center Structural Reinforcement	-	-		$275,000	-	-	-	-	$275,000	$275,000
Hilltop Park	-	-	-	-	-	-	-	-	-	-
Unfunded - Hilltop Park	-	-	-	$4,500,000					$4,500,000	$4,500,000
Total Projects - Funded	$6,059,699	$10,147,273	$3,489,000	$7,615,000	$895,000	$2,330,300	$205,000	$205,000	$22,423,472	$6,216,500
Total Projects - Unfunded	-	-	-	$1,207,500	$3,500,000	$1,455,300	-	-	$11,832,800	$11,832,800

Note: Both funded and unfunded portions of project PG0019 for the City of Burien Joint Maintenance Facility were listed in the PaRCS Budget Capital Improvement Plan but were removed from this exhibit as the new facility will be considered a public building in this document. For information on this project please see **Exhibit 16**. Additionally, 2029 is included in the 2024 Burien PROS Plan, but all projects are unfunded. 2024 PROS Plan also outlines several unfunded projects that do not yet have funding estimates and are thereby excluded from this table: Burien Community Center interior improvements; Chealsea Park; Mathison Park; Annex Community Park; Inclusive Playground; Arbor Lake; Jacob Ambaum Park; and Puget Sount Park.
Sources: City of Burien 2023-2024 Adopted Budget, 2022; City of Burien PROS Plan, 2024.

The PROS Plan 2024 also includes a 2024-2029 project list in Appendix 10 – hereby incorporated by reference.

Revenue sources are summarized below. Most funding comes from the General Fund. A number of projects are unfunded. Grants and other funding sources are being sought. See Exhibit 21.

Exhibit 21 Planned and Prior Parks Resources

	Prior Years	2022 Revised	2023 Budget	2024 Budget	2025	2026	2027	2028	Total Project	Total 2023-2028
Fund Balance	$6,242,130	$4,441,775	$126,000	-	-	$205,000	-	-	$10,611,905	
King County Parks Levy Fund Balance	-	$401,082	-	-	-	-	-	-	$401,082	
Transfers										
Capital Projects Revenue	-	$802,535	$1,017,250	$496,000	-	-	-	-	$2,315,785	$1,513,250
General Fund	-	$450,095	-	-	$10,000,000	-	-	-	$10,450,095	$10,000,000
SWM Fund	-	-	-	-	-	-	-	-	-	-
Public Works reserve	-	$394,837	$800,000	$300,000	-	-	$205,000	$205,000	$1,904,837	$1,510,000
Grants	-	$3,021,117	$5,151,750		$500,000	$850,000	-	-	$9,522,867	$6,501,750
CDBG	-	$404,988	$174,000	$154,000	$190,000	$380,000	-	-	$1,302,988	$898,000
King County Parks Levy	-	$205,000	$205,000	$205,000	$205,000	-	-	-	$820,000	$615,000
Intergovernmental	-	$343,413	-	-	-	-	-	-	$343,413	-
Unfunded	-	-	-	-	$19,510,000	$895,300	$300,000		$20,705,300	$20,705,300
Total Funded	$6,242,130	$10,464,842	$7,474,000	$1,155,000	$10,895,000	$1,435,000	$205,000	$205,000	$38,075,972	$21,369,000

Source: City of Burien 2023-2024 Adopted Budget, 2022.

Transportation

Overview

The City of Burien uses master planning to determine infrastructure development and maintenance priorities. This includes the Transportation Improvement Plan (TIP), which currently plans for 2024-2029, and the Transportation Master Plan (TMP), which currently plans for a longer term period.

The Six-Year TIP is a mid-range planning document that is annually updated based on needs and policies identified through a variety of sources. Project and financial development involve interactions with many groups and agencies at the local, regional, state, and federal levels. It represents Burien's current list of needed projects that may begin work in the next six years.

The primary importance of the Six-Year TIP is to act as a planning tool for the development of transportation facilities within the City. It is used to coordinate transportation projects with our utility districts and other agencies. Staff has evaluated last year's TIP with respect to the new Transportation Master Plan to ensure that the new TIP is coordinated with the TMP's goals and the multimodal layered network concept. In most cases, local projects must be included in the TIP to be eligible for state and federal grant programs.

The TMP is a long-range plan that helps guide the City's capital investments, coordinates transportation improvements with land use plans, and creates a unified vision for the City's transportation future.

Inventory

Multimodal Transportation System

Burien manages a multimodal transportation network with pedestrian, bicycle, and roads documented in the TMP. It is also described in the Transportation Element and Comprehensive Plan EIS. Transit service is provided by King County Metro and Sound Transit.

Streetlights

Public street lighting is often a component of public rights-of way. While Seattle City Light (SCL) and Puget Sound Energy (PSE) or other special districts act as service providers, the City of Burien makes determinations on where lighting will be constructed when arterial or other public street improvements are made. There is no complete inventory of street lights in Burien. Not all streetlights are maintained by SCL or PSE. Some are owned and maintained by Burien and some are owned by Burien but maintained by SCL. Burien also hires King County to maintain many of the

downtown streetlights. Some are operated through the water/sewer districts. Many street lights are privately owned and maintained by homeowners' associations.

Some evaluation has occurred in subareas of the city. The Ambaum Corridor is primarily served with metal poles owned and operated by the City, SCL, or other agencies. The Boulevard Park area is mostly served by wood utility poles with streetlights. Any improvements to street lighting will need to address overhead utilities and pole locations. Side street lighting improvements should begin with a lighting study to determine placement and improvements to public street lighting to increase pedestrian safety and better serve the community. These street lighting upgrades and new pedestrian facilities may be constrained by the existing inventory of wooden utility poles which impede the existing right of way.

The City could consider working with agency partners to provide clarity on responsibilities and a map of facilities, and review and update its policies as appropriate.

Level of Service Standards

The City has adopted transportation levels of service in the Comprehensive Plan as follows:

> *3.1.6The City adopts the following Level-of-Service standards for vehicles: LOS standard D for designated vehicle priority roadways; LOS standard E for the Regional Growth Center (RGC) streets; and LOS C for all other roadway facilities and services.*
>
> *The City will pursue the following actions along designated transit priority roadways: provide high level of transit stop amenities, maintain adequate vehicle LOS, provide sidewalks and marked crosswalks at all major transit stops, and encourage transit agencies to provide all day service with minimum 15-minute peak/30-minute midday bus frequencies.*
>
> *The City will pursue the following actions within designated pedestrian priority areas: provide sidewalks and/or wide shoulders on both sides of all arterial and collector routes and provide adequate street crossings within 300-600 feet of identified activity areas depending on demand. For other areas of the city, provide sidewalks and/or wide shoulders on all arterial routes and adequate crossings at existing or planned marked crosswalks.*
>
> *The City will pursue the following actions for designated bicycle priority streets: provide high-level bicycle treatments on roadway segments considering traffic volumes and speeds, adequate intersection treatments, and undertake actions to minimize stop frequency for bicycles along these routes. For other streets with bikeways, provide appropriate bicycle treatments considering traffic volumes and speeds on designated streets, and adequate intersection treatments.*

The TMP will address multimodal levels of service consistent with state and regional requirements. The Transportation Element includes goals and policies addressing the transportation system

management. The ability of the City to meet current adopted LOS is evaluated in the Comprehensive Plan EIS under separate cover.

The City does not maintain a streetlight level of service policy but does prioritize streetlight locations in the Comprehensive Plan Transportation and Utilities Elements in the following policy:

> *11.1-11: Street lights commensurate with neighborhood character and density should be provided, based upon the following prioritized criteria:*
>
> *a. Enhancement of pedestrian and vehicular safety;*
>
> *b. Existing and projected traffic volumes;*
>
> *c. Location of school or transit stops;*
>
> *d. High-density land uses;*
>
> *e. Proximity to nearest intersection; and*
>
> *f. Other relevant state, federal, local or utility design requirements.*

Planned Projects, Costs, and Revenues

Six-Year Transportation Improvement Program

The City of Burien produced an updated six-year transportation improvement program (TIP) in 2024 to plan for future transportation needs, 2025 through 2030. It includes over 57 projects with funded projects at about $13.76 M and unfunded at $411.95M.

A list of fully funded or planned transportation projects from the 2023-2024 budget can be found in Exhibit 22.

Exhibit 22 2023-2028 Capital Improvement Project Expenditures

Project	2022 Revised	2023 Budget	2024 Budget	2025 Estimate	2026 Estimate	2027 Estimate	2028 Estimate	Total 2023-2028
TR0002 - Pavement Management Program	$1,300,000	$900,000	$900,000	$900,000	$900,000	$900,000	$900,000	$5,400,000*
TR0005 - Citywide ADA Barrier Mitigation	$50,000	$150,000	$50,000	$50,000	$50,000	$50,000	$50,000	$400,000
TR0006 - Lake to Sound Trail– Segment C	$5,000	-	-	-	-	-	-	-
TR0008 – 4th-6th Ave SW/SW 148th St Intersection (funded)	-	$500,000	$5,040,000	-	-	-	-	$5,540,000

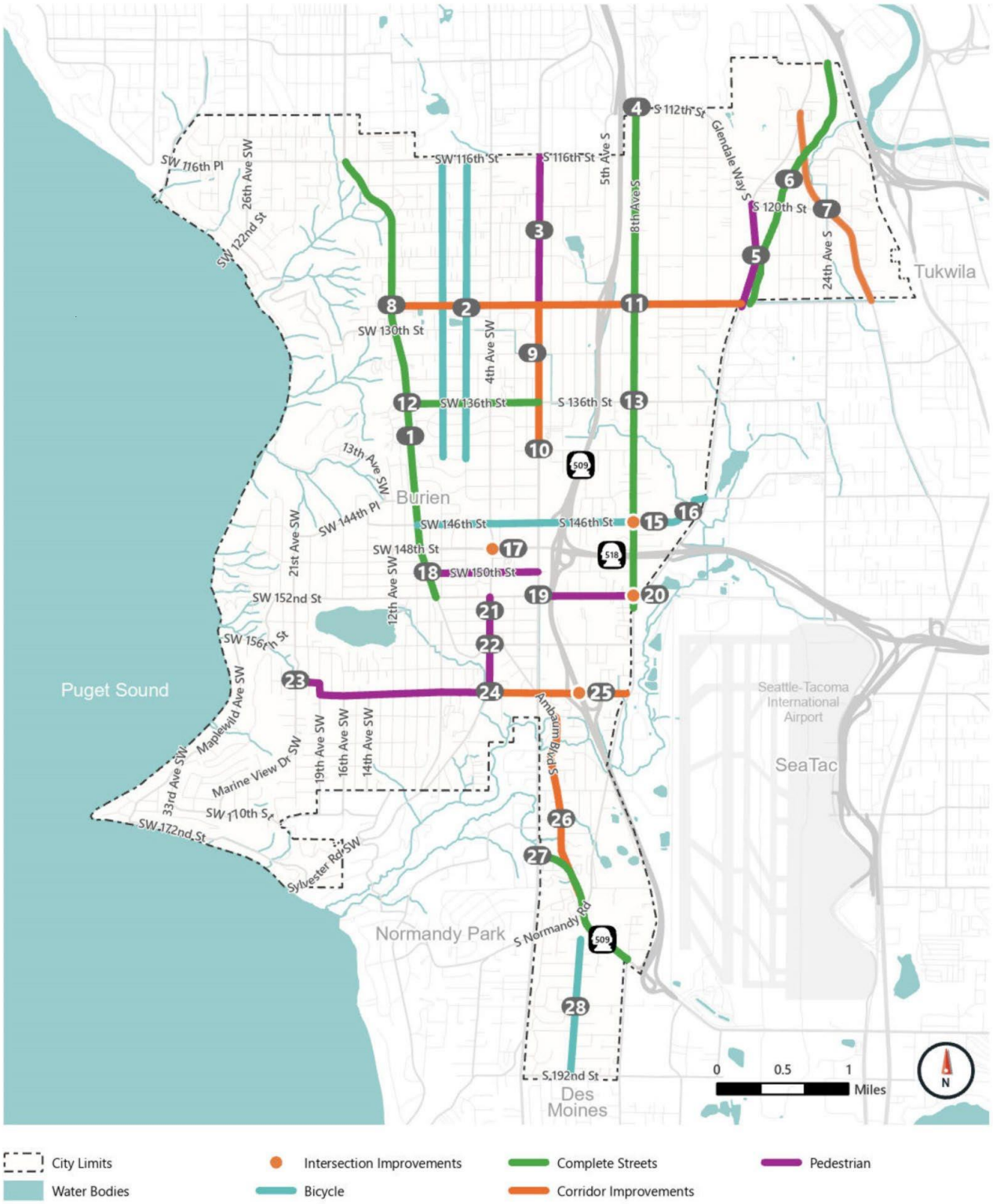
Project	2022 Revised	2023 Budget	2024 Budget	2025 Estimate	2026 Estimate	2027 Estimate	2028 Estimate	Total 2023-2028
TR0009 - Signal Controller/ Interconnect Upgrades Program	$50,000	$50,000	$50,000	-	$50,000	-	$50,000	$200,000
TR0017 - Peter Western Bridge Replacement	$170,462	-	-	-	-	-	-	-
TR0018 - 4th Ave SW Sidewalks (funded)	$69,000	$450,000	-	$930,000	-	-	-	$1,380,000
4th Ave SW Sidewalks (unfunded)	-	-	-	$2,370,000	-	-	-	$2,370,000
TR0019 - S 144th Way Improvements	$33,000	-	-	-	-	-	-	-
TR0023 - S 136th St Sidewalk Improvements	$450,000	$6,620,000	-	-	-	-	-	$6,620,000
TR0024 - Ambaum Blvd - H Line Transit	$7,065,000	-	-	-	-	-	-	-
TR0026 - 30th Ave SW Slope Stabilization	$1,000,000	-	-	-	-	-	-	-
1st Avenue S – Phase 3 (unfunded)	-	-	-	-	-	-	$28,000,000	$28,000,000
TR0027 – Transportation Master Plan	$270,000	-	-	-	-	-	-	-
TR0028 - 152nd and 8th S Intersection Improvements	-	$75,000	-	-	-	-	-	$75,000
TR0029 - 21st Ave SW Crosswalk	-	$436,000	-	-	-	-	-	$436,000
TR00XX - Burien Safety Action Plan	-	-	$210,000	-	-	-	-	$210,000
Staff Coordination	$91,000	$96,000	$99,000	$102,000	$105,000	$105,000	$105,000	$612,000
Total (funded)	$10,546,462	$9,277,000	$6,349,000	$1,982,000	$1,105,000	$1,105,000	$1,105,000	$20,873,000
Total (unfunded)	-	-	-	$2,370,000	-	-	$28,000,000	$30,370,000

*The City's pavement management system is underfunded and should increase by double this amount.
Sources: City of Burien 2023-2024 Adopted Budget, 2022.

Transportation Master Plan Proposals

The TMP will identify multimodal improvements to address community goals for access and circulation. Some planned improvements would address capacity for future growth based on levels of service. There are about 27 prioritized projects in the TMP equal approximately $125M matching the expected revenue for the 2024-2044 period.

Exhibit 23. TMP Proposed Priority Projects



Source: Proposed TMP, June 2024

Funding

Transportation Improvements

Funding for transportation improvement projects comes from a variety of sources dependent on the type of improvements, availability of grants, and location of the improvement. A full list of potential funding sources is as follows:

- WSDOT Safe Routes to School Funding
- Community Development Block Grants
- Transportation CIP
- Street Fund
- Puget Sound Energy
- Seattle City Light
- WSDOT Pedestrian Bike Program
- Transportation Improvement Board
- Surface Water Management Fund
- Capital Projects Reserve
- Public Works Reserve
- Transportation Benefit District

Based on expected revenues, the City may set a level of service that is funded (base) and a level of service that reflects desired improvements should additional funding be secured (target).

Streetlights

Burien funds the payment of utilities to Seattle City Light for the city's street lights and signals primarily through a utilities account through the Street Fund.

Road lighting systems may also be funded via Public Works funds. The Public Works Reserve Fund accumulates revenue to implement the City's capital improvement plan. Funding sources include both quarter percentages of the real estate excise tax (REET) and parks mitigation fees. The use of REET and parks mitigation fees are restricted by applicable sections of State Law and City Code, as described below. These funds are primarily used to pay debt service for qualified projects.

Stormwater

Overview

The City of Burien stormwater system services approximately ten square miles with 112 miles for storm drain and approximately 6,000 drainage structures publicly maintained. Twelve deficient areas within the stormwater system were located in the 2012 Storm Drainage Master Plan and are listed in Exhibit 24. Along with the twelve deficient areas, much of the infrastructure the City obtained from King County during past incorporations has reached or exceeded its design life and requires replacement.

Inventory

The City's stormwater program services approximately ten square miles with over 10,000 catchments, 14,000 feet of ditch, and 859,000 feet of pipe, A complete inventory of existing stormwater infrastructure (as of September 2019) is listed in Exhibit 24 and depicted in Exhibit 25. The City has made significant investments in assets since 2020 and has an online interactive map where the data is updated as needed.

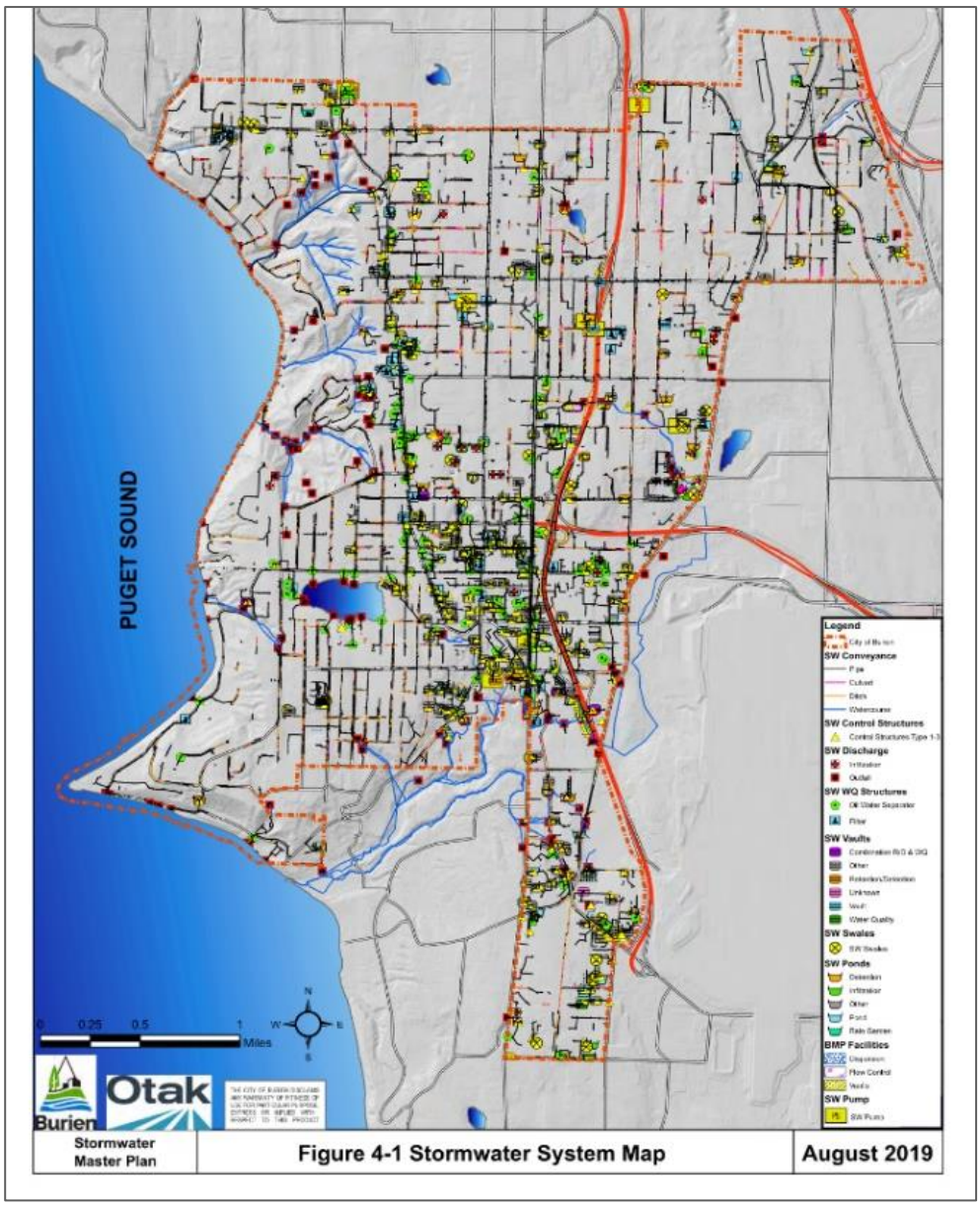
A total of seven drainage basins lie within City limits including Miller Creek, Lower Puget Sound - South, Duwamish River, Salmon Creek, Lower Puget Sound - North, Seola Creek, and Des Moines Creek drainage basins (listed in order from largest to smallest). A significant amount of flow from these basins originates outside city limits and drains into city limits.

Exhibit 24 Existing Stormwater Inventory Summary

Type	Right-Of-Way	Parks	City Owned Property	Private Property	Total in City
Stormwater Ponds	0	2	13	47	62
Control Structures	71	4	12	256	343
Water Quality Structures	25	1	4	151	181
Vaults	32	1	4	187	224
Pump Stations	2	0	1	10	13
Catchments (catch basins, yard drains, manholes etc.)	6,176	155	155	4,176	10,662
Discharge Points (Outfalls, Infiltration)	41	27	30	107	205
Culvert (ft)	35,188	448	515	3,113	39,263
Ditch (ft)	115,026	2,005	2,337	21,459	14,082
Pipe (ft)	502,135	14,007	17,117	226,413	859,673
Swale (ft)	331	85	444	2,241	3,101
Other (ft)	4,469	979	1,083	10,370	17,502

Note: See the City's stormwater map online for current information: https://ogtx.burienwa.gov/ExternalViewer/index.html?viewer=Stormwater.
Sources: Perteet, 2023; Burien Stormwater Master Plan Update, 2020.

Exhibit 25 Existing Stormwater Inventory Map



Note: See the City's stormwater map online for current information: https://ogtx.burienwa.gov/ExternalViewer/index.html?viewer=Stormwater.

Sources: Perteet, 2023; Burien Stormwater Master Plan Update, 2020.

As part of HB 1181 that establishes a Climate Change & Resiliency Element requirement along with changes to other elements such as Capital Facilities a definition of "green infrastructure" is provided, and an inventory required.

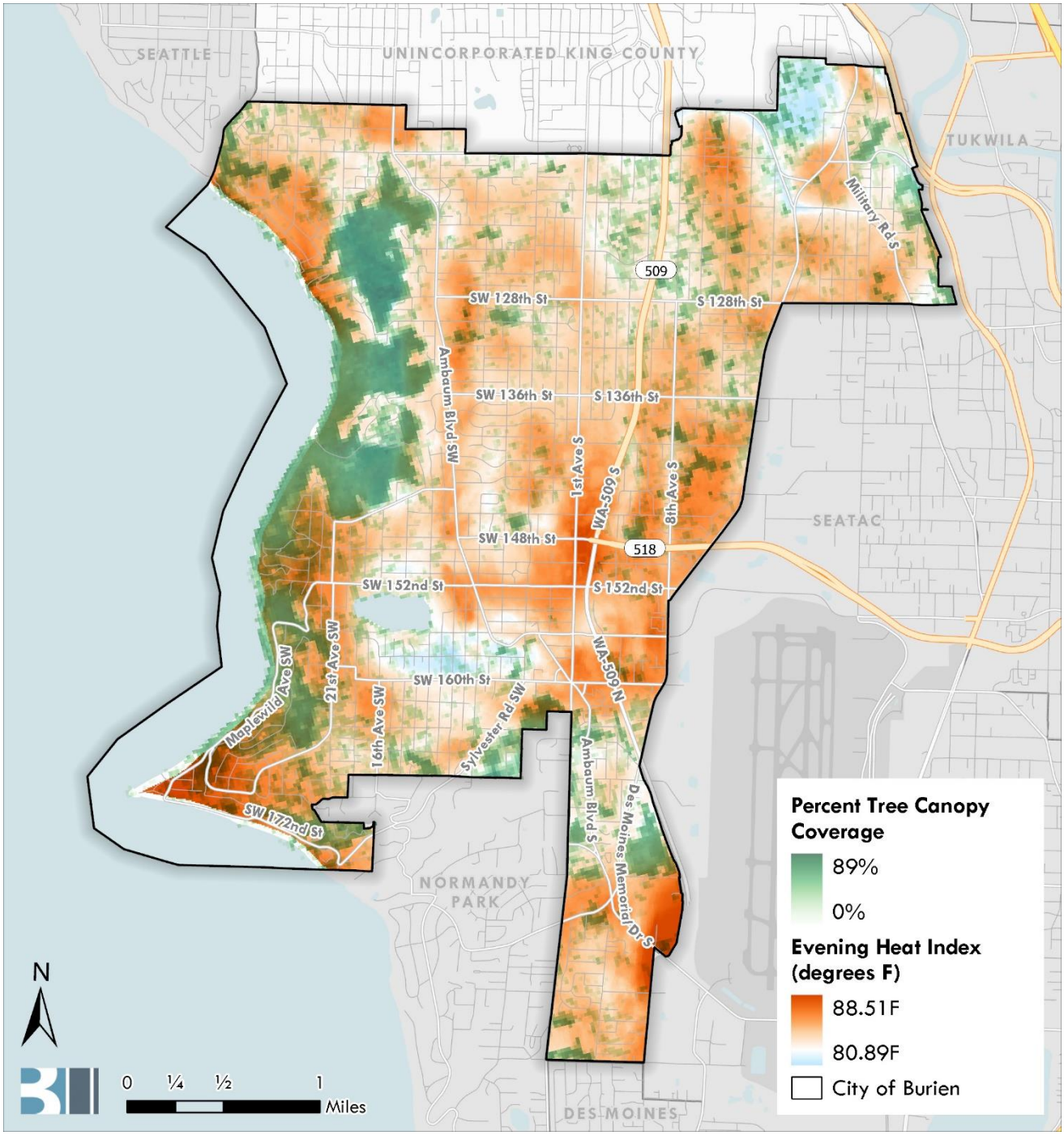
> *RCW 36.70A.030 (21) "Green infrastructure" means a wide array of natural assets and built structures within an urban growth area boundary, including parks and other areas with protected tree canopy, and management practices at multiple scales that manage wet weather and that maintain and restore natural hydrology by storing, infiltrating, evapotranspiring, and harvesting and using stormwater.*

In Burien, the following are considered green infrastructure:

- Tree canopy: The City has developed a tree canopy assessment (2016-2018 data) and Urban Forest Stewardship Plan, and amended its tree regulations. Tree canopy is also shown in the Climate Change & Resilience Element in relation to heat islands (2023 data). See Exhibit 26. Tree Canopy and Urban Heat Islands in Burien.
- Practices that Maintain and Restore Natural Hydrology: The City has developed a Stormwater Management Action Plan (2023)[1] that emphasizes green infrastructure implementation. It also identifies location of stormwater best management practices. These include infiltration ponds, rain gardens, and others. See Exhibit 27. Stormwater Infrastructure (2023).

[1] See: https://connect.burienwa.gov/projects/stormwater-management-action-plan/.

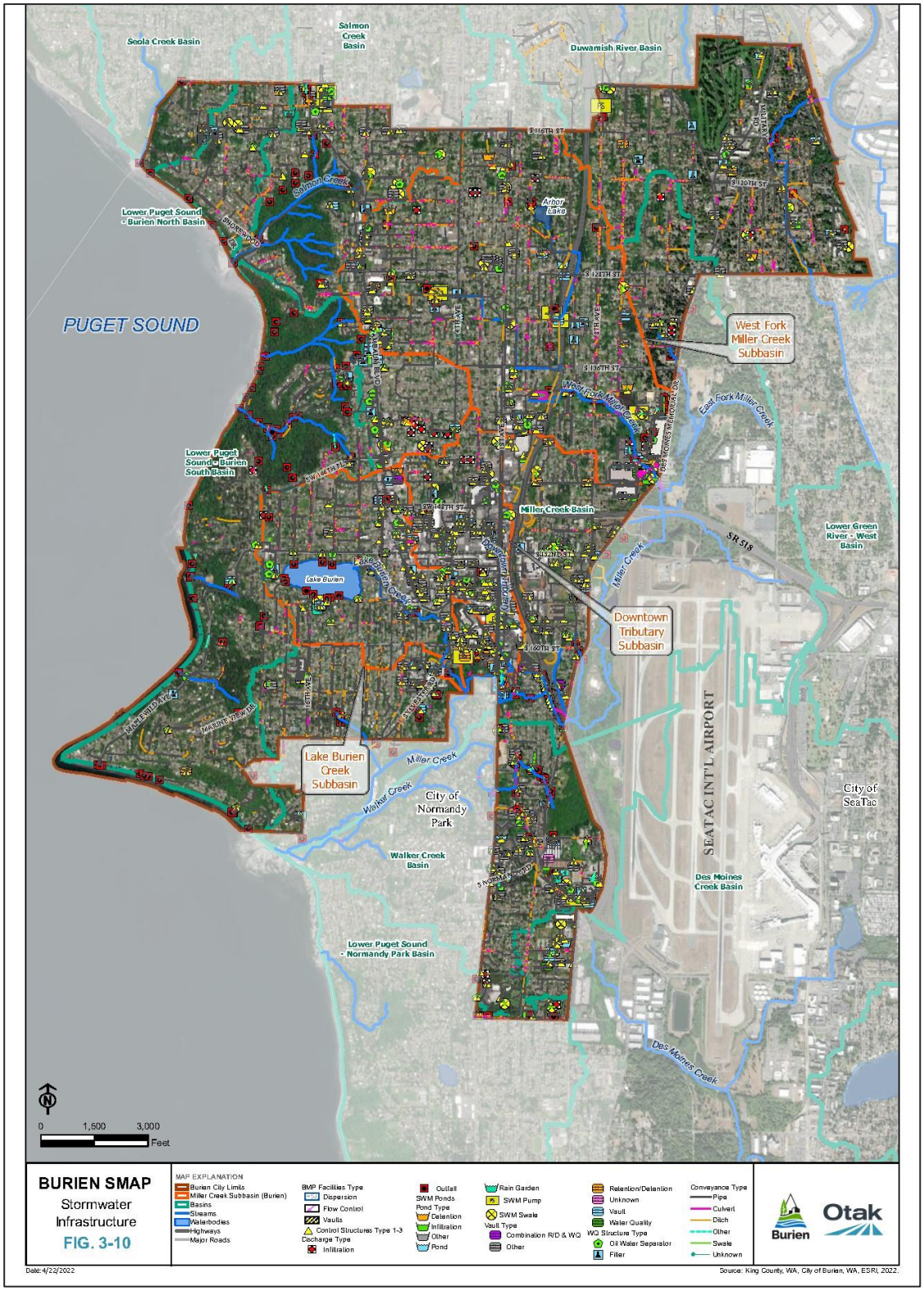
Exhibit 26. Tree Canopy and Urban Heat Islands in Burien



Source: National Land Cover Database, accessed 2023.[2]

[2] The tree canopy data was developed in 2023. The Urban Forest Stewardship Plan uses 2016-2018 data: https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server_11045935/File/Business/Building%20&%20Construction/Community_Development_Projects/Green%20Burien%20Partnership%20Urban%20Forest%20Stewardship%20Plan.pdf.

Exhibit 27. Stormwater Infrastructure (2023)



Source: Otak 2023

Level of Service Standards

The City requires stormwater systems to be adequate for new development. The Burien Municipal Code states:

> *The proposed system is adequate if the development proposal site is served by a surface water management system approved by the Public Works department as being consistent with the design, operating and procedural requirements of the Surface Water Design Manual and BMC Title 13. (BMC 19.70.050(1))*

System Deficiencies

A majority of the stormwater infrastructure the City acquired from King County has reached or exceeded its design life of 50-100 years and requires replacement. The City has an Infrastructure Replacement Fund in place to upgrade/replace aging infrastructure associated with roadway improvement projects (2020 Storm Drainage Master Plan Update).

There are 16 stormwater deficient areas identified in the 2020 Storm Drainage Master Plan–all capital improvement projects, studies, and small works projects are listed in **Exhibit 28** and depicted in **Exhibit 29**. These projects address flooding, infrastructure concerns, and water quality concerns (2020 Storm Drainage Master Plan Update).

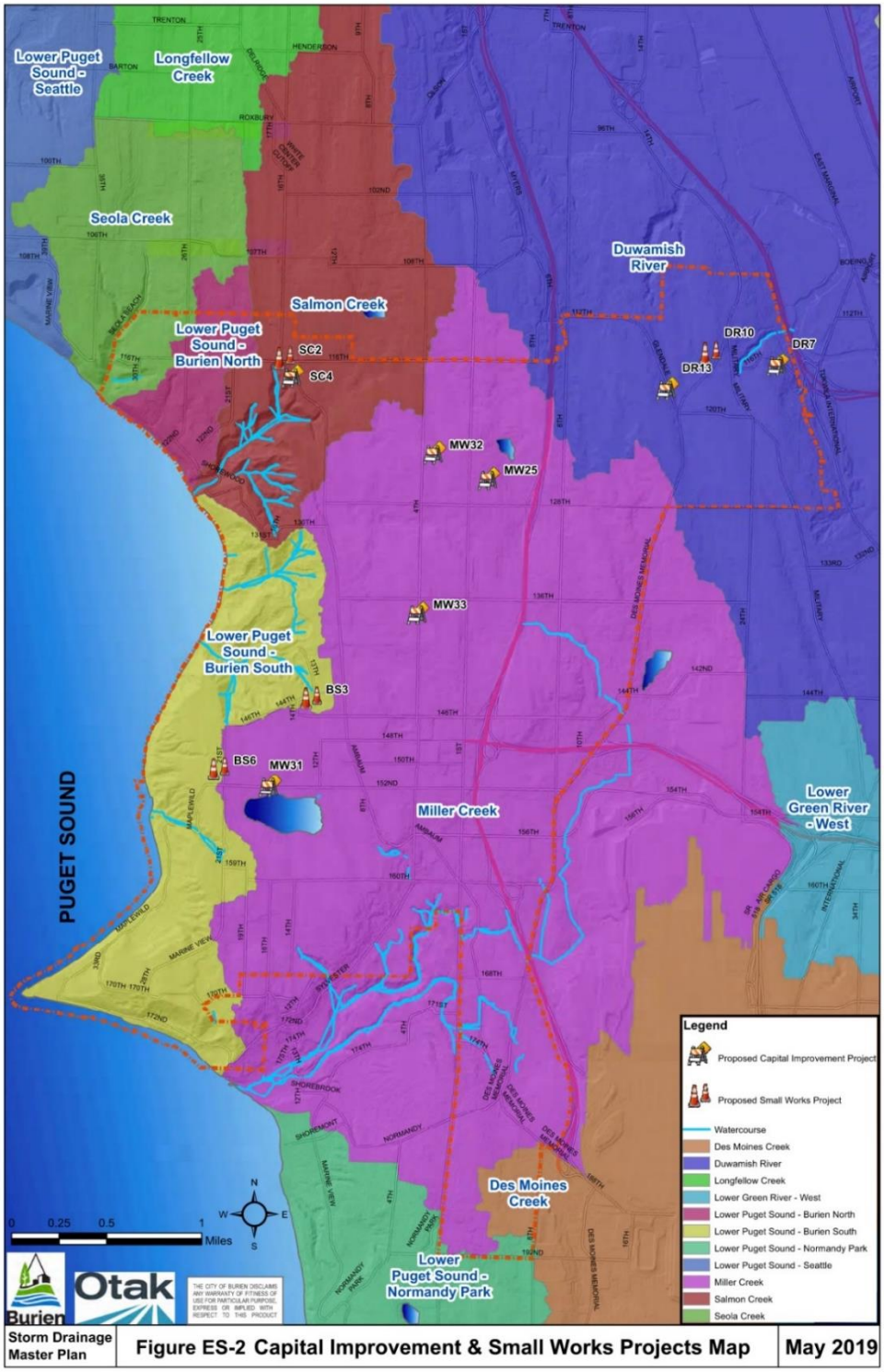
Exhibit 28 Stormwater CIP Projects, Studies, and Small Works Projects

Project Title	Project Problem Area
Stormwater Infrastructure Improvement at S 116th Way	CIP DR7
Stormwater Infrastructure Improvement at Glendale Way S	CIP DR13
Stormwater Infrastructure Improvement at 2nd Ave S between S 124th St and S 128th St	CIP MW25
Stormwater Infrastructure Improvement at 11704 Ambaum Blvd SW	CIP SC4
Stormwater Infrastructure Improvement on SW 152nd St and 16th Ave SW	CIP MW31
Stormwater Infrastructure Improvement at 2nd Ave SW and SW 124th St	CIP MW32
Stormwater Infrastructure Improvement on 4th Ave SW and SW 137th St and SW 139th St	CIP MW33
142nd Street Depression Improvement	Study 1
Chelsea Park Neighborhood Bioretention Siting (total cost assumes four facilities)	Study 2
Large-scale ditch retrofit project (converting into bioretention, bioswales, infiltration trenches, etc.) (total cost assumes ten facilities)	Study 3
Pretreatment or WQ retrofits on untreated outfalls City-wide (total cost assumes ten outfalls)	Study 4
Public-Private partnership for large-scale stormwater retrofits	Study 5
Stormwater Infrastructure Improvement at SW 144th Pl	Small Works Project BS3

Project Title	Project Problem Area
Stormwater Infrastructure Improvement at 1598 SW 116th St	Small Works Project SC2
Stormwater Infrastructure Improvement at 14945 21st Ave SW	Small Works Project BS6
Stormwater Infrastructure Improvement at 11424 20th Ave S	Small Works Project DR10
Ambaum Regional Pond Water Quality Retrofit*	CIP-1
Dottie Harper Park Water Quality and Flow Control Retrofits*	CIP-2
Water Quality Retrofits for Alleys between SW 152nd St and SW 153rd St*	CIP-3

*Burien has identified these as needs and has yet to secure funding for these required stormwater improvements at the time of this report.
Sources: Perteet, 2023; Burien Stormwater Master Plan Update, 2020; Burien Stormwater Management Action Plan, 2023.

Exhibit 29 Burien Stormwater Deficiency Map



Sources: Perteet, 2023; Burien Stormwater Master Plan Update, 2020.

Planned Projects, Costs, and Revenues

Planned Projects

Exhibit 30 outlines planned projects related to stormwater systems that are included and funded in the 2023-2024 City Budget. Exhibit 31 outlines projects that the City of Burien has identified as necessary for effective stormwater management but has yet to identify a source of funding at the time of this report. These unfunded projects were identified as part of the 2023 Burien Stormwater Management Action Plan and the 2020 Burien Stormwater Master Plan.

Exhibit 30 Planned Stormwater Projects

Project	2024 Budget	2025 Estimate	2026 Estimate	2027 Estimate	2028 Estimate	Total
Residential Drainage Improvement Program (RDIP)	$300,000	$300,000	$300,000	$300,000	$300,000	$1,500,000
Staff Coordination of Surface Water Management (SWM) CIP Projects	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000
Total	$350,000	$350,000	$350,000	$350,000	$350,000	$1,750,000

Source: City of Burien 2023-2024 Adopted Budget, 2022.

Exhibit 31 Planned Stormwater Projects not listed in City Budget

Project Name and ID	Est. Cost
Projects not currently funded in 2023-2024 budget – 2023 Burien Stormwater Management Action Plan	
CIP-1 Ambaum Regional Pond Water Quality Retrofit*	$4,700,000
CIP-2 Dottie Harper Park Water Quality and Flow Control Retrofits*	$382,000
CIP-3 Water Quality Retrofits for Alleys between SW 152nd St and SW 153rd St*	$1,435,000
Projects to address stormwater needs not currently funded in 2023-2024 budget – 2020 Burien Stormwater Master Plan	
CIP DR7 - Stormwater Infrastructure Improvement at S 116th Way	$164,000
CIP DR13 – Stormwater Infrastructure Improvements at Glendale Way S	~$38,000-$264,000
CIP MW25 -Stormwater Infrastructure Improvements at 2nd Ave S between S 124th St and S 128th St	$86,000
CIP SC4 – Stormwater Infrastructure Improvement at 11704 Ambaum Blvd SW	$49,000-97,000
CIP MW31 - Stormwater Infrastructure Improvement on SW 152nd St and 16th Ave SW	~$46,000-279,000
CIP MW32 - Stormwater Infrastructure Improvement at 2nd Ave SW and SW 124th St	~$380,000-382,000

Project Name and ID	Est. Cost
CIP MW33 - Stormwater Infrastructure Improvement on 4th Ave SW and SW 137th St and SW 139th S	$88,000
Study 1 – 142nd St Depression Improvements	$200,000
Study 2 (CIP MW36) – Chelsea Park Neighborhood bioretention siting (4 sites)	$65,000 per
Study 3 – Large-scale ditch retrofit project (assume 10 facilities)	$10,000 per
Study 4 – Pretreatment or water quality retrofits on untreated outfalls (assume 10 facilities)	$30,000 per
Study 5 – Public private partnership for large-scale stormwater retrofits	>$500,000
Small Works Project BS3 – Stormwater Infrastructure Improvement at SW 144th Pl	$4,000
Small Works Project SC2 - Stormwater Infrastructure Improvement at 1598 SW 116th St	$2,000
Small Works Project BS6 - Stormwater Infrastructure Improvement at 14945 21st Ave SW	$20,000
Small Works Project DR10 - Stormwater Infrastructure Improvement at 11424 20th Ave S	$50,000

*Burien SWMAP does not currently have a spending schedule for recommended planned stormwater projects, these projects are expected to be incorporated into the 2024-2025 budget
Source: Burien Stormwater Management Action Plan, 2023; Burien Stormwater Master Plan, 2020; BERK, 2023.

Funding

The City has two separate funding mechanisms for stormwater improvements. The first is the Surface Water Management fund, for general operations and maintenance. Funds are collected via the property tax collection process for King County. The second is the Surface Water Management Capital Improvement Fund, which is for acquisition of surface water capital facilities and equipment as well as construction.

The Stormwater Program as a whole is funded through grants for specific projects and the City's stormwater utility. The City's stormwater utility generates funds through stormwater facility connection fees, and storm drainage fees. Projects are selected during the annual budgeting process. The Stormwater Program currently allocates $350,000 per year in funding to the Infrastructure Replacement Fund to set aside for stormwater system upgrades where roadway projects are occurring.

This amount is not sufficient to meet the City's identified needs. The City's 2020 Storm Drainage Master Plan indicates that three to five times this amount is needed:

> *The capital program proposed in this plan includes CIP Projects, Water Resource Related Studies, Small Works Projects, and the Infrastructure Replacement Fund. The proposed program, in conjunction with existing budgeted capital projects, is expected to require between $1M and $1.5M on an annual basis. The City will use the annual budgeting process to update priorities and select projects for design, construction or long-term planning. The City will continue to pursue grant opportunities to accelerate the rate of construction for stormwater related capital projects.*

Police Services

Overview

The City of Burien contracts with the King County Sheriff's Office for police services, The Burien Police Department is responsible for ensuring the safety of the community through crime prevention and enforcement of the municipal code. Direct services include Patrol Services, Criminal Investigations, Special Emphasis Investigations, and Gang Investigations. The department operates from its headquarters at 14905 6th Avenue SW, Burien, WA 98166.

Inventory

Burien Police Department operates out of one facility that serves as the sole police station and headquarters in partnership with the King County Sheriff's Office and the King County District Court Southwest Division. The 23,886 square foot facility was built in 1979 and renovated in 1995.

Level of Service Standards

The City does not have a quantitative police level of service standard. The City currently has a policy to prioritize public safety services:

> *Prioritize public safety and police services. Examine ways to increase public safety and perceptions of public safety in Burien (Policy 6.2-5).*

As of 2022 Burien Police Department had 46 commissioned officers. Data from the Washington State Department of Financial management collected by the Washington State Association of Sheriffs and Police Chiefs estimated Burien's 2022 population to be 52,490 residents. The rate of commissioned officers per 1,000 residents is 0.88 in the City of Burien which is a slight reduction from 1.03 officers per 1,000 residents in 2018 based on the 2018 Burien Police Services Report. Burien Police also have 23 civilian staff that support dispatch and administrative functions.

In 2023, the Burien Police provided funding for 45 police officer positions and 13 administrative roles per the City of Burien Budget and organizational chart. The distribution of roles can be found in Exhibit 32.

Exhibit 32 Current FTEs for Burien Police Department

Position	Full Time Equivalents (FTEs)
Chief	1
Captain	1

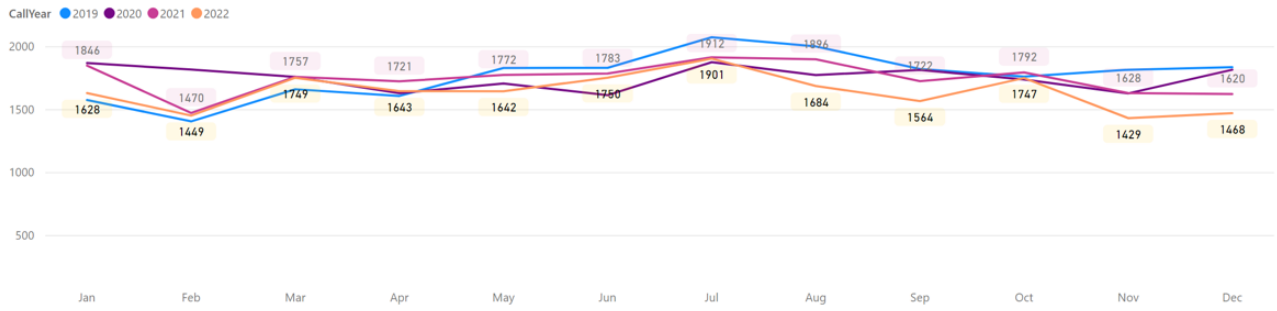
Position	Full Time Equivalents (FTEs)
Sergeants	6
Detectives	10
Patrol Officers	26
Traffic Officers	0.8
Parking Compliance	0.2
Communications and Dispatch	13
Volunteers	N/A
Total	45

Source: City of Burien 2023-2024 Adopted Budget, 2022.

The potential growth in the City of Burien's population may result in a level of service deficiency based on the current service standard. However, Burien has experienced a decrease in the overall crime rate from 84.5 crimes per 1000 residents annually to 78.9 from 2022 to 2023 and a reduction in Part A violent offenses by 8.5% during the same period.

In recent years, calls for service have steadily decreased after an initial spike in calls for service from roughly 12,000 calls annually in 2012 to more than 19,500 in 2022. The data in Exhibit 33 was presented by Police Chief Theodore Boe at the August 11, 2023, City Council Meeting presentation and made available as part of the 2022 BPD Monthly Reports Dashboard.

Exhibit 33 Dedicated Calls for BPD Service Four Year Comparison



Source: Burien City Council Presentation, August 11th, 2023; BERK, 2023.

While the trend of decreased calls for service and a slight decrease in the overall crime rate, the current level of service standard of 0.88 officers per 1000 residents may be appropriate to maintain adequate response times given the types of crimes that are prevalent in the City of Burien. See Exhibit 34. BPD's crime statistics separate crimes against persons, crimes against property, and crimes against society and a comparison between 2021 and 2022 shows that while crimes against property are decreasing at a significant rate, other crimes are increasing when compared to previous years. The full comparison is available in Exhibit 35.

Exhibit 34 **2022 Average BPD Response Times by Priority**

Quarter				1Q				2Q				3Q				4Q	Total
Priority	Jan	Feb	Mar	**Total**	Apr	May	Jun	**Total**	Jul	Aug	Sep	**Total**	Oct	Nov	Dec	**Total**	
X	3.58	4.45	3.20	**3.61**	2.92	3.37	2.47	**2.85**	3.27	2.74	4.02	**3.27**	3.77	2.77	4.25	**3.49**	**3.27**
1	12.88	11.63	11.22	**11.92**	9.74	8.78	11.16	**9.92**	9.68	11.54	7.76	**9.63**	10.53	9.63	10.35	**10.20**	**10.43**
2	16.34	19.60	14.47	**16.79**	15.73	16.07	16.79	**16.22**	12.39	12.84	14.75	**13.27**	17.13	16.40	17.36	**16.96**	**15.75**
3	45.19	34.65	40.81	**40.50**	42.95	40.41	41.18	**41.53**	39.76	35.73	38.88	**38.15**	47.04	43.01	40.85	**43.90**	**40.92**
Total	**31.06**	**25.96**	**28.51**	**28.57**	**29.70**	**27.97**	**28.73**	**28.80**	**26.30**	**24.72**	**26.25**	**25.76**	**31.46**	**28.38**	**27.95**	**29.41**	**28.10**

Source: Burien City Council Presentation, August 11th, 2023; BERK, 2023.

Exhibit 35 **Percent Change in Burien Crime Rate by Crime Type 2021-2022**

Crimes Against Persons

Crime Classification	2021	2022	% Difference
Aggravated Assault Offenses	**144**	**150**	**4.17%**
Simple Assault	**349**	**363**	**4.01%**
Intimidation Offenses	**134**	**123**	**-8.21%**
Homicide Offenses	**6**	**3**	**-50.00%**
Human Trafficking Offenses	**0**		
Kidnapping	**10**	**9**	**-10.00%**
Sex Offenses	**51**	**57**	**11.76%**
Violation of NC/Protection Order	**167**	**191**	**14.37%**
Total	**861**	**896**	**4.07%**

Crimes Against Property

Crime Classification	2021	2022	% Difference
Commercial Burglary	**261**	**264**	**1.15%**
Residential Burglary	**189**	**155**	**-17.99%**
Fraud Offenses	**225**	**168**	**-25.33%**
Vandalism	**564**	**622**	**10.28%**
Larceny	**1520**	**1126**	**-25.92%**
Auto Theft	**576**	**658**	**14.24%**
Robbery	**94**	**90**	**-4.26%**
Other Crime Against Property	**99**	**102**	**3.03%**
Total	**3528**	**3185**	**-9.72%**

Crimes Against Society

Crime Classification	2021	2022	% Difference
Drug Offenses	**100**	**82**	**-18.00%**
Prostitution Offenses	**1**	**1**	**0.00%**
Weapon Law Violations	**77**	**100**	**29.87%**
Other Crime Against Society	**8**	**8**	**0.00%**
Total	**186**	**191**	**2.69%**

Source: Burien City Council Presentation, August 11th, 2023; BERK, 2023.

Under targeted growth, BPD would need to add 16.25 officers FTEs for a total of 61.25 FTE positions. While growth is not uniformly distributed across the city under each of these alternatives, BPD patrol areas are not geographically discrete in the city limits.

Planned Projects, Costs, and Revenues

There are currently no planned projects, costs, or associated revenues for police facilities in the adopted 2023-2024 City of Burien budget. The City of Burien will assess these possible level of service deficiencies that are expected to occur as a result of population growth as needed.

The Burien Police Department is funded entirely by General Fund expenditures. The 2023 budget for the City of Burien was $15,242,351, and the 2024 adopted budget for the Burien Police Department is $16,041,024.

Other budget highlights include the expenditures listed in **Exhibit 36** that are funded in part by Justice Assistance Grants and not through Burien General Fund revenue.

Exhibit 36 Burien Police Department Budget Highlights

Highlighted expenditure	Description	General Fund Set-aside	Other Potential Sources of Funding
Small Tools and Minor Equipment	Equipment purchased for investigative purposes	$5,000	Justice Assistance Grants
Police Explorer Program	Community outreach which teaches teens about law enforcement through volunteer service and training.	$5,000	N/A
Police Contract (Contra Account)*	The City contracts with the King County Sheriff's Office to provide law enforcement services for the city. A contra account is utilized in 2023 and 2024 to account for the estimated contract shortfalls that result from officer vacancies and other costs savings	$16,772,124 ($775,500)*	N/A
Training and Workshops	Additional training for police officers	$8,400	Justice Assistance Grants
Machinery and Equipment	Purchase of equipment over $5,000	$10,000	Justice Assistance Grants

Source: City of Burien 2023-2024 Adopted Budget, 2022.

Solid Waste

Overview

The City of Burien currently contracts with Recology (also referred to as Cleanscapes Inc.) for all residential solid waste. Recology maintains an exclusive contract with the City of Burien Residential recycling and garbage routes. The contract for the City of Burien's solid waste was awarded to Recology. Recology charges fees directly to their customers in the service area to fund their service. Recology also has exclusive rights to commercial garbage and recycling collection with a similar fee structure as their residential line of business. Commercial recycling and residential compost hauling are provided at little to no cost in order to decrease the amount of solid waste that is landfilled.

Commercial compost hauling services are purchased directly from one of three waste hauling agencies. These agencies are Recology, Waste Management, and Cedar Grove. Compost and recycling services are offered at competitive rates relative to garbage hauling and certain commercial customers may qualify for compost services free of charge. On top of these incentives, the City of Burien provides a number of waste reduction education opportunities for residents and businesses to reduce waste sent to landfills and reduce the overall greenhouse gas emissions from waste generation and disposal.

Recyclable materials are taken from curbside bins and dumpsters to the Recology 75,000 square foot Materials Recovery Facility located in Seattle and opened in 2014 (KCSW Section 4.3, 2015) link. Compostable materials are sent to the Maple Valley compost facility where food and yard waste are sorted and processed into nutrient rich compost which is then sold to commercial and residential customers.

Inventory

There are not currently any solid waste capital facilities operated by the City of Burien or within the city limits of the City of Burien.

Materials in Burien recycling bins are sent to the Recology Cleanscapes MRF. Compostable materials are sent from all three compost service providers to the Cedar Grove Maple Valley compost facility. Burien garbage is sent to the Cedar Hills Regional Landfill as part of the interlocal agreement with King County Solid Waste (Burien-KCSW ILA, 2013). See **Exhibit 37**.

More information on this interlocal agreement can be found **here.**

Exhibit 37 Solid Waste Disposal and Sorting Sites for City of Burien

Facility	Facility Type	Location	Age
Cedar Hills Regional Landfill	Landfill (Garbage)	16645 228th Ave SE, Maple Valley, WA	58 years
Recology MRF	Materials Reclamation Facility (Recycling)	7 Idaho St, Seattle, WA	9 years
Cedar Grove Maple Valley	Composting Facility (Yard Waste/Organics)	17825 Cedar Grove Rd SE, Maple Valley, WA	34 years

Sources: Cedar Hills Regional Landfill Fact Sheet; Waste360, 2014; Cedar Grove Facility Tour, 2018.

Level of Service Standards

Comprehensive Plan policy UT 11-1.7 includes the following level of service standard for solid waste:

> *Solid Waste Disposal Services: Curbside collection for solid waste and recycling must be available for any single-family home, multifamily dwelling and business development.*
>
> *Solid waste and recycling services shall be available to any new development, but are considered a voluntary service. Requiring service to be provided does not eliminate a resident's right to haul his or her own waste.*

Waste disposal companies operate by a City-issued contract with Recology in compliance with the King County Comprehensive Solid Waste Plan, the King County Code, the Seattle-King County Department of Public Health, and the Solid Waste Section of the Environmental Health Services Division of Public Health. As stated in these regulations and based on the contractual agreement with Recology, garbage and recycling services must be provided for all residential utility customers and garbage must be collected at a set interval for all commercial utility customers.

King County prohibits the disposal of construction, demolition, and land clearing debris into Cedar Hills Regional Landfill. These materials must be transported to other regional landfills.

Planned Projects, Costs, and Revenues

There are currently no planned capital projects to update waste disposal and sorting facilities or other solid waste facilities.

Solid waste services provided by Recology, Waste Management, Cedar Grove, and other providers are funded entirely by fees assessed to commercial and residential solid waste customers.

4 Non-City Capital Facilities and Services Necessary for Growth

Introduction

A number of services are provided by other service providers but are considered essential to serve growth and the City reviews adequacy:

- Fire Protection
- Schools
- Streetlights
- Sewer/Wastewater
- Water

Fire Protection

The City of Burien is annexed into King County Fire District #2 (KCFD #2), which also serves Normandy Park, North Highline, and Unincorporated areas of King County such as White Center and South Park. The City of Burien has existing mutual aid agreements with the Normandy Park and North Highline Fire Departments, established in the City of Burien's Emergency Management Plan.

Inventory

Station 28 includes administrative offices, capacity for five apparatuses, training rooms and a fueling canopy (KC Property Detail, 2011). Station 29 includes capacity for four apparatuses and one fueling canopy (KC Property Detail, 2012). See Exhibit 38.

Exhibit 38 Fire Station Inventory

Station Number	Location	Square Feet	Fire Service Area	Apparatuses
KCFD #2 Fire Station 28 – Headquarters	900 SW 146th St	25,982	Station 28 is located just north of Downtown Burien and is the central station serving the City of Burien. Built in 2013.	Ladder 328- 2022 Aid 328- 2022 Engine 328 – 2022 Battalion 328 - 2018 Engine 428- 2010 (spare) Aid 428 – 2001 (spare) Battalion 428 - 2005 (spare)
KCFD #2 Fire Station 29	135 S Normandy Rd	19,758	Station 29 is located in the southern end of Burien, on the border of SeaTac and Normandy Park. Built in 2012	Engine 329- 2007 Engine 429-2007 (spare) Aid 429 – 2005 (spare)

Sources: King County Fire District #2 Website, 2022; King County Fire District #2, 2022.

Level of Service Standards

The City of Burien requires adequate fire flow services in its levels of service policies. (Policy UT 11-1.7):

> *Fire Flow Requirements:*
>
> *1. Pursuant to the Fire Code, single-family, multi-family, public facilities, commercial and industrial developments require different minimum available fire-flows based on the type of construction and amount of floor area. Available fire-flow serving the land use designations as set forth in the City of Burien long range land use map (Map LU-1) shall meet or exceed standards consistent with those designations. Water service providers shall plan and design system improvements to provide minimum fire flows consistent with a reasonable range of anticipated long-term land use designations.*
>
> *2. Sprinkler systems may only be approved by the City as an alternative to meeting fire flow requirements when no other means of achieving the standard is practical, subject*

> *to the requirements of the International Fire Code (IFC) as locally adopted and amended. However, as described in the IFC, sprinklers may be required in addition to adequate fire flow under specific conditions.*
>
> *3. All new short plats and formal subdivisions shall meet fire flow requirements. Sprinkling shall only be approved as an alternative fire protection method where domestic water service is not available, planned, or adequate.*

The City of Burien has also provided a regulation to ensure adequate fire protection in the municipal code:

> *The site of the development proposed is served by a water supply system that provides at least minimum fire flow and a road system or fire lane system that provides life safety/rescue access, and other fire protection requirements for buildings as required by the fire code and International Codes, building and construction standards; (BMC 19.70.110(1))*

Currently the Fire Department has minimum staffing levels for each of their apparatus as determined by the department and equipment manufacturers. These minimum staffing levels for each apparatus are used to determine the current level of service for King County Fire District #2. Notably Engine 428 and Engine 429 are listed by KCFD #2 as "backup engines" and are not used to determine minimum staffing for each shift. See Exhibit 39.

Exhibit 39 Minimum Staffing Levels for KCFD #2 Apparatuses

Apparatus	Minimum Per Shift Staffing
Engine 328	Minimum 3 – Maximum 5 Personnel
Engine 329	Minimum 3 – Maximum 5 Personnel
Ladder 328	Minimum 2 Fire Personnel
Aid 328	Minimum 2 Paramedic Personnel
Battalion 328	Minimum 1 Personnel

Sources: Pierce Manufacturing, 2022; Braun Ambulances, 2022; KCFD #2, 2022.

Exhibit 39 shows that for each shift minimum staffing across the department is 11 fire/EMS staff prepared to respond to calls throughout the entire KCFD #2 service area. At 2022 estimated by the State Office of Financial Management to be 52,560 people and 21,021 housing units for the City of Burien. While the city is not the only jurisdiction or census designated place in the KCFD #2 service area, for the purpose of establishing a staffing need proxy, the current ratio of staff and apparatus is carried forward; additional LOS standards published by KCFD #2 after publication of this report may more accurately depict deficits or surpluses in service delivery. Current levels of service for either measure can be found in Exhibit 40.

Exhibit 40 Current Levels of Service, KCFD #2

Staff	Service Apparatuses	LOS Housing Units /Staff	LOS HU/Apparatus
11 Personnel	4 Units	1,911 HU/Staff	~5,255 HU/APP

Sources: KCFD #2, 2022; OFM Postcensal Population and housing estimate, 2023.

Countywide Planning Policy housing targets assigned to Burien equal 7,500 units between 2019 and 2044. Pending no capital improvements or staffing changes, effects on current levels of service can be found in Exhibit 41. The exhibit also contains recommended staffing and apparatus counts to maintain the current level of service given population and housing growth estimates.

Exhibit 41 LOS Deficits and Improvement Recommendations Growth 2044

Housing Units 2044 Estimate	2022 Staff	2022 Service Apparatus	LOS: 2044 Housing Units/ 2022 Staff	LOS: 2044/ 2022 Apparatus	Per Shift Staff Addition	Apparatus Addition*
28,521	11 Fire/EMS	4 Units	2,592	7,130	3.9 additional FTEs (round to 4) **	1.4 (round to 2) **

* If possible, recommission spare vehicles that KCFD #2 maintains to mitigate short term LOS deficits
** Round this amount for conservative long-term planning.
Sources: KCFD #2, 2022; OFM Postcensal Population and housing estimate, 2023; PSRC, 2022.

Planned Projects, Costs, and Revenues

Currently King County Fire District #2 is not planning any additional facilities projects. According to district records, the district purchased several new apparatuses in 2022 to maintain quality service delivery and ensure a high level of service.

Schools

Inventory

Burien is entirely served by the Highline School District No. 401. Exhibits below outline school inventory by building area, teaching stations, permanent capacity, and relocatable (portable) capacity, as of the Highline School District's 2018-2023 Capital Facilities Plan.

Exhibit 42 Elementary School Level Inventory

Elementary School	Building Area (sq. ft.)	Teaching Stations*	Permanent Capacity**
Beverly Park at Glendale ES^	58,145	22	514
Bow Lake ES^	76,108	30	666
Cedarhurst ES	68,916	26	619
Des Moines ES^	41,766	19	471
Gregory Heights ES	65,978	27	585
Hazel Valley ES	65,346	26	452
Hilltop ES^	51,532	24	594
Madrona ES^	69,240	25	598
Marvista ES^	68,462	27	621
McMicken Heights ES^	69,979	25	582
Midway ES^	66,096	25	610
Mount View ES^	67,783	26	628
North Hill ES^	65,665	27	636
Parkside ES^	68,857	26	622
Seahurst ES	59,967	27	585
Shorewood ES	60,326	22	483
Southern Heights ES		Closed in 2022	
White Center ES^	65,654	26	622
TOTAL	1,089,820	430	9,895

* Teaching Station definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.
** General classrooms
^ Schools not located in the city of Burien
Source: Highline School District, 2018.

Exhibit 43 Middle School Level Inventory***

Middle School	Building Area (sq. ft.)	Teaching Stations*	Permanent Capacity**
Cascade MS^	90,582	34	986
Chinook MS^	87,476	27	783
Pacific MS^	73,941	24	696
Sylvester MS	92,617	30	870
Big Picture MS (at Manhattan)^	10,320	2	58
Choice Academy (at Woodside)^	22,976	2	58
TOTAL	**344,616**	**119**	**3,451**

* Teaching Station Definition: A space designated as a general classroom. Other stations include spaces designated for special education and pull-out programs.
** General classrooms.
*** Does not include alternative programs: CHOICE Academy MS/HS at Woodside site.
^ Schools not located in the city of Burien
Source: Highline School District, 2018, King County Department of Assessments, 2023.

Exhibit 44 High School Level Inventory***

High School	Building Area (sq. ft.)	Teaching Stations*	Permanent Capacity**
Raisbeck Aviation HS^	87,934	14	448
Big Picture HS (at Manhattan)^	29,141	10	320
Evergreen HS^	161,456	48	1,536
Highline HS	214,919	59	1,500
Mount Rainier HS^	205,159	47	1,504
Tyee HS^	143,101	38	1,216
TOTAL	**841,710**	**227**	**6,524**

* Teaching Station definition: A space designated as a general classroom. Other stations include spaces designated for special education and pull-out programs.
** Regular classrooms.
***Does not include alternative programs: CHOICE Academy MS/HS at Woodside site; New Start HS at Salmon Creek site; and Puget Sound Skills Center.
^ Schools not located in the city of Burien
Source: Highline School District, 2018.

Exhibit 45 Relocatable Classrooms (Portable) Inventory

Elementary School	Relocatables*	Other**	Interim Capacity
Beverly Park at Glendale ES^	0	2	0
Bow Lake ES^	0	4	0
Cedarhurst ES	1	3	25
Des Moines ES^	0	1	0
Gregory Heights ES	0	0	0
Hazel Valley ES	3	1	75
Hilltop ES^	5	1	125
Madrona ES^	2	0	50
Marvista ES^	2	0	50
McMicken Heights ES^	0	0	0
Midway ES^	4	0	100
Mount View ES^	4	0	100
North Hill ES^	0	0	0
Parkside ES^	0	0	0
Seahurst ES	2	2	50
Shorewood ES	1	3	25
Southern Heights ES		Closed in 2022	
White Center ES^	1	3	25
TOTAL	**27**	**21**	**675**

Middle School	Relocatables**	Other***	Interim Capacity
Cascade MS^	0	3	0
Chinook MS^	5	1	145
Choice Academy MS^	4 (estimate)†	N/A†	113 (estimate)†
Pacific MS^	4	0	116
Sylvester MS	2	2	58
Big Picture MS	4	7	116
TOTAL	**15**	**13**	**435**

High School	Relocatables**	Other***	Interim Capacity
Raisbeck Aviation HS^	0	0	0
Big Picture HS^	0	0	0
Evergreen HS^	3	2	96
Highline HS	0	0	0
Mount Rainier HS^	0	0	0
Tyee HS^	0	1	0
TOTAL	**3**	**3**	**96**

*Used for regular classroom capacity.
**The relocatables referenced under "other relocatables" are used for special pull-out programs, storage, community use, etc.
^ Schools not located in the city of Burien
† Relocatables not listed in Highline CFP, estimate based on class size, permanent capacity of building, and current enrollment.
Source: Highline School District, 2018.

Level of Service Standards

The Standard of Service outlined below in Exhibit 46 reflects only those programs and educational opportunities provided to students that directly affect the capacity of school buildings. The special programs listed below require classroom space, thus the permanent capacity of some buildings housing these programs has been reduced.

Exhibit 46 Class Size Standard of Service

Grade level	Average Class Size Based on Standard of Service
Kindergarten	17
Grades 1 - 3	17
Grades 4- 6	27
Grades 7- 8	30
Grades 9- 12	32

Source: Highline School District, 2018.

It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using the utilization factor of available teaching stations depending on the physical characteristics of the facility and educational program needs.

Student generation rates were calculated in the 2018 Capital Facility Plan based on constructed residential developments. Using those rates, it is anticipated the growth alternatives would potentially generate up to 1,640 students.

Exhibit 47 Highline Student Generation Rates

Unit Type	Elementary	Middle	High
Multifamily	0.093	0.0465	0.0698
Single Family	0.1513	0.0262	0.0654

Source: Highline School District, 2018.

Exhibit 48 Student Generation by Alternative

Alternative	Single Family (+ Townhouse)	Middle Housing	Higher Density	Elementary Students	Middle Students	High School Students	Total Students
Preferred Alt.	1,902	1,997	3,601	808	310	515	1,634

Source: BERK, 2024.

Planned Projects, Costs, and Revenues

Planned Projects

Currently, the Highline School District has identified 2022 bond projects in Burien as follows:

Evergreen High School: A new Evergreen High School is slated to open in September 2025. The original facility opened in 1955, has 10 buildings and is in poor condition. The 2016 bond funded the design for a new Evergreen. In November 2022, voters approved funding for construction. Students will be able to continue school in the existing buildings while the new facility is constructed, starting summer 2023.

Critical Repairs & Improvements: The 2022 bond sets aside $17 million to fund critical repairs and improvements districtwide, including:

- Replenish capital fund for emergency repairs
- Roofing, painting, carpeting, heating/ventilation
- Sylvester Field synthetic turf & track
- Transportation/Building L replacement
- Remodel site for Highline Virtual Academy
- Maritime High School - district contribution

The Highline School District Capital Facilities Advisory Committee (CFAC) developed a living priority list of schools needing replacement to the School Superintendent and the school board, with plans to revisit and update the list in future years. The CFAC approved the list at their March 22, 2023, meeting:

"CFAC supports this priority order and recommends it as a living priority list to the school board, with the understanding that future information may develop, and the priority order may need to be updated."

CHOICE Academy (Woodside Site)

Big Picture (Manhattan site)

Sylvester Middle School

Chinook Middle School

Cascade Middle School

Valley View Early Learning

*Southern Heights Site**

Hilltop Elementary School

Seahurst Elementary School

Beverly Park Elementary School

**Note: The Southern Heights Site will host Highline Virtual Academy & New Start High School starting September 2023, after some remodeling work this summer, funded by the 2022 bond.*

Funding

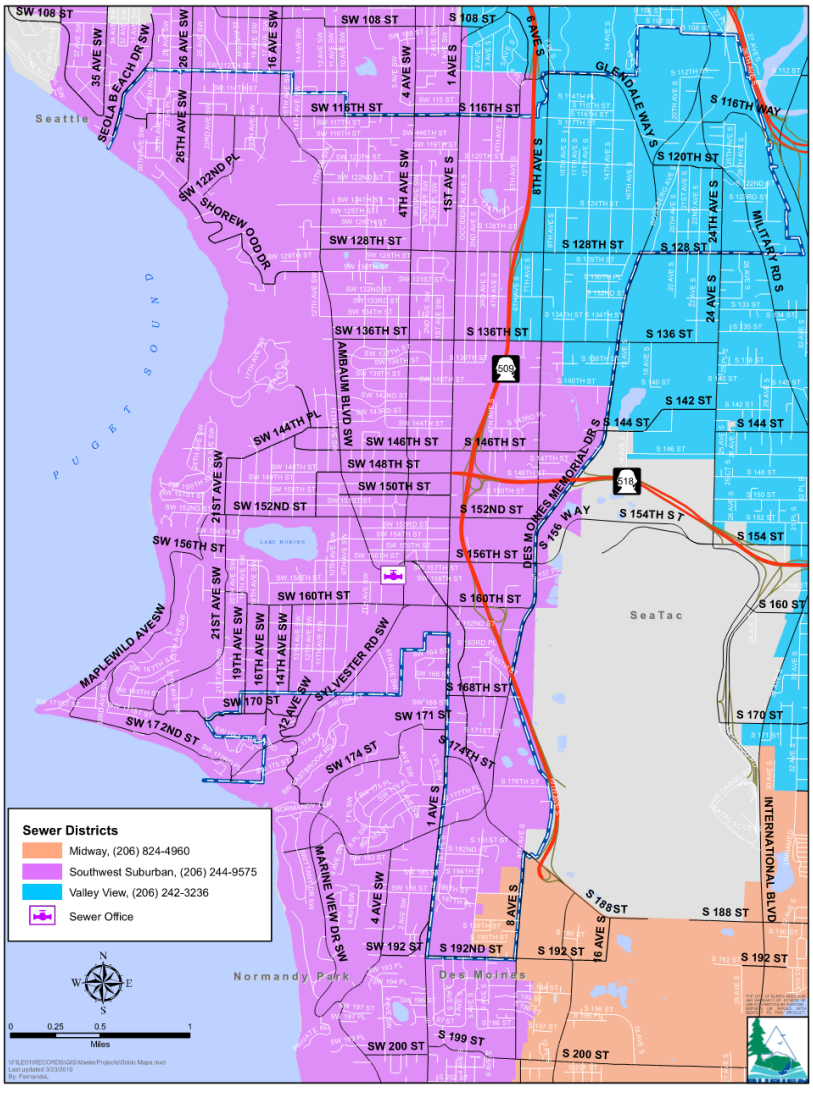
The city is entirely served by the Highline School District No. 401. The District's six year Capital Facilities Plan identifies long-term capital facilities for the period 2018-2023. Like most school districts, Highline relies heavily on the passage of bond levies to pay for capital improvements. Other funding sources for capital projects comes from the State, and potentially the collection of impact fees. In order for Burien to assess impact fees on new residential development, it would have to adopt the District's Capital Plan and enact an ordinance for the collection of these fees.

Sewer/Wastewater

The City does not own or maintain sewer utilities in the City. These are provided by special districts. The City and Districts interact based upon franchise utility agreements between the City and each District.

The City consists of three separate sewer districts: Midway Sewer District, Southwest Suburban Sewer District, and Valley View Sewer District. The boundaries of the three districts are depicted in Exhibit 49.

Exhibit 49 Burien Sewer District Map



Source: Burien, 2023.

Inventory

Midway Sewer District

There are 29 Basins within Midway Sewer District. The District serves areas within the cities of SeaTac, Des Moines, Normandy Park, Burien, Federal Way, and Kent. The area served within the City of Burien is located in a single basin in the northwest area of the District. Midway Sewer District consists of approximately 138.6 miles of gravity sewers, 4.4 miles of force mains, and 1.3 miles of siphons district-wide. Pipes in this system vary from older asbestos cement pipes to new high density polyethylene (HDPE) and polyvinyl chloride (PVC) pipe (2018 Midway Comp Plan).

A total of 13 pump stations – 5 wet/dry well stations and 8 submersible stations – lie within the Midway Sewer District. One of the submersible pump stations, Sun Vista (built in 1998), is located within Burien's city limits on S 190th Street, east of 4th Avenue S (2018 Midway Comp Plan).

All sewage from Midway Sewer District is treated in a Wastewater Treatment Plant (WWTP) located at 1200 South 216th Street in Des Moines, WA. Sewage from Burien enters the WWTP from the west in an 18-inch force main. The WWTP has an average daily flow of 6 million gallons per day (MGD) and a peak flow of 18 MGD. The maximum month Biochemical Oxygen Demand (BOD) design capacity is 18,770 lbs/day and the maximum Total Suspended Solids (TSS) design capacity is 15,010 lbs/day (2018 Midway Comp Plan).

Southwest Suburban Sewer District

As of 2010, Southwest Suburban Sewer District served a total of 24,700 service connections district-wide. The District serves areas within the cities of Burien, Normandy Park, Seattle, Des Moines, and SeaTac as well as a portion of Valley View Sewer District. Southwest Suburban Sewer District consists of approximately one million linear feet of gravity sewer lines ranging from 6-inch to 36-inch in diameter and approximately 740,000 linear feet of stubs (2015 SWSSD Comprehensive Sewer Plan). Southwest Suburban Sewer District has two drainage basins, Miller Creek Drainage Basin and Salmon Creek Drainage Basin, with five and six lift stations, respectively. All wastewater in the City of Burien flows into one of two district-owned Wastewater Treatment Plants (WWTPs) depending on the drainage basin.

Wastewater Treatment Plants

Water in Miller Creek Drainage Basin flows into Miller Creek WWTP and discharges from the WWTP to Puget Sound through a 36-inch marine outfall approximately 1,800 feet from shore. This WWTP has a design flow of 7.1 million gallons per day (mgd) and a maximum flow measurement of 22.0 mgd. There have been events when the system exceeds the maximum flow and ultimately spills into Miller Creek (2015 SWSSD Comprehensive Sewer Plan).

Water in Salmon Creek Drainage Basin flows into Salmon Creek WWTP and discharges from the WWTP to Puget Sound through a 36-inch marine outfall approximately 1,200 feet from shore. This

WWTP has a design flow of 8.1 million gallons per day (mgd) and a maximum flow measurement of 22.0 mgd. There have been events when the system exceeds the maximum flow and ultimately spills into Salmon Creek (2015 SWSSD Comprehensive Sewer Plan).

Valley View Sewer District

As of 2015, Valley View Sewer District (VVSD) served a population of 37,600 with a total of 8,100 service connections district-wide. The District serves areas within the cities of Burien, SeaTac, Seattle, Tukwila, and unincorporated King County (Plan Annex: Valley_View_SD_-_KC_Annex_-_HazardMitPlan_2019.ashx (kingcounty.gov)).

VVSD does not treat or dispose of their sewage within the district – instead, VVSD sends sewage to WWTPs in King County-Metro, Southwest Suburban Sewer District and Midway Sewer District for treatment and disposal (Plan Annex: Valley_View_SD_-_KC_Annex_-_HazardMitPlan_2019.ashx (kingcounty.gov)).

Level of Service Standards

The Comprehensive Plan defines the following levels of service standards:

> *Policy UT 11-1.7*
>
> *Sewer:*
>
> *1. All new development must be served by or provision made for an adequate public sewage disposal system.*
>
> *2. On-site sewage disposal systems may be allowed for single-family homes where no other alternative is cost effective and technically feasible, if approved by the Seattle-King County Department of Public Health, in accordance with the Seattle-King County Board of Health rules and regulations. Existing residential on-site disposal systems will not be required by the City to connect to sewer unless their current systems fail.*
>
> *3. Existing residential on-site disposal systems will not be required by the City to connect to sewer unless their current systems fail.*

System Deficiencies

Midway Sewer District

There are no deficiency or capacity concerns for the portion of Burien within Midway Sewer District under current conditions (per Ryan Phelan email from 2/6/2023).

Southwest Suburban Sewer District

Salmon creek contains five deficient areas totaling approximately 10,000 feet of pipelines requiring replacement system-wide, and Miller Creek contains ten deficient areas totaling approximately 27,000 feet of pipelines requiring replacement system-wide (2015 SWSSD Comprehensive Sewer Plan).

System-wide, lift stations 4, 7, 8, 11, and 18 were identified as deficient. Additionally, lift stations 12 and 14 are expected to have inadequate capacities for future flows (2015 SWSSD Comprehensive Sewer Plan).

According to the 2015 SWSSD Comprehensive Sewer Plan, the entire system is expected to have capacity concerns in 2031.

Valley View Sewer District

A portion of Burien residing within the Valley Sewer District is not currently connected to the sewer system. Many new extensions will be required to connect the remaining area of Burien to the system. Along with the areas not connected to the system, some areas of the system will require replacement of pipes reaching the end of their useful life. The areas identified in the VVSD Comprehensive Plan are listed in Exhibit 50.

Exhibit 50 Valley View Sewer District System Deficiencies in Burien

Location	Description of Deficiency	CIP ID
S 112th St to S120th St	No Service – Requires new extension of 12,390 feet of 8-inch pipe	N-6
14th Avenue S at S 116th St	No Service – Requires new extension of 3,800 feet of 8-inch pipe	N-7
S 120th St to S 128th St	No Service – Requires new extension of 9,741 feet of 8-inch pipe	N-8
Cedarhurst	No Service – Requires new extension of 9,615 feet of 8-inch pipe No Service – Requires new extension of 220 feet of 6-inch pipe	N-9
12th Ave S & S 138th St	No Service – Requires new extension of 3,030 feet of 8-inch pipe	N-10
S 127th St & Military Road	No Service – Requires new extension of 690 feet of 8-inch pipe	N-11
S 112th St and 26th Ave S	Freeway Pump Station Rehabilitation - Upgrade of Submersible at Station	R-1
20th Avenue S and S 124th Street	Requires replacing 333 feet of pipe with 12-inch pipe	R-15
22nd Pl S 24th Avenue S S 111th Pl	Requires replacing 150 feet of existing pipe with 8-inch pipe Requires replacing 559 feet of existing pipe with 10-inch pipe Requires replacing 480 feet of existing pipe with 10-inch pipe	R-26
16th Avenue S S 116th Street 20th Avenue S	Requires replacing 748 feet of existing pipe with 10-inch pipe Requires replacing 1324 feet of existing pipe with 10-inch pipe Requires replacing 976 feet of existing pipe with 10-inch pipe	R-37

Location	Description of Deficiency	CIP ID
Roseburg Avenue S	Requires replacing 2161 feet of existing pipe with 18-inch pipe Requires replacing 337 feet of existing pipe with 15-inch pipe	R-50
S 112th Street	Requires replacing 750 feet of existing pipe with 10-inch pipe	
North of S 111th Pl	Requires replacing 63 feet of existing pipe with 10-inch pipe	
Roseburg Avenue S	Requires replacing 226 feet of existing pipe with 12-inch pipe	R-51
Roseburg Avenue S	Requires replacing 727 feet of existing pipe with 12-inch pipe	R-52
S 116th Street	Requires replacing 79 feet of existing pipe with 12-inch pipe Requires replacing 179 feet of existing pipe with 10-inch pipe	

Source: Perteet, 2023.

Planned Projects, Costs, and Revenues

Planned Projects

See **System Deficiencies**, above.

Funding

Unlike the general government capital facilities, public utilities are funded by the users, or rate payers. The cost, therefore, for maintenance, operation, upgrading, and expansion falls entirely on those who use these utilities. The various purveyors, however, have a number of financing mechanisms in addition to user fees that they may employ. These methods include the use of utility local improvement districts (ULID), developer financing, bond and grant financing. These types of financial vehicles help to distribute the cost of improvements in a more equitable manner to the customer.

Midway Sewer District is primarily funded by sewer service charges with secondary funds coming from other fees and charges, non-operating revenue, and contributions for Capital (General Sewer Plan). In November of 2022, Midway Sewer District also proposed a utility local improvement district for South 188th Street Sewer Extension that would benefit the area of the District lying within the City of Burien (Midway Sewer District ULID).

Southwest Suburban Sewer District is primarily funded by service charges with secondary funds coming from contractual customers, contributions (growth), and other revenue (2015 Sewer Plan).

Valley View Sewer District is funded through rates, utility local improvement districts, bonds, grants, and loans.

Other funding mechanisms include:

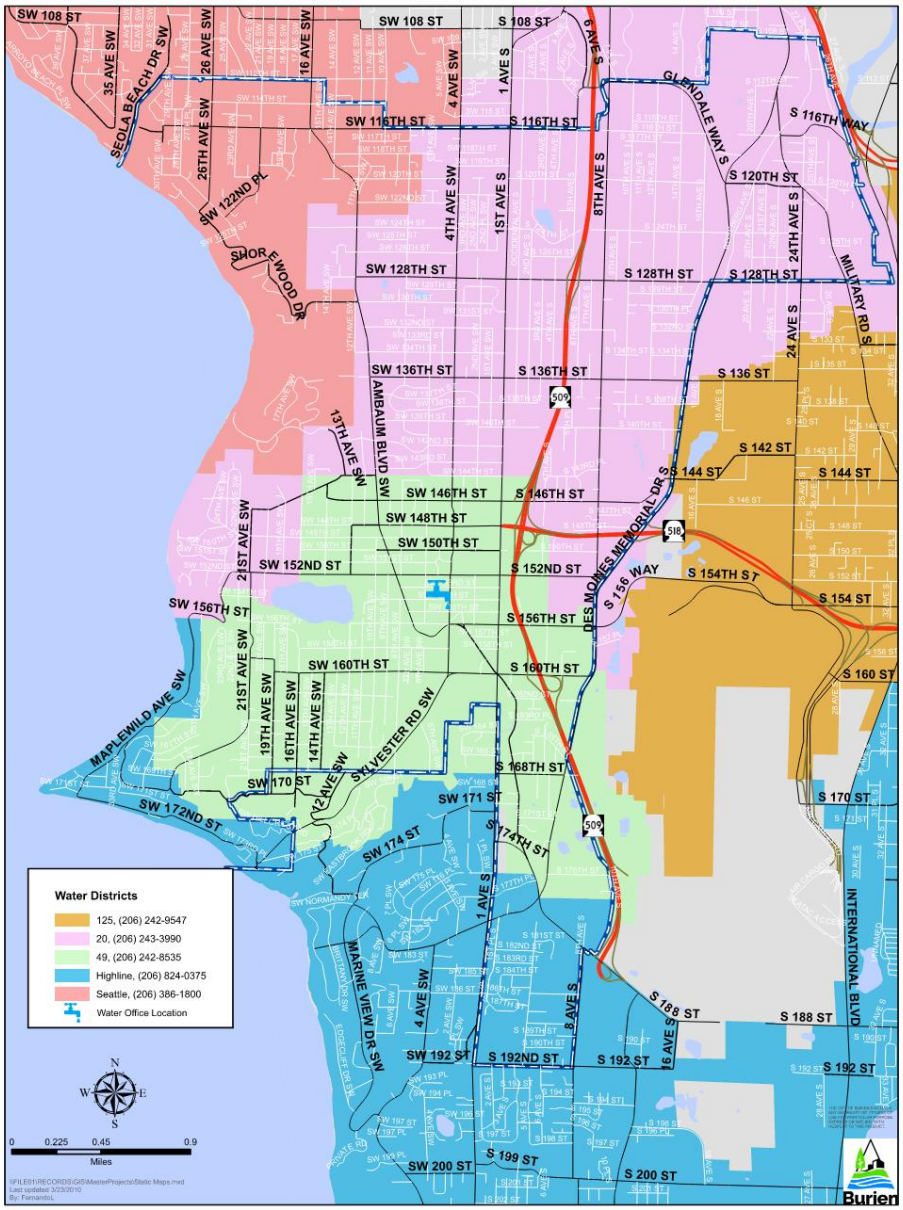
1. Grants: The Centennial Clean Water Fund and the State Revolving Fund both provide grants to support water pollution control facilities and other portions of sewage systems.
2. Loans: Public Works Trust Fund provides funds for repair, replacement, and rehabilitation of existing sanitary sewer systems.
3. Developer financing: A developer needing increased capacity would incur the cost of paying for the extension. Money could be recovered in part through the use of late-comers agreements.
4. Bonds: The districts may fund capital improvements through the issuance of revenue bonds. These bonds are repaid through revenue generated by rate payers.
5. Connection fees: Connection fees are assessed for new residential or commercial development. These fees help offset the cost of providing these capital improvements.

Water

The City does not own or maintain water utilities in the City. These are provided by franchise utility districts. The City and Districts interact based upon franchise utility agreements between the City and each District.

The City of Burien consists of five separate water districts: Highline Water District, King County Water Districts 20, 49, and 125, and Seattle Public Utilities. The most common deficiency within the City is fire flow with four out of five districts containing fire flow deficiencies within City limits. Some of the water districts have plans to address their fire flow deficiencies, while others do not. The boundaries of the five districts are depicted in **Exhibit 51**.

Exhibit 51 Water District Map



Source: Burien, 2023.

Inventory

Highline Water District

As of 2022, the Highline Water District serves a residential population of 70,630 with a total of 30,548 connections district-wide (Washington Department of Health: General Information (wa.gov)). The District services portions of the following cities: Burien, Des Moines, Kent, Federal Way,

Normandy Park, SeaTac, and Tukwila. It also serves portions of unincorporated King County as well as a portion of SeaTac International Airport. Overall the District services approximately 18 square-miles. The system consists of six pump stations, eight water storage facilities, 12 pressure zones, 29 pressure reducing stations, and over 305 miles of water main (ranging from 2-inch to 36-inch in diameter) (2020 Annual Report: highline_annual_report_2020_final.pdf (highlinewater.org)). Watermain sizes within the City of Burien vary from 2-inch to 16-inch in diameter.

Highline Water District possesses a distribution capacity of 20,600,000 gallons. Seattle Public Utilities (SPU) supplies approximately 70% of the water through the SPU intertie. There are also four permanent groundwater wells (Angle Lake Well, Des Moines Well, Tyee Well AFR835, and McMicken Heights Well), one permanent wellfield (Des Moines/Angle Lake), and two permanent interties with King County Water Districts (KCWD) 20 and 49 that Highline Water District receives water supply from. When the primary water sources mentioned above do not meet peak demands, two emergency interties (Tukwila Water Department and Lakehaven Utility District) can be utilized. In 2021, Highline Water District produced and purchased a total annual volume of 2,359,120,608 gallons of water and only had 5.1% system leakage (Washington Department of Health: General Information (wa.gov)). A pump station, supply intertie, and three emergency interties for the District lie within the City of Burien (Highline Water District, 2016, Water System Plan).

King County Water District No. 20

As of 2022, the King County Water District No. 20 (KCWD #20) serves a residential population of 38,974 with a total of 14,695 connections within the entire KCWD#20 (Washington Department of Health: General Information (wa.gov)).

King County Water District No. 20 possesses a distribution capacity of 6,000,000 gallons. Seattle Public Utilities (SPU) typically supplies 100% of the water through the SPU intertie. When the primary water source through SPU does not meet peak demands, four emergency interties (King County Water Districts 45, 49, and 125 and Highline Water District) can be utilized. In 2021, King County Water District No. 20 produced and purchased a total annual volume of 927,350,952 gallons of water and only had 3.8% system leakage. (Washington Department of Health: General Information (wa.gov)).

The District's water system includes approximately 1,520 fire hydrants and over 85 miles of ductile iron pipe and 55 miles of cast iron pipe. There are no asbestos cement (AC) or large diameter steel water mains remaining in service, and a majority of the water mains have been constructed or replaced since 1960. There are minor amounts of plastic and galvanized steel water main below 4-inch diameter, primarily 2-inch diameter. Overall, the system is in good physical condition and is generally well looped and hydraulically efficient.

King County Water District No. 49

As of 2022, the King County Water District No. 49 (KCWD #49) serves a residential population of 16,065 with a total of 6,930 connections within the entire KCWD #49 (Washington Department of

Health: General Information (wa.gov)). Although KCWD #49 primarily serves Burien (making up over 80% of the total demand), the District also serves areas within the City of Normandy Park and the City of SeaTac.

King County Water District No. 49 possesses a distribution capacity of 2,300,000 gallons. Seattle Public Utilities (SPU) typically supplies 100% of the water through the SPU intertie. When the primary water source through SPU does not meet peak demands, three emergency interties (two with King County Water District 20 and one with Highline Water District) can be utilized. In 2021, King County Water District No. 49 produced and purchased a total annual volume of 466,831,831 gallons of water and only had 10.5% system leakage (Washington Department of Health: General Information (wa.gov)).

Water mains conveying water from the areas of the regional system connections to outlying areas consist of large 10-inch and 12-inch diameter pipes. Although distribution mains are primarily 8-inch diameter pipes, about 53,600 feet of 6-inch and smaller cast iron mains still remain in use. A water main replacement program currently schedules the replacement of these smaller cast iron mains with 8-inch ductile iron. KCWD #49 has five Seattle Public Utility Meters, four bi-directional interties with KCWD #20, two uni-directional interties with Highline Water District (one to Highline and one from Highline), and a reservoir within Burien's city limits.

King County Water District No. 125

As of 2022, the King County Water District No. 125 (KCWD #125) serves a residential population of 14,760 with a total of 2,786 connections within the entire KCWD #125 (Washington Department of Health: General Information (wa.gov)). The District serves areas within the cities of SeaTac, Burien, Tukwila, and unincorporated King County. It is noted that only a small portion of the City of Burien is located within KCWD #125.

King County Water District No. 125 has permanent interties with Seattle Public Utilities (SPU), Skyway Water and Sewer, and King County Water District No. 20. When the primary water sources through the interties mentioned above do not meet peak demands, two emergency interties (Tukwila Water Department and Highline Water District) can be utilized. In 2021, King County Water District No. 125 produced and purchased a total annual volume of 470,684,984 gallons of water and only had 4.7% system leakage (Washington Department of Health: General Information (wa.gov)).

KCWD #125 contains distribution pipes ranging from 1.5-inch to 16-inch in diameter with almost 100,000 feet being 8-inch diameter pipes.

Seattle Public Utilities

As of 2022, Seattle Public Utilities (SPU) serves a residential population of 788,263 and a non-residential population of 167,243 with a total of 177,631 connections within the entire SPU district (Washington Department of Health: General Information (wa.gov)). SPU serves the City of Seattle

and portions of the cities of Shoreline, Lake Forest Park, Burien, and unincorporated King County south of the City of Seattle. SPU also provides retail water service to SeaTac Airport and Shorewood Apartments on Mercer Island.

SPU has two permanent sources (Cedar River and Tolt River) and three seasonal sources (Riverton HTS #1, Boulevard, Riverton HTS WF, and Riverton HTS #2 groundwater wells). When the primary water sources mentioned above do not meet peak demands, an emergency intertie with City of Renton can be utilized. In 2021, SPU produced and purchased a total annual volume of 45,589,000,000 gallons of water and only had 5.9% system leakage (Washington Department of Health: General Information (wa.gov)).

SPU's distribution system consists of over 1,600 miles of water mains primarily between 6-inch and 12-inch in diameter, two open reservoirs, six covered reservoirs, 16 pumping stations, and six elevated tanks and standpipes.

Level of Service Standards

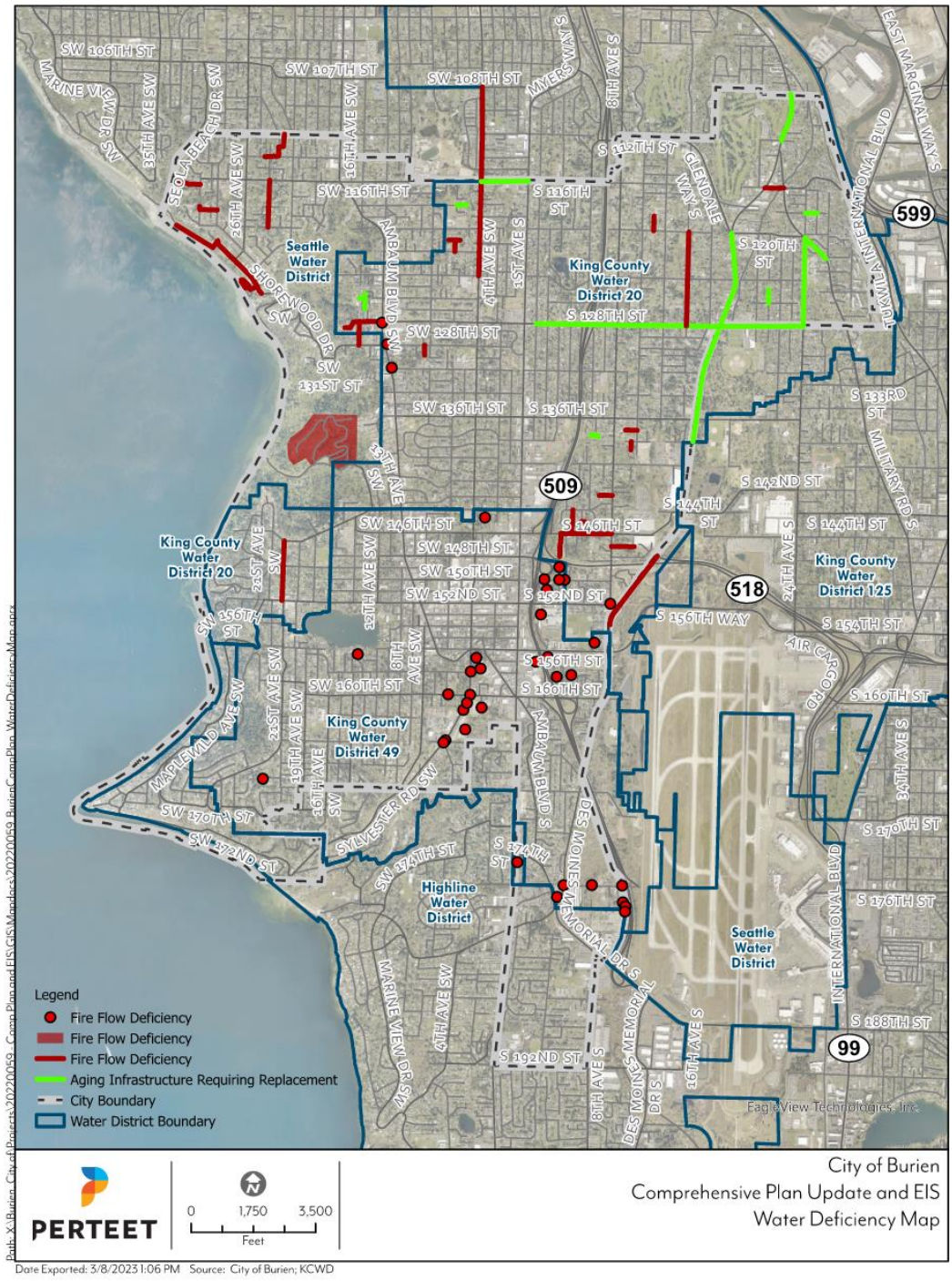
Burien has adopted level of service policies in the Comprehensive Plan:

> *Policy UT 11-1.7*
>
> *Water:*
>
> *Fire Flow Requirements: See Fire Protection.*
>
> *Water Quality LOS: The water system quality shall be in compliance with Washington Administrative Code requirements for water quality.*

System Deficiencies

A map showing water system deficiencies compiled from various districts or providers by Perteet, is shown in **Exhibit 52**.

Exhibit 52 Water System Deficiencies in Burien



Source: Perteet, 2023.

Highline Water District

Portions of the system contain undersized water mains creating concerns with fire flow. Fire flow deficient nodes in Burien include a cluster of nodes near 18209 8th Avenue South, one node near

Highline School District Transportation, one node near the S 189th Street and 8th Avenue South intersection, and one node near the S 189th Street and 8th Avenue South intersection (Highline Water pg. 181). Each node represents fire hydrants with the corresponding demands from nearby customers. These water deficiencies are depicted in **Exhibit 52** along with water deficiencies for the remaining water districts. Development will be limited in areas where undersized distribution lines remain until the fire flow deficiencies are addressed. Additionally, nodes around the intersections of S 189th St and 8th Ave S and S 190th St and 8th Ave S are expected contain fire flow deficiencies by 2034.

King County Water District No. 20

Portions of the system contain undersized water mains creating concerns with fire flow. The Capital Facilities Plan states the need for replacement of cast iron pipes and the addition of system looping to provide additional supply points and reduce high pressures. Development will be limited in areas where undersized distribution lines, cast iron pipes, or lack of system looping remain.

Southern Heights Reservoir will be reaching the end of its 50-year design life in 2030.

The District analyzed each aspect of the system for current development and the expected 20-year planning period then created a list of improvements to address each deficiency found. With the main deficiencies found being fire flow in areas with pipe diameters 6-inch and under, the proposed improvements will be replacing these smaller pipes with larger diameter pipes to improve the available fire flow to acceptable levels. The District stated the identified fire flow deficiencies have been scheduled for replacement. There are three categories to prioritize system improvements: Short-term, intermediate-term, and long-term. District CIP IDs 1-14 (short-term projects) expected to be completed in the next six years, District CIP IDs 15-27 (intermediate term) are expected to be completed in the next ten years, and District CIP IDs 28-47 (long-term) are expected to be completed in the next twenty years. It is noted that many of these projects were previously carried over from the 2010 comprehensive water plan due to lack of funding, reprioritization, or other various reasons. Specific deficiency locations are depicted in **Exhibit 52**, above, and described in **Exhibit 53**, below.

Exhibit 53 King County Water District No. 20 System Deficiencies in Burien

Location	Description of Deficiency	District CIP ID
Des Moines Memorial Drive (S. 108th Street to S. 112th Street)	Approximately 1,400 linear feet of existing 8-inch cast iron water main is in poor condition, with new 8-inch water main.	ID-1
S. 116th Street Alley (West of Military Road S)	Approximately 125 linear feet of existing 2-inch galvanized water main with 6-inch ductile-iron water main is under capacity.	ID-4
4th Avenue SW (SW 108th Street to SW 124th Street)	Approximately 5,400 linear feet of existing 6-inch and 8-inch cast iron water main failing to meet the District's fire flow requirements. (The plan is to replace this section of pipe with new 12-inch water main)	ID-5

Location	Description of Deficiency	District CIP ID
SW 128th Street to the east and west of 14th Avenue SW 14th Avenue SW (128th Street to the south)	Approximately 400 linear of existing 6-inch cast iron water main and 200 linear feet of 2-inch PVC water main failing to meet the District's fire flow requirements and is currently under capacity. (The plan is to replace with section of pipe with new 8-inch water main)	ID-6
14th Avenue S. (S. 120th Street to S. 128th Street)	Approximately 2,650 linear feet of existing 6-inch cast iron water main failing to meet the District's fire flow requirements. (The plan is to replace this section of pipe with new 8 inch water main)	ID-7
Des Moines Memorial Drive (S. 120th Street and S. 138th Street)	Approximately 6,000 linear feet of existing 6-inch and 8-inch cast iron water main failing to meet District fire flow requirements. (The plan is to replace this section of pipe with new 12-inch water main)	ID-11
South 118th Street (24th Avenue S. and 25th Avenue S.)	Approximately 300 linear feet of existing 8-inch cast iron water main requiring replacement due to pipe age and material and to prevent future water main breaks.	ID-12
South 128th Street (Occidental Avenue to 24th Avenue)	Approximately 6,250 linear feet of existing 8-inch cast iron water main is in poor condition, with new 12-inch water main.	ID-15
South 137th Street (10th Avenue S to the west)	Approximately 300 linear feet of existing 4-inch cast iron water main with new 8-inch water main to meet the District's fire flow requirements."	ID-16
9th Place South (South 138th Street to the south)	Approximately 600 linear feet of existing 4- inch cast iron water main failing to meet the District's fire flow requirements. (The plan is to replace with section of pipe with new 8-inch water main)	ID-17
5th Avenue South (South 144th Street to South 146th Street) 4th Avenue S. (S. 146th Steet to the south) 5th Place S. cul-de-sac S. 146th Street (8th Avenue South to 4th Avenue South)	Approximately 700 linear feet of existing 4-inch cast iron water main, 1,520 linear feet of existing 6-inch cast iron water main, and 650 linear feet underneath State Route 518 requiring replacement 8-inch water mains to meet the District's fire flow and redundancy/looping requirements.	ID-18
8th Place SW (130th Street to the south)	Approximately 300 linear feet of existing 6-inch cast iron water main failing to meet the District's fire flow requirements. (The plan is to replace with section of pipe with new 8-inch water main)	ID-19
Des Moines Memorial Drive S (8th Avenue S. to a proposed S. 147th Place)	Approximately 3,100 linear feet of existing 6-inch cast iron water main failing to provide looping and fire flow for the proposed Burien Northeast Redevelopment Area (NERA). (The plan is to replace with section of pipe with new 12-inch water main)	ID-20

Location	Description of Deficiency	District CIP ID
S. 138th Street Intersection of S. 138th Street and Des Moines Memorial Highway	Approximately 300 linear feet east to the intersection of S. 138th Street and Des Moines Memorial Highway and north approximately 125 linear feet failing to meet the District's looping and fire flow requirements. (Proposes to extend the existing 8-inch ductile iron water main)	ID-21
South 147th Street (8th Avenue S. to the east)	Approximately 550 linear feet of 4-inch cast iron water main failing to meet District fire flow requirements. (The plan is to replace with section of pipe with new 8-inch Ductile Iron Water Main)	ID-23
Southwest 116th Street (1st Avenue S. to 4th Avenue SW)	Approximately 1,300 linear feet of 8-inch cast iron water main requiring replacement with new 8-inch ductile iron water main to improve pipe age, material, and to prevent future breaks.	ID-24
Military Road South (South 120th Street and South 122nd Street)	Approximately 925 linear feet of 8-inch cast iron water main requiring replacement with new 8-inch ductile iron water main to improve pipe age, material, and to prevent future breaks.	ID-25
24th Avenue South (South 128th Street and South 121st Street)	Approximately 2,400 linear feet of 8-inch cast-iron water main requiring replacement with new 8-inch ductile iron water main to improve pipe age, material, and to prevent future breaks.	ID-26
S. 148th Street (8th Avenue S. to the east)	Approximately 1,300 linear feet of 4-inch cast iron water main requiring replacement with new 8-inch ductile iron water main to improve pipe age, material, and to prevent future breaks.	ID-27
21st Avenue SW (SW 146th Street to SW 152nd Street)	Approximately 1,920 linear feet of existing 6-inch cast iron water main requiring replacement with new 8- inch water main to meet the District's fire flow requirements.	ID-28
6th Avenue SW (SW 122nd Street to SW 121st Street) SW 121st Street to the east West of 6th Avenue S.	Approximately 730 linear feet of existing 6-inch cast iron water main requiring replacement with new 8-inch water main to meet the District's fire flow requirements.	ID-29
11th Avenue S. (S. 120th Street to the north)	Approximately 450 linear feet of existing 6-inch cast iron water main requiring replacement with new 8-inch water main to meet the District's fire flow requirements.	ID-30
S. 142nd Place (8th Avenue S. to the west)	Approximately 250 linear feet of existing 6-inch cast iron water main requiring replacement with new 8-inch water main to meet the District's fire flow requirements.	ID-31
Intersection of Ambaum Boulevard and 130th Avenue	Approximately 100 linear feet of existing 6-inch cast iron water main requiring replacement with new 8-inch water main to reduce velocity problems in the system during peak demand and fire flow conditions.	ID-32
Intersection of Ambaum Boulevard and 132nd Avenue	Approximately 120 linear feet of existing 6-inch cast iron water main requiring replacement with new 8-inch water main to reduce velocity problems in the system during peak demand and fire flow conditions.	ID-33

Location	Description of Deficiency	District CIP ID
6th Place S (two cul-de-sacs to the south of S 136th Street)	Approximately 200 linear feet of existing 2-inch PVC water main requiring replacement with new 8-inch water main to improve capacity.	ID-34
21st Avenue S. (S. 126th Street to the north)	Approximately 250 linear feet of existing 2-inch PVC water main requiring replacement with new 8-inch water main to improve capacity.	ID-35
Easements north and south of SW 126th Street and west of 14th Avenue SW	Approximately 500 linear feet of existing 2-inch PVC water main requiring replacement with new 8-inch water main to improve capacity.	ID-38
SW 118th Street (6th Place SW to the east)	Approximately 250 linear feet of existing 2-inch PVC water main requiring replacement with new 8-inch water main to improve capacity.	ID-39
Highline High School property (S. 152nd Street and 8th Avenue S.)	Approximately 700 linear feet requiring new 8-inch water main to provide looping for expansion of existing industrial park.	ID-41
Southeast corner of the intersection of SW 128th Street and Ambaum Blvd SW	Approximately 225 linear feet requiring new 8-inch water main to meet District fire flow standards.	ID-46
Alley between 1st Avenue S. and 1st Avenue SW	Approximately 1,350 linear feet of existing 4-inch water main requiring replacement with new 8-inch water main to meet District fire flow standards.	ID-47
Southern Heights Reservoir	"As the Southern Heights reservoir was installed circa 1980, it is quickly approaching the end of its 50-year design life, estimated for 2030. This project is to evaluate the aging reservoir located at the Southern Heights facility and to determine the District's course of action for rehabilitating the existing reservoir or replacing."	ID-F1

Source: Perteet, 2023.

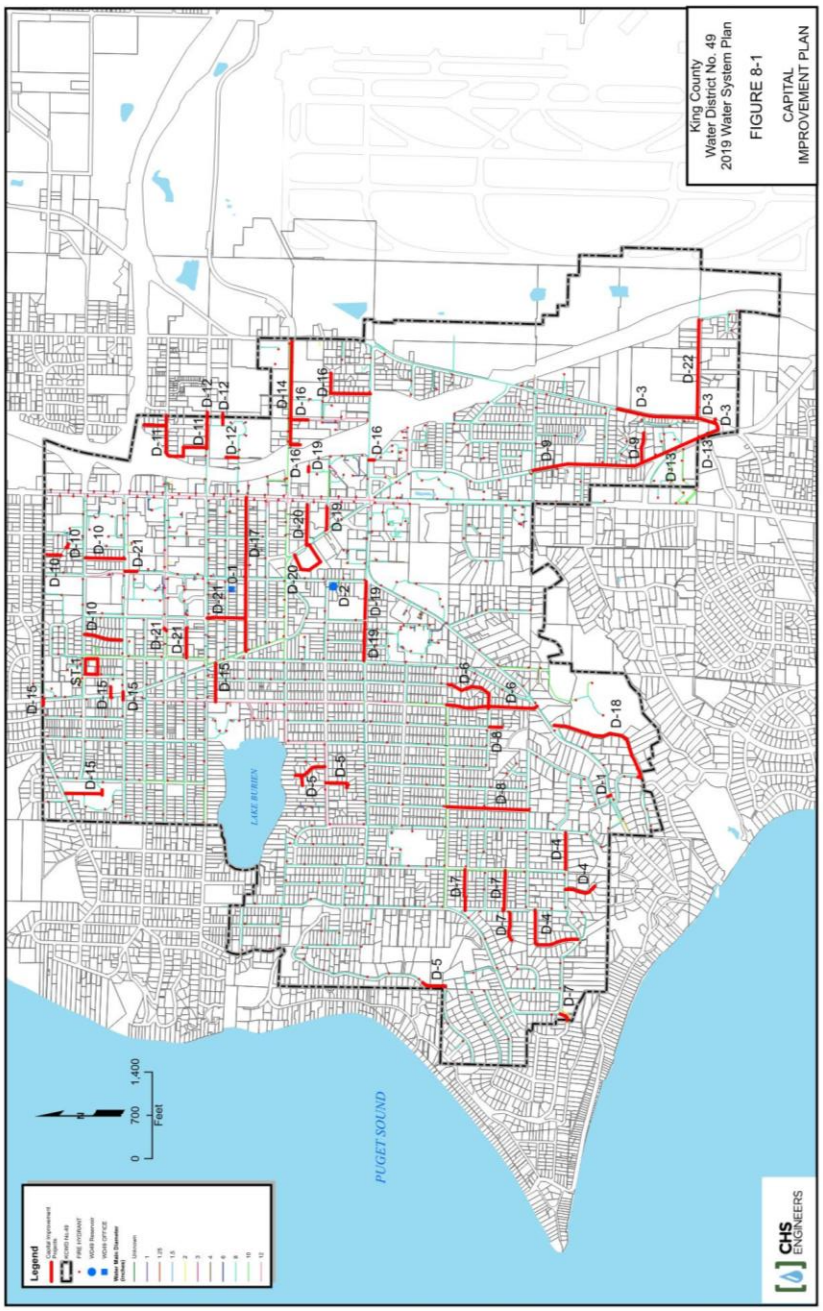
King County Water District No. 49

Portions of the system contain undersized water mains creating concerns with fire flow. Development will be limited in areas where undersized distribution lines remain. According to the 2019 King County Water District No. 49 (KCWD #49) Water System Plan, the criteria required for fire flow were assumed at 1,000 gallons per minute (gpm) for residential homes and 4,000 gpm for multi-family residential, commercial, or industrial buildings. Using that criterion, a total of 35 nodes (fire hydrants) did not meet the fire flow requirements under the 2016 maximum daily flow (MDD) conditions and 36 nodes did not meet the fire flow requirements under the 2036 MDD conditions. These water deficiencies are depicted in **Exhibit 52** along with water deficiencies for the remaining water districts. Over time, KCWD #49 is planning to replace the existing water mains under 8-inches with pipes sized a minimum of 8-inches in diameter. District CIP projects are in order of highest priority; however, actual scheduling of projects may depend on available funding and proposed projects by other governmental agencies, such as roadway improvements by the cities. The CIP map containing all CIP projects within the district is shown in **Exhibit 54** (2019 KCWD49 WSP – ADOPTED, pg. 93-94).

KCWD #49 discovered a deficiency of water storage requiring a new facility capable of storing 3.7 million gallons (MG) to meet the required capacity minimizing the current deficiency of 2.36 MG and expected future deficiency of 3.38 MG. The proposed location of this new facility will be at 8th Ave SW and SW 146th St, within Burien's city limits (2019 KCWD49 WSP – ADOPTED, pg. 85).

According to the 2019 Water System Plan, there are no deficiencies expected in source of supply or water treatment (2019 KCWD49 WSP – ADOPTED, pg. 96).

Exhibit 54 King County Water District No. 49 CIP Map



Source: Perteet, 2023.

King County Water District No. 125

There are no concerns or deficiencies noted in the KCWD #125 portion of Burien at this time.

Seattle Public Utilities

There are eight parcels in the Shorewood area and 126 parcels in the Hurstwood area not meeting the fire flow requirements due to undersized water mains according to the 2017 Fire Flow Analysis (SPU WSP: SPUFinal2019_WSP_Volume1.pdf (seattle.gov)). The undersized water mains affect development projects due to the need for upgrades in the system before permits are issued. Mike Marrs with SPU provided a map showing fire flow deficient areas in the Shorewood area. These locations are viewable in **Exhibit 53**. At this time, SPU does not have any planned projects to address these deficiencies.

Planned Projects, Costs, and Revenues

Planned Projects

See system deficiencies described above.

Funding

Unlike the general government capital facilities, public utilities are funded by the users, or rate payers. The cost, therefore, for maintenance, operation, upgrading and expansion falls entirely on those who use these utilities. The various purveyors, however, have a number of financing mechanisms in addition to user fees that they may employ. These methods include the use of utility local improvement districts (ULID), developer financing, bond and grant financing. These types of financial vehicles help to distribute the cost of improvements in a more equitable manner to the customer.

In general, the following funding sources are available to water purveyors:

1. Monthly User Charges and Connection Charges
2. Grants and Loans: A number of possible, although dwindling, sources are available for grants and loans for major capital improvements. These include the Municipal and Industrial Water Supply Grant and the Public Works Trust Fund.
3. Owner Extension: New development or redevelopment that needs water service and involves the extension of a line must request from the purveyor an owner's extension request. If the line will serve other properties in the future, the owner may get reimbursed at the time of future development.
4. Bonds: The water purveyors may incur debt through the issuance of bonds to provide needed money for long-term capital projects. The bonds, typically revenue bonds, are repaid through the revenue generated by users.

Highline Water District capital improvement projects are commonly funded by revenue bonds. The two revenue sources for the District are rate revenue and miscellaneous (non-rate) revenue. It is noted that the District had fifteen outstanding debts in 2016 (Water System Plan 2016).

KCWD #20 distribution and transmission projects are funded by the District, developers, other means, or a combination of these methods (Ch 7_Capital Facilities Plan).

KCWD #49 funds capital improvement projects through a combination of connection charges, cash on hand, a Public Works Trust Fund loan, and sale of revenue bonds. All costs associated with upgrading or extending the distribution system to meet the water demands for proposed development are the responsibility of the developer.

KCWD #125 is funded through a combination of water rates, local facility charges, general facility charges, utility local improvement district financing, developer financing, a combination of develop and District financing, bond financing, public works trust fund loans, and private financing (Water System Plan, 2020).

SPU is primarily funded by water sales with secondary funds coming from tap fees, interest income, operational grants, reimbursements, and others (Water System Plan, 2019).