



Agenda Bill

City Council Special Meeting & Regular Study Session - 25 Feb
2019

Department

City Manager

Staff Contact

Andrea Snyder, Economic Development Manager (206)
248-5528

Agenda Bill Title

Discussion and Potential Action on 2018 BEDP Report and 2019 BEDP Work Plan.

Summary

The Burien Business and Economic Development Partnership (BEDP) is an established advisory commission to the City Council on economic development and business interests. Every year, the BEDP provides an update on their work accomplished and seeks Council's approval of their future work plan.

See attached memo regarding the 2018 report and 2019 work plan. The BEDP put a lot of thought into their 2019 work plan. In the course of their discussion they wanted their work plan to:

1. Balance the need to get a lot done with being realistic about what can be accomplished within a year;
2. Allow for time in their schedule to be responsive to issues as they arise and as assigned throughout the year by City Council; and,
3. Capitalize on the momentum gained in the previous year on various projects.

The 2018 report and 2019 work plan will also be summarized in the presentation. Due to the large volume of detailed work, one aspect of the 2018 BEDP report and the 2019 work plan-- enhancing SW 153rd St. -- has been detailed in supplemental documents (attached).

Options

1. Approve the work plan as proposed.
 2. Revert the proposed work plan back to the BEDP for further consideration.
 3. Approve the work plan with council's changes.
-

Advisory Board Recommendation

Approve the work plan as proposed.

Administrative Recommendation

Approve the work plan as proposed.

Fiscal Impact

FUND: General Fund

COST OF PROPOSAL: TBD

AMOUNT BUDGETED: \$88,000 was budgeted in 2019 out of Economic Development funds for small business support. Some of the costs to implement the SW 153rd St. recommendations would come from a portion of this budget. Remaining costs may be borne by businesses and property owners. The City's contract with Discover Burien also includes support of the 153rd programs.

ADDITIONAL REQUIRED: N/A

Attachments

[BEDP 2018 Annual Report and 2019 Work Plan](#)

[SW 153rd Report](#)

[SW 153rd St. Business Owner Survey Data PPT](#)

[SW 153rd St. Property Owner Survey Data PPT](#)



City of Burien
400 SW 152nd Street
Suite 300
Burien, WA 98166-1911

P 206.241.4647
F 206.248.5539

burienwa.gov

MEMORANDUM

To: Burien City Council
From: Robyn Desimone, BEDP Chair and fellow BEDP members
CC: Brian Wilson, Andrea Snyder, Chris Craig
Date: January 28, 2019
Re: BEDP Annual Report

Introduction

I'm pleased to present the Burien City Council with the following report outlining the activities and accomplishments of the Burien Economic Development Partnership (BEDP) for calendar year 2018. This year was another highly productive year, despite a series of resignations. We had a total of four members resign their seats; two moved out of the area.

Also included in this report is our proposed work plan for 2019. Attached to this memo is a special report focused specifically on the work we, with the assistance of city economic development staff, accomplished in regards to the outreach we conducted to 153rd businesses and property owners. The special report also contains detailed recommendations for council on the immediate next steps we believe the city should take to further support the business community on 153rd.

BEDP Members

Robyn Desimone (Chair)
Nancy Scholl
Garry Crane
Matthew Wendland
Debra George (Discover Burien standing member)

Joshua Halpin (Vice Chair)
Pier David
Dean Anderson
Suzanne Greive
Michael Prato

BEDP 2018 Annual Report

153rd Street Enhancements

Building on the previous studies completed, the BEDP conducted comprehensive outreach to property owners and business owners along 153rd Street between Ambaum and 1st Ave S to discover what enhancements to 153rd they would find most valuable to their business. Please see attached report for more details.

Targeted Business Attraction/ Marketing

We made some progress in identifying data needed, building relationships with the press, and identifying some marketing techniques other cities have used. We invited Marc Stiles to the BEDP to pitch him a few story ideas. That meeting directly resulted in a story about Burien's demand for office space, and set the stage for a total of four stories in the Puget Sound Business Journal this year alone. Work remains in creating a targeted business attraction strategy. This effort was put on hold due to limitations in staff capacity as a result of the hotel development RFP. We'd like to make more progress on this in 2019.

Comprehensive Plan

The BEDP invited the Planning and Arts Commissions to help revise the Economic Development section of the Burien Comprehensive Plan. Together, we made significant revisions to the plan which aimed to reflect best practices in economic development, the specific needs of the Burien business community, and to improve the city's ability to compete for arts & culture grants. The new policies were adopted by City Council in December 2018.

Revised BEDP Ordinance and By Laws

During the course of our normal work, we realized some of the BEDP's governing documents did not reflect the way we operated. We also wanted more ability to hold each other accountable for appropriate behavior should conflicts ever occur. City Council adopted most of our revisions, except for the elimination of term limits for our Chair and our onboarding process for Chair. City Council also decided to change the composition of our board and standing positions by providing an ex-officio seat to a representative of the King County Labor Council.

Admissions Tax

We reviewed the city's Admissions Tax policy and made recommendations to council for changes to the law that would protect and support Burien's small businesses, many of which provide important opportunities for families to recreate. These exemptions were passed unanimously by council.

Opportunity Zones

The BEDP provided a letter of recommendation to Governor Inslee in support of Burien's application for Opportunity Zone designation. Burien neighborhoods competed against hundreds of others across the state to successfully earn the designation and letters of support were crucial to being considered for the program. The Opportunity Zone program provides federal capital gains tax incentives to invest in Burien. We are proud to have played a role in Burien's success.

Plastic Bag Ban

City council directed us to provide input into the plastic bag ban you were considering. In October, with the assistance of city staff, we hosted a business roundtable which featured subject matter experts and some of the businesses affected by the ban. The group had a robust discussion. The BEDP provided our recommendation in support of the ban and a 10 cent fee.

Business Community Survey

The BEDP a comprehensive survey the Economic Development Division is leading which will take the pulse of the local economy and identify advantages and challenges of operating a business in Burien.

Proposed 2019 Work Plan

For 2019, the BEDP plans to continue making progress on the work plan items started in 2018. We also recognize the importance of being able to be responsive to inform other topics that may require our attention outside of our proposed work plan.

Implement the 153rd enhancement recommendations

See attached report for details.

Targeted Business Attraction

We would like to perform an industry sector analysis to determine a focus for our attraction efforts that will allow us to most effectively use our limited resources. We would like to complete the following in 2019:

- a. Examine data like workforce skillset, tax revenue, building stock, growing industries, community or regional needs & gaps in business types.
- b. Identify Burien's competitive advantage as it relates to narrow list of industries to determine match.
- c. Determine top 3 industry types to target.

Sign Code

The city ordinance that established the BEDP outlines some of the topics for the BEDP's consideration. Sign code is among those specifically identified. The Community Development Department seeks to revise the code for temporary signs to be compliant with recent court case findings. We look forward to engaging with the community Development Department throughout the revision process and providing insights based on our perspectives as Burien businesses and residents.

Improving public safety for businesses and employees

Public safety has been a topic of concern for Burien businesses for some time. We would like to brainstorm and work with partners to implement a few strategies to enhance communication and feelings of safety among businesses and employees. One example for consideration would be to establish a peer-to-peer communication system to alert neighboring businesses if one business experiences a crime or other disturbance.

Ordinances & other issues as assigned

We understand that throughout the year, council or city staff may choose to ask us to review and provide feedback on a host of issues. We want to be sure to build in time in our work plan to address these issues in a timely manner. For example, one of the issues we foresee will be the potential ban on single use plastic service ware.

DRAFT

SW 153rd Improvement Study

Burien Business and Economic Development Partnership



Burien



Introduction

As part of the 2018 Business & Economic Development Partnership (BEDP) work plan approved by the Burien City Council, the BEDP was tasked with surveying existing conditions on SW 153rd and making recommendations on possible approaches to improve the economic vitality of the street. Specifically, the work plan called for:

“Building on the previous studies completed, the BEDP will conduct comprehensive outreach to property owners and business owners along 153rd Street between Ambaum and 1st Ave S...Once the outreach is complete, the BEDP will present the findings to City Council and work with appropriate commissions and stakeholders to inform recommended next steps.”

In order to accomplish the goals set forth in the 2018 BEDP work plan, the BEDP selected a subcommittee of seven members to conduct the survey process and analysis, and report results back to the full BEDP for review and comment. Subcommittee members included: BEDP Chair Robyn Desimone, past Vice-Chair Nancy Scholl, Dean Anderson, Suzanne Greive, Daniel Poiree, Robbie Howell, and Debra George.

Survey Background

The SW 153rd subcommittee reviewed several past City studies that discussed potential improvements to SW 153rd, in order to gather a baseline of information and build upon the work completed previously. The BEDP also received a presentation from Paul Fuesel, Principal from KPG and project lead for the SW 153rd St Preliminary Visioning Report. Ideas and concepts from those past studies were then included in the survey questions to identify challenges and opportunities that business and property owners currently experience on SW 153rd.

The SW 153rd Improvement Survey was deployed in June 2018 to all business and property owners on the street. Once the survey window was closed in July, the BEDP analyzed the results of the survey, presented the results to Council in a City Manager’s Report, and crafted draft recommendations to address the concerns and capitalize on the opportunities identified. The BEDP then invited business and property owners to a SW 153rd roundtable in October 2018 to present the draft recommendations for review and comment before finalizing the report.



Past Studies

- 1998 - Hyett Palma
- 2011 - SW 153rd Street Visioning
- 2015 - Downtown Mobility Study

Survey Questions

- Challenges
- Opportunities
- Future Plans
- Participation

Survey Deployed

- Business owners
- Property owners

Analysis

- Provide survey results to Council
- Develop next steps
- Stakeholder Roundtable

Recommendations

- Presentation to Council
- Implementation of recommendations

Survey Response

Deployment of the SW 153rd Improvement Survey included several strategies to reach stakeholders including: mailed paper surveys to all property owners, emailed surveys to all business owners, online survey access for business and property owners, and 35 in-person visits to businesses for which contact information was not available. All surveys were provided and accessible in three languages: English, Spanish and Vietnamese. There was strong interest in the project from stakeholders which was reflected in the above-average survey response rates.

Response Snapshot

Business Owners

94	Total number of business owners on SW 153 rd
40	Total survey responses from business owners
43%	Survey response rate
13	Minority-owned business survey responses

Property Owners

48	Total number of property owners on SW 153 rd
18	Total survey responses from property owners
38%	Survey response rate
5	Minority-owned property owner responses

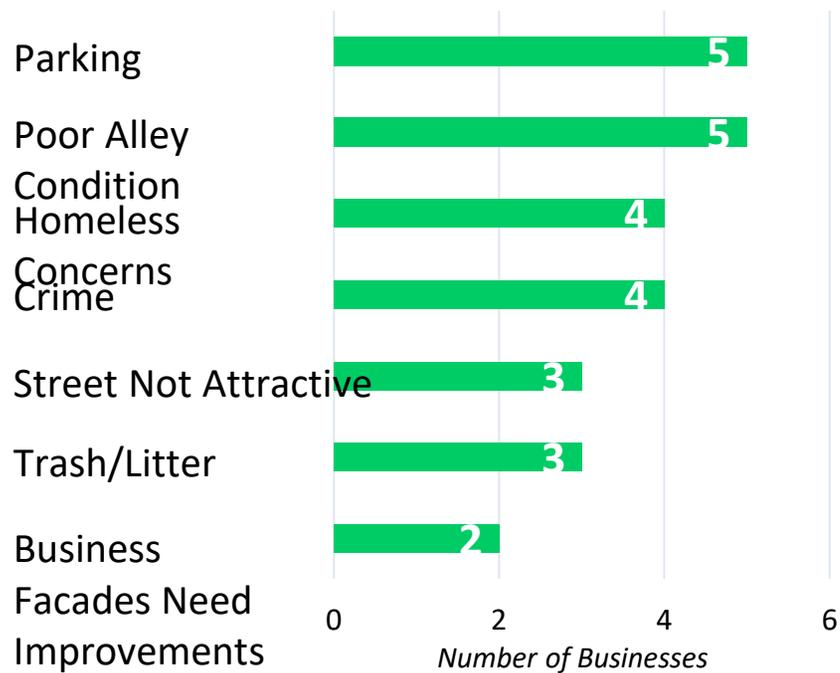
Survey Results

The compiled survey results in their entirety are included as an addendum to this report. In order to provide context to the BEDP recommendations provided later in this document, the following two pages provide summary information on the feedback given by business owners and property owners regarding challenges and potential opportunities existing on SW 153rd.

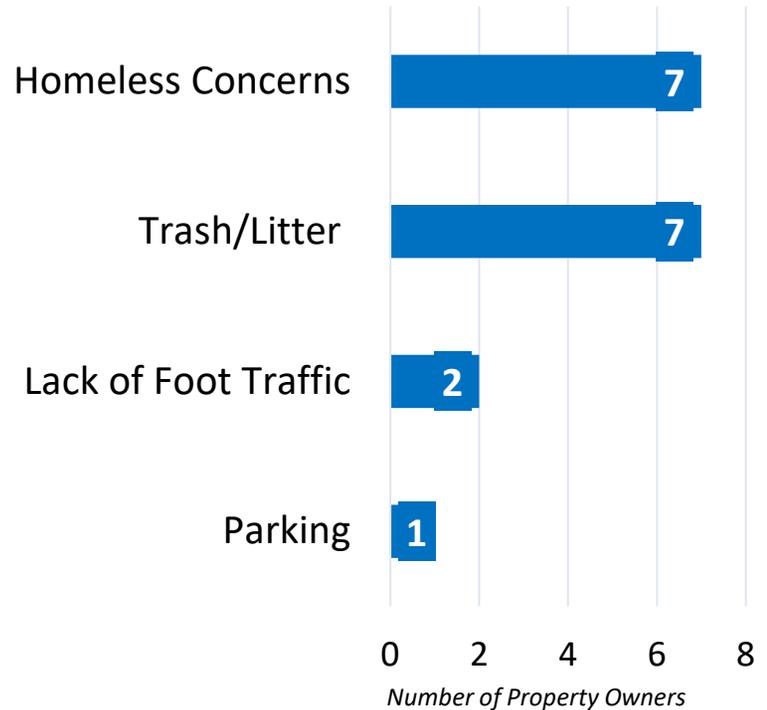
Challenges

Questions 2 on the business and property owner surveys focused on the challenges that exist on SW 153rd. This feedback was vital to the BEDP's goal to develop recommendations that mitigate challenges to economic growth in the corridor.

Question 2: Challenges I face *doing business* on SW 153rd include:



Question 2: Challenges I face as a *property owner* on SW 153rd include:

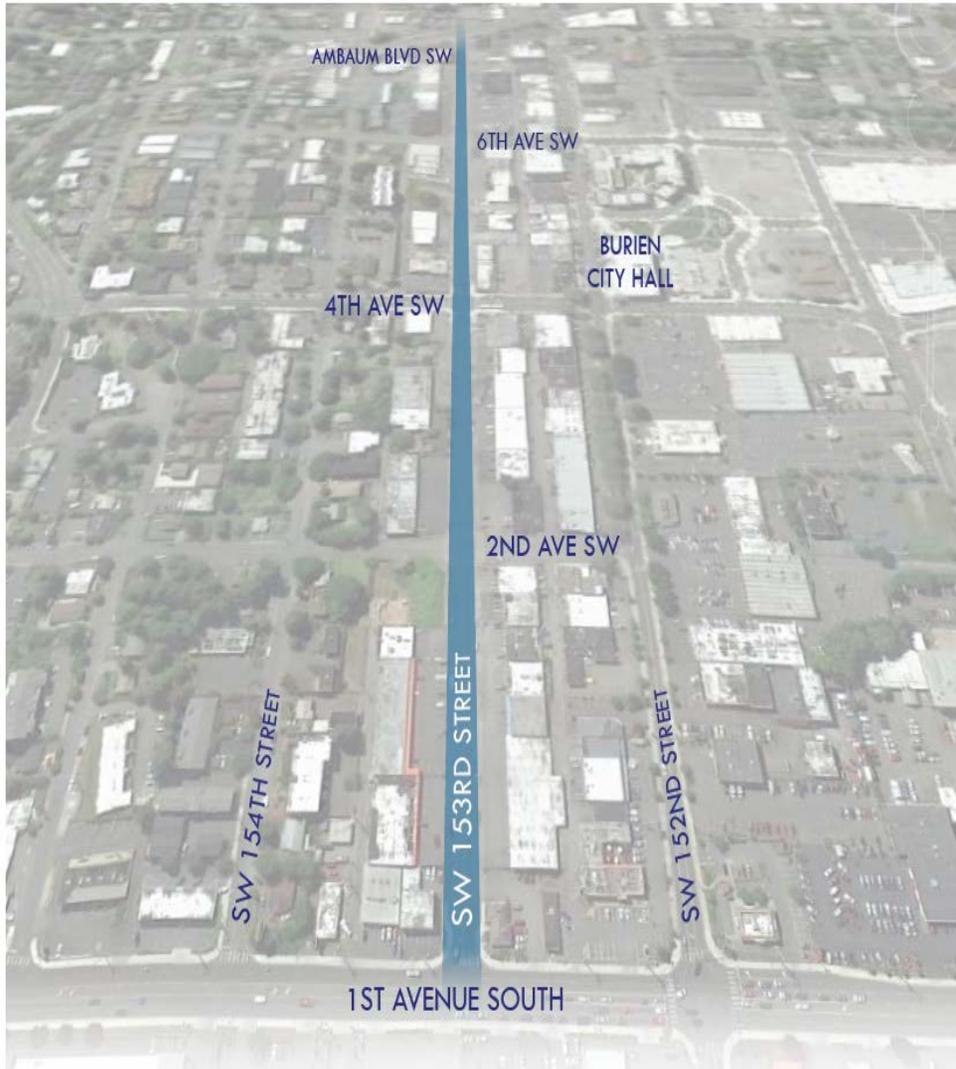


Challenges

Poor existing conditions and an unappealing aesthetic on SW 153rd diminish the opportunity for economic growth along the street

- SW 153rd is visually unappealing and lacks the vitality of neighboring downtown streets, decreasing customer traffic
- Poor health and safety conditions in the alleys that bracket the street have negative impacts on employees, visitors and business owners
- SW 153rd feels disjointed and 'left out' from the rest of the Downtown
- Parking availability has become a constraint for continued customer attraction and business growth





Recommendations

Implement a toolbox of strategies to mitigate negative impacts on the street and maximize the positive opportunities, organized around the following categories:

- Clean & safe streets
- Streetscape improvements
- Private property 'curb appeal' improvements
- Marketing & promotion
- Parking management

Clean & Safe

Challenge

Illegal Activities and Trash in Alleyway

Business and property owners report frequent graffiti, illegal drug use, trespassing and vandalism occurring in the alley. The activities contribute to the feeling of many employees, customers, and business owners that the area is unsafe.

Survey results and observed conditions also indicate the alleyway has substantial issues with litter, cleanliness and illegal dumping. Refuse not properly disposed can lead to a run-down aesthetic, and exacerbate the spread of vermin and other public health issues.



Recommendations

CPTED Walking Tours

The BEDP recommends that the Burien Police Department conduct periodic Crime Prevention Through Environmental Design (CPTED) walking tours to educate business and property owners of steps they can take to discourage use of the alley for illegal activities. CPTED strategies can include: additional lighting and cameras, securing buildings and areas hidden from view, and upkeep and maintenance of buildings and equipment.

Mandatory Garbage and Dumpster Locks

The City does not require businesses to have garbage receptacles, or to secure garbage receptacles. Businesses have noted refuse is being illegally dumped in unsecured trash containers and that refuse is often removed from containers and dispersed throughout the alley by wind and other means.

The BEDP recommends the Council consider a law that businesses abutting the alleyway between SW 152nd and SW 153rd be required to maintain trash and recycling receptacles for their business, and that dumpsters remain locked during non-business hours.

Streetscape Improvements

Challenge

Poor Aesthetic Appeal

Survey results and community input from past City studies have expressed concern that SW 153rd lacks the aesthetic appeal and 'main street charm' of neighboring streets.

Businesses believe the street's dated look, lack of greenery, and unbroken concrete/asphalt landscape may deter potential customers, discourage property owners from investing in their buildings, and contribute to unrealized economic potential.



Recommendations

Potted Plants and Street Trees

Past City studies including Hyett Palma in 1998 and the Downtown Mobility Study in 2015 have recommended improving the aesthetic appeal of SW 153rd with more greenery. The BEDP recommends potted plants and potted street trees be procured and placed along SW 153rd to improve the aesthetic look and feel of the street.

While a complete reconstruction of the streetscape may be pursued in the future, it is the opinion of the BEDP, and KPG principal Paul Fuesel, project manager for the SWS 153rd Visioning Report, that the current cost-benefit analysis does not support this type of larger investment at this time.

Paint Light Poles with Artistic Design

The vehicular light poles that frame both sides of SW 153rd lend themselves to a cost-effective method to add art and creativity to the street. The BEDP recommends that the City consider painting the light poles with an artistic design that reflects the energy and vibrancy of the street, and that the Burien Arts Commission and SW 153rd business owners be involved in development and creation of the designs.

Private Property Improvements

Challenge

Business Façades Look Vacant and Run-Down

Community input on several past studies has indicated that residents and businesses believe SW 153rd lacks the aesthetic appeal and 'main street charm' of neighboring streets including SW 152nd. The street looks dated, and has very little in the way of greenery to break up the concrete and asphalt landscape.



Recommendations

Business Façade Improvement Grant Program

This program would be modeled after other façade improvement grant programs, including those in Yakima and Renton. Details of the program would need to be finalized, but generally the City would match 1:1 funds invested in an eligible façade improvement project up to a maximum limit. The goal would be to incentivize business and/or property owners to invest in upgrades to the exteriors of their buildings, and demonstrate the economic benefits of improving the curb appeal of a property.

Informational Pamphlet: 'No City Permit Needed'

According to the business survey, 60% of respondents would like more information on how they can improve their property's curb appeal. At the same time, small business owners often have significant constraints on their time and budget to make improvements to their property.

To encourage improvements, the City would create informational materials that promote cost-effective ways to improve curb appeal, and explicitly lay out the types of improvements that can be made without a permit or approval from the City. This program aims to give business and property owners the information needed to make practical and cost-effective improvements to their properties with time and money constraints in mind.

Parking

Challenge

Parking Constraints Limit Business Growth

SW 153rd has seen a number of very successful businesses recently locate on SW 153rd. These businesses are having a positive affect on the vitality and activity on the street and increasing the number of employees and customers that park on the street. As businesses continue to locate and grow on SW 153rd, fewer open parking spaces is creating a constraint on the number of additional customers businesses can bring in.



Recommendations

Expand 2 Hour Parking to All of SW 153rd and Increase Enforcement

Parking on SW 153rd west of 4th Ave SW is currently identified as a 2 hour parking zone. Parking to the east is unrestricted, where employees, visitors, and businesses on SW 153rd are able to park for the entire day, decreasing parking turnover. Expanding the 2 hour limit to all of SW 153rd will increase the turnover of parking spaces and allow more customer traffic. Additional enforcement of the 2 hour parking limits are needed to encourage this turnover on a consistent basis.

Flexibility for Redundant Drive Aisles

Due to the vehicular focus of SW 153rd, single parking lots often have multiple curb cuts and drive aisles that may be unnecessary to the operation of the parking lot and business. The BEDP believes the City should encourage businesses to reprogram unnecessary or redundant drive aisles.

The drive aisle could be blocked with potted plants & street trees in order to add greenery to the street, break-up the asphalt & concrete landscape, and create additional parking supply. Each drive aisle that is reprogrammed adds two parking spaces for potential customers; one on the private parking lot side of the aisle, and one on the street side.

Marketing & Promotion

Challenge

Street Lacks a Creative Vision and Theme

Downtown Burien, and SW 152nd in particular, is often noted for its pedestrian friendly atmosphere and main-street charm. Survey results show that same feeling is absent from SW 153rd which causes the street to feel disjointed from the rest of the downtown. The survey results of both business and property owners overwhelmingly supported the creation of a creative 'theme' for the street to develop its own unique sense of place and reflect the vibrancy and diversity of the businesses located there.



Recommendations

Create a SW 153rd Business Leadership Committee

A thriving business district requires active participation from the stakeholders in the district for sustainable progress. The BEDP recommends that a leadership committee of SW 153rd business owners be created as a subcommittee of Discover Burien. This committee would foster collaboration between businesses, develop ideas and programs to increase economic activity, and be a voice for the nearly 100 businesses that inhabit the street.

Develop and Implement a Corridor Theme

The initial charge of the SW 153rd business leadership committee would be to develop and implement a theme for SW 153rd that is supported by the businesses and stakeholders. A theme will allow businesses to work together to promote and market the street, create a more cohesive sense of place, and increase the economic vibrancy of the street. Business owners, property owners, designers and artists would be important stakeholders in developing a theme, and creating a plan to implement and market the theme.

SW 153rd Improvement Survey Business Owners

Burien Business & Economic Development
Partnership (BEDP)



94

Total Number of Business Owners on SW 153rd

40

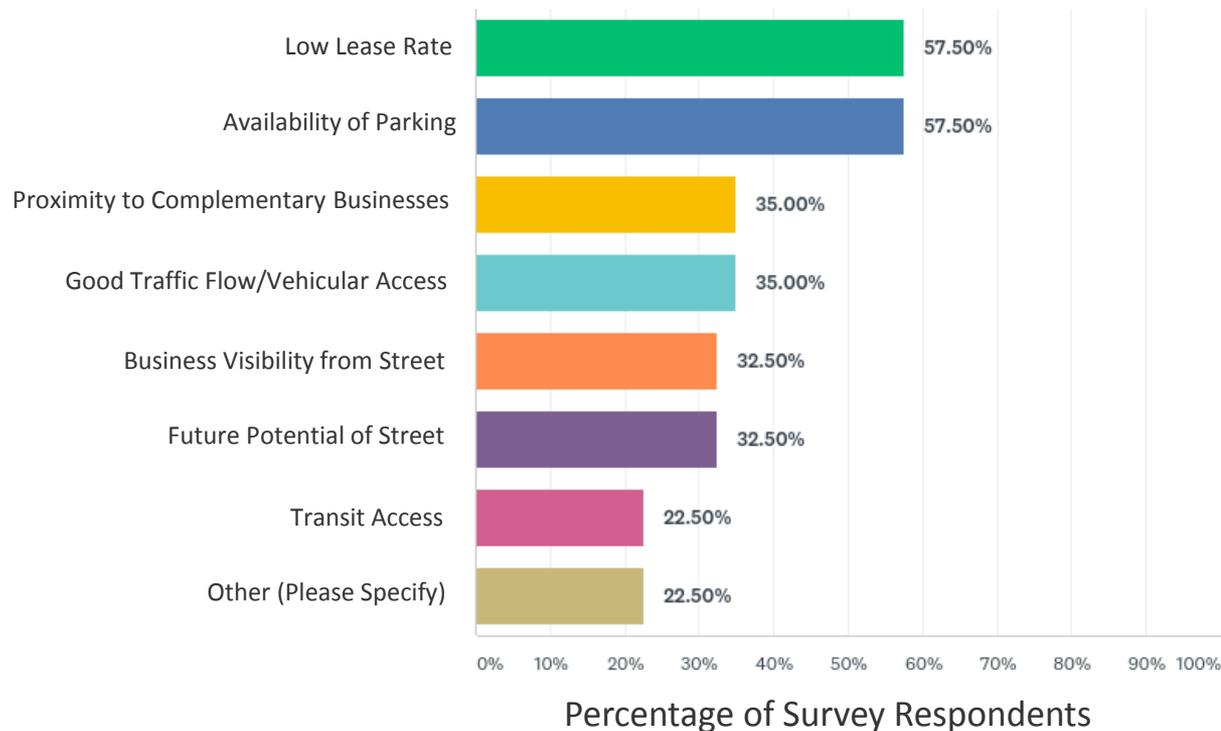
Total Responses to Survey from Business Owners

43%

Survey Response Rate

Question 1: What attracted you to SW 153rd to locate your business? What keeps your business here? Please select all that apply.

Answered: 40 Skipped: 0

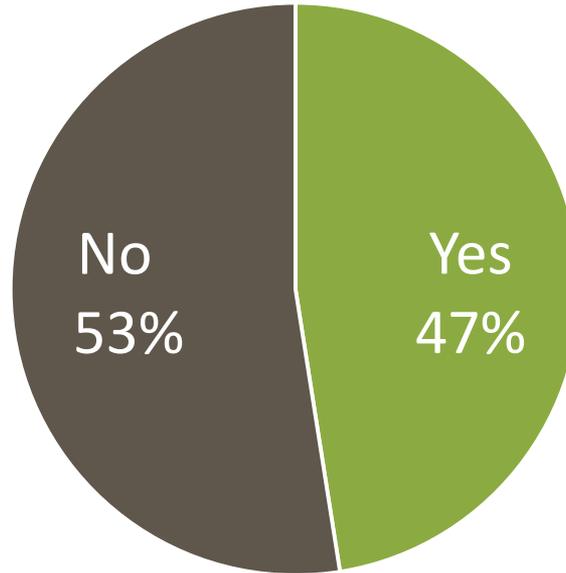


Question 1 (cont) : “Other - Please Specify” **Open-ended responses**

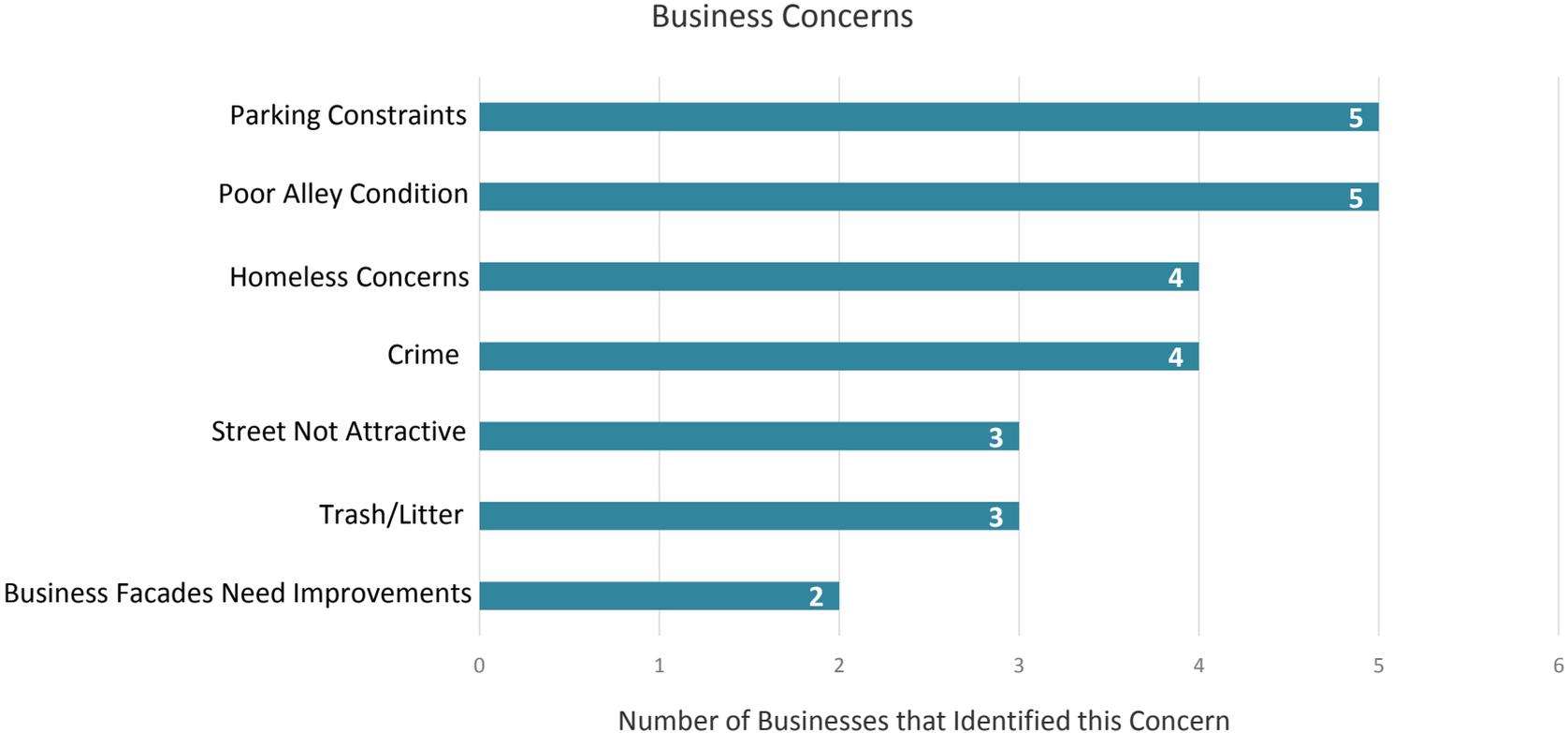
- Close to home. I grew up in Burien and graduated from Highline High School. My family and friends are in the Burien area. Also, proximity to the airport and I-5 for my business travel.
- Centrally located for what we do
- Our business has been operating since 1953. It's been in the current location since 1953. We worked for the previous owners for 10 years and purchased the business from them when they opted to retire.
- Property was in the family for 30 years
- It was already established here
- We managed the property.
- Proximity to home
- Purchase cost of an existing building
- The street looks very abandoned. Put more decor like on 152nd.

Question 2: Are you experiencing any issues or challenges with doing business on SW 153rd that are negatively impacting your business?

Answered: 40 Skipped: 0



Question 2 (cont): “If Yes, challenges I face include: ” Major Themes

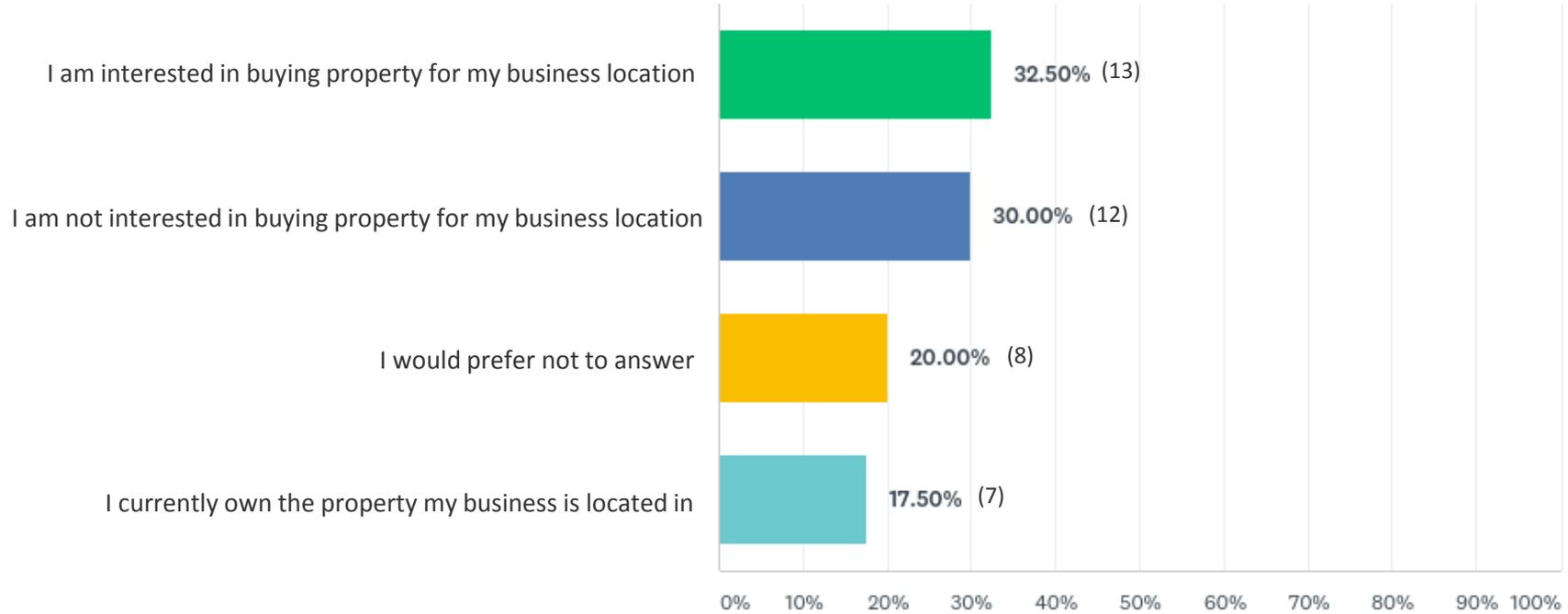


Question 2 (cont): “If Yes...challenges I face include:” **Open-ended responses**

- Parking is severely limited during peak times
- Alley way is dirty, and lots of homeless using it for a bathroom
- The street is not very attractive
- Parking issues, graffiti in the alley, vandalism
- Litter, graffiti, and general filth from people camping in alley
- As 153rd is not the main street (152nd), it can be difficult for potential consumers to know where we are. And there isn't much foot traffic
- Problems with graffiti and non customers hanging out in back ally of 153rd street
- Trash pile up and parking
- The street looks trashy and low class - the property owners don't enhance the old buildings and it just contributes to the over all look
- People have trouble finding it due to the sign on the window is not visible enough to read from the street
- The drug addicts scare if potential customers
- We have dog grooming business by us whose customers have their dogs poop and pee in front of our office, on the sidewalk, and by our door and don't clean it up. I picked up dog poop from the sidewalk this morning
- The type of businesses that move in - and out
- The aesthetics of the business storefronts could be improved
- Druggies and homeless using alley in back makes it dangerous to go in the alley & could use some trees for shade along the street
- Homeless people used to loiter in adjacent lot
- Lots of presence of homelessness people around especially library's
- Patrons of other businesses in the area parking in the lot that goes with our business
- Careless drivers (speeding). Poor sidewalk conditions. Need for more parking (there is a private parking lot across the street that the city should acquire and build a parking garage. Some plants/trees along the sidewalk way would improve the curb appeal immensely. A lot of dead parking space privately owned that could be used to update the street with center street curbing and plants - would help slow down traffic, give better curb appeal for existing businesses (starting to show they are suffering / leaving)

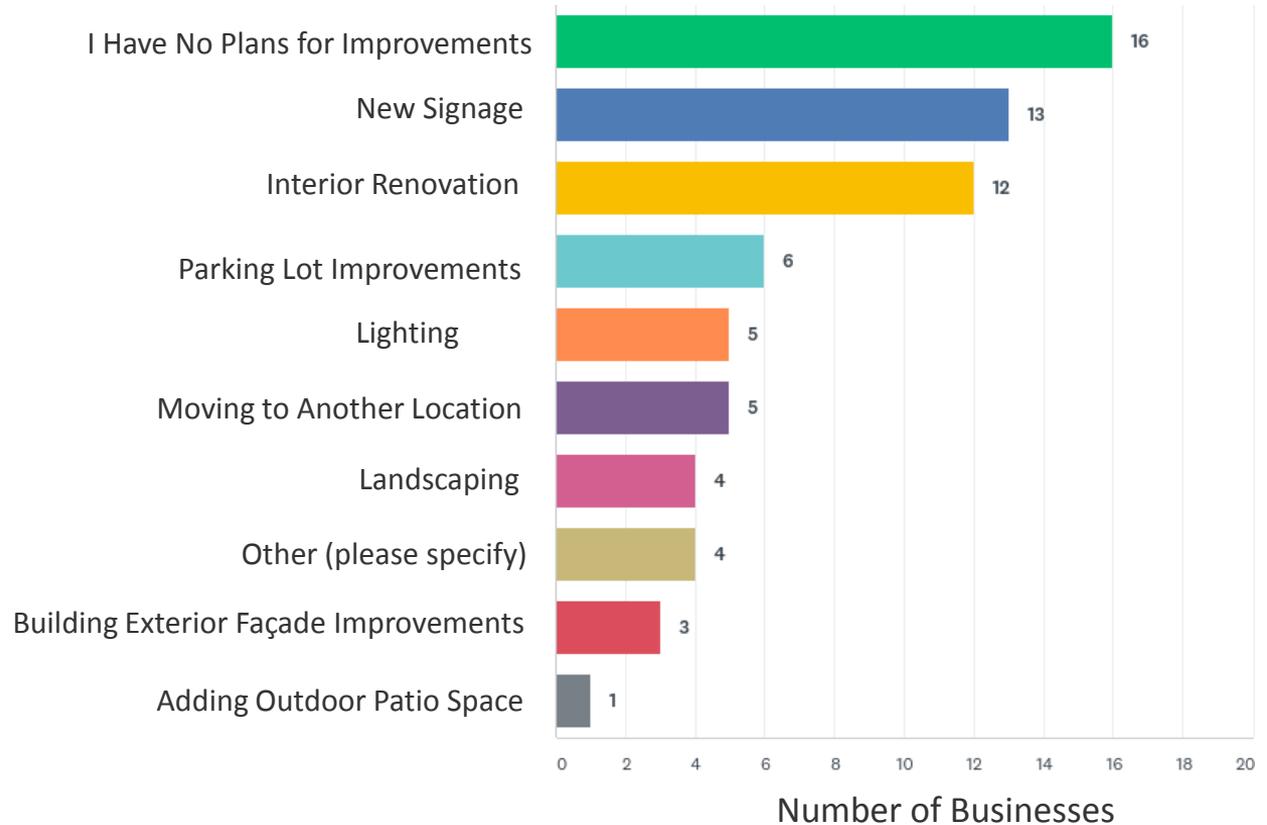
Question 3: If you currently lease building space for your business, are you interested in buying property?

Answered: 40 Skipped: 0



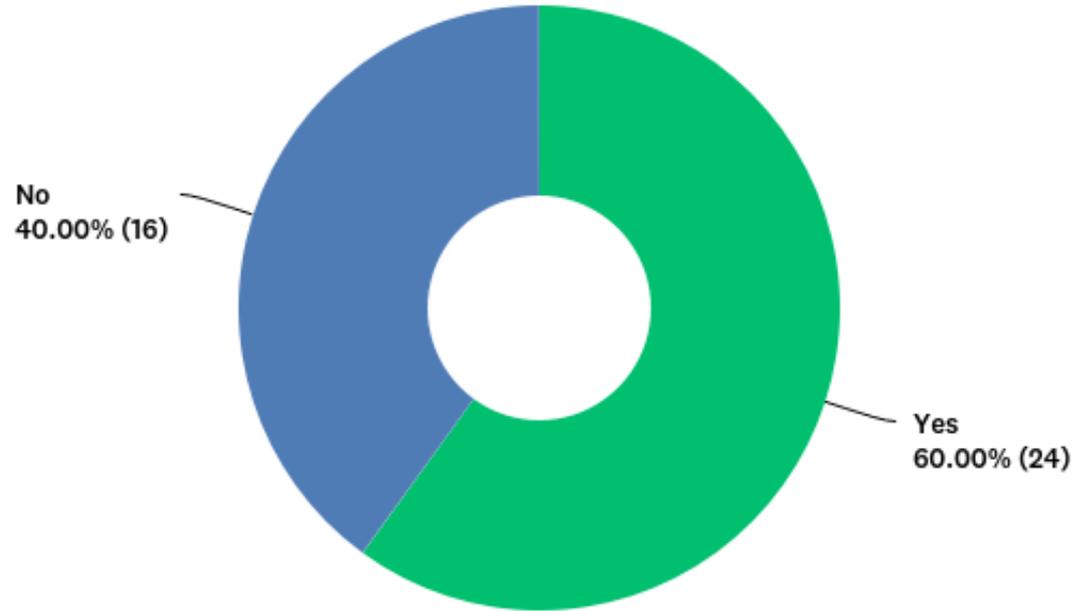
Question 4: What types of physical improvements do you have planned for your business/property in the next 1-5 years? Please select all that apply.

Answered: 40 Skipped: 0



Question 5: Would you like to receive more information about how you may be able to improve your properties' visual appeal?

Answered: 40 Skipped: 0



Question 6: Would more City sponsored activities or events held on SW 153rd be a benefit to your business? Examples might include a parade, or other seasonal themed events.

Answered: 40 Skipped: 0



Question 7: A previous City study recommended ‘a theme and a strong unique vision be created to unify the businesses and brand the corridor’ on SW 153rd. Below are photo examples of artwork and urban design that has been utilized in other cities to create a neighborhood identity. Should the City work to encourage an identity or ‘theme’ for SW 153rd?

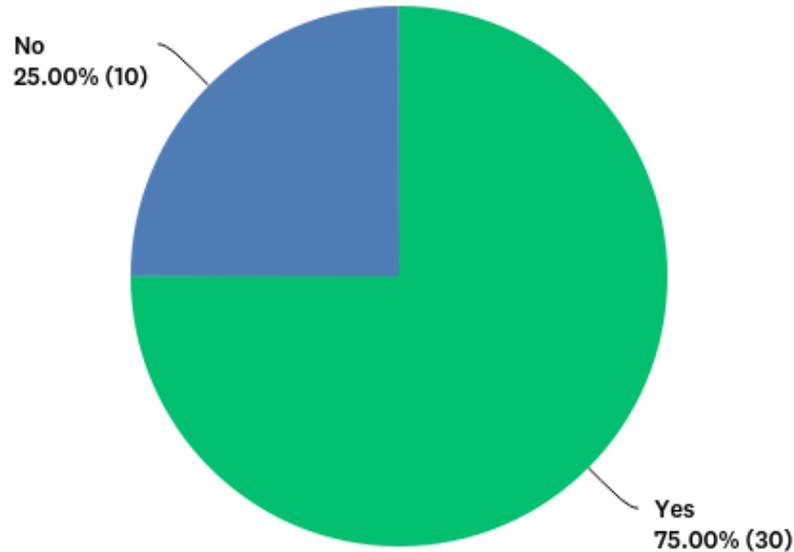


Q7: Photo Examples

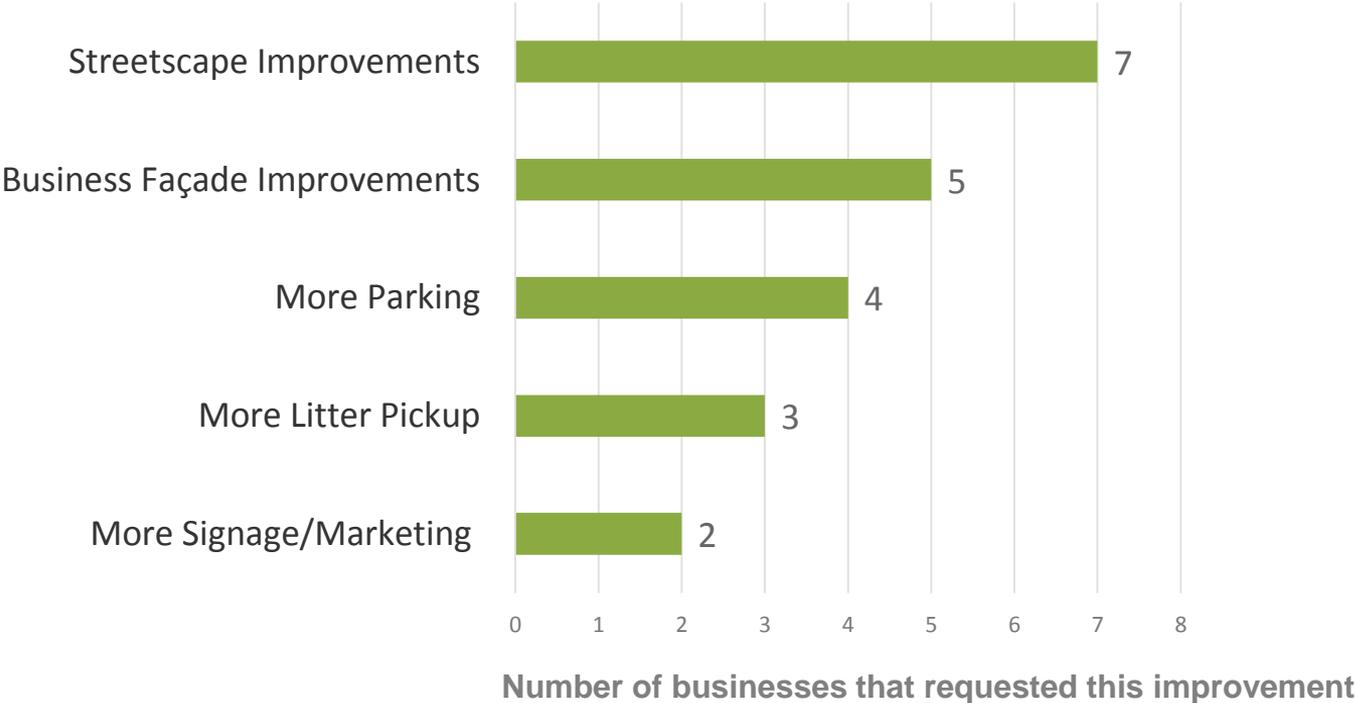


Question 7 (cont): A previous City study recommended ‘a theme and a strong unique vision be created to unify the businesses and brand the corridor’ on SW 153rd. Below are photo examples of artwork and urban design that has been utilized in other cities to create a neighborhood identity. Should the City work to encourage an identity or ‘theme’ for SW 153rd?

Q7: Survey Results



Question 8: What other improvements or changes to SW 153rd street would you like to see? Major Themes

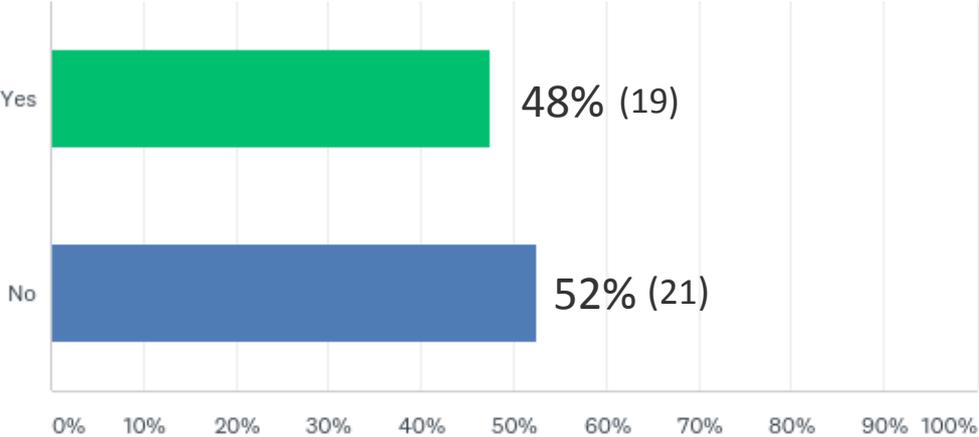


Question 8 (cont): What other improvements or changes to SW 153rd street would you like to see? **Open-ended responses**

- More advertising/promotion
- A little more decoration. Allow businesses to put more publicity outside of the businesses like, for example posters, and flyer or flags
- Stricter and more stringent guidelines for maintaining the facades of businesses and the general cleanliness of the street. 153rd looks "dumpy" at best, and it doesn't help bring new business to the current occupants
- Repair the sidewalks. They are a disaster, especially the South side of the street. Maintain the planters. If they're empty they become trash receptacles
- Property owners taking an active role in cleaning and refurbishing their buildings and the city taking the lead in making them comply
- More parking and better lighting
- There are a lot of business that seem to not be active in the community or open . Would like to see these spaces occupied by more proactive businesses . Also more plants and areas for animals
- cleaner streets and all of the unoccupied offices filled
- Graffiti getting cleaned up faster. Regulation of what storefronts are allowed to do with their storefronts
- Officers presence like walk patrol or bike patrol
- Make a sidewalk on 4th Avenue between 160th and 156th. It is shameful to see Sylvester MS students walking so close to traffic
- 153rd lacks visual appeal. The stores and signage have been around for quite awhile. Perhaps embracing that fact and furthering that look might be interesting...or not.
- The people that pick up garbage, don't come over to our side of the street any more. And they don't really pick up the garbage that well anywhere. Keeping the street free of litter would go a long way.
- Clean it up,
- More large trees planted to shade the road
- Street trees
- Street trees or landscaping to attract more foot traffic
- None
- More Parking
- The option for zone parking on the street.
- Art is not needed - the art community has already embraced 152nd. The same with all city events and parades. Restaurants are popular and bring people downtown so curb appeal and a renovated street/sidewalk/trees would be a big improvement to improve current business and attract new business. If you build (better streets and curb appeal) the businesses will follow. They will not update their buildings until then, they never have and they never will. If the surroundings are nice the new businesses will keep up. Streets and parking need to be first, not "how can I help you spend money on the front of your business". That didn't work when 152nd was updated and won't work with the ugly stepchild either.

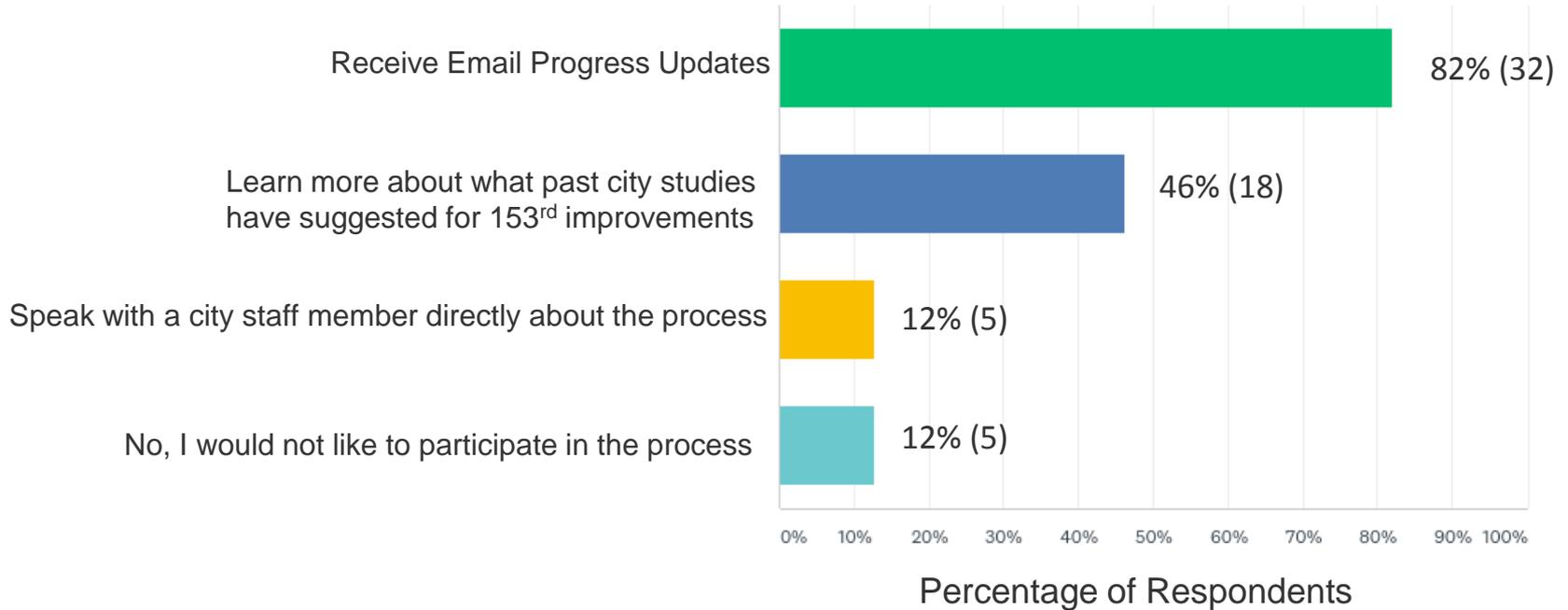
Question 9: Would you be interested in participating in a stakeholder round table discussion about potential improvements to SW 153rd?

Answered: 40 Skipped: 0



Question 10: If you would like to be involved in the 153rd improvement process in other ways, please select the ways in which you would like to participate.

Answered: 39 Skipped: 1



Questions?

chris@burienwa.gov



SW 153rd Improvement Survey Property Owners

Burien Business & Economic Development
Partnership (BEDP)



48

Total Number of Property Owners on SW 153rd

18

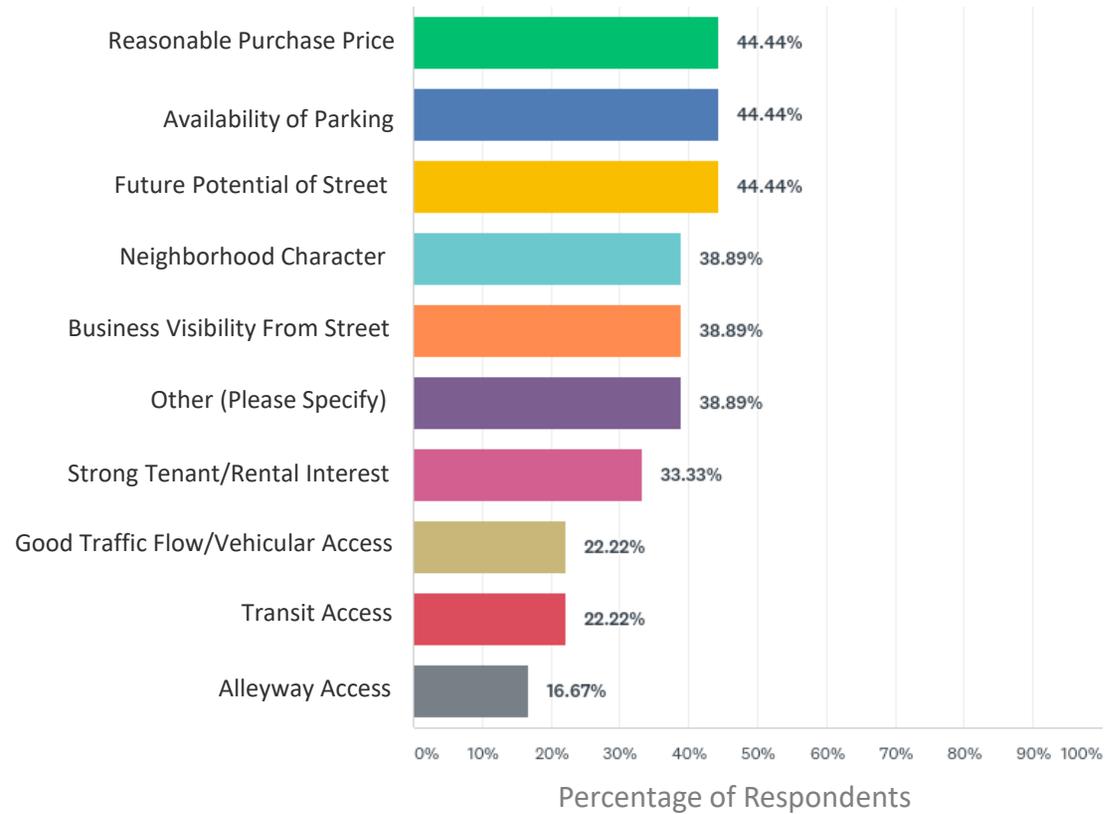
Total Responses to Property Owner Survey

38%

Survey Response Rate

Question 1: What factors were most important to you when deciding to purchase property on 153rd? Please select all that apply.

Answered: 18 Skipped: 0

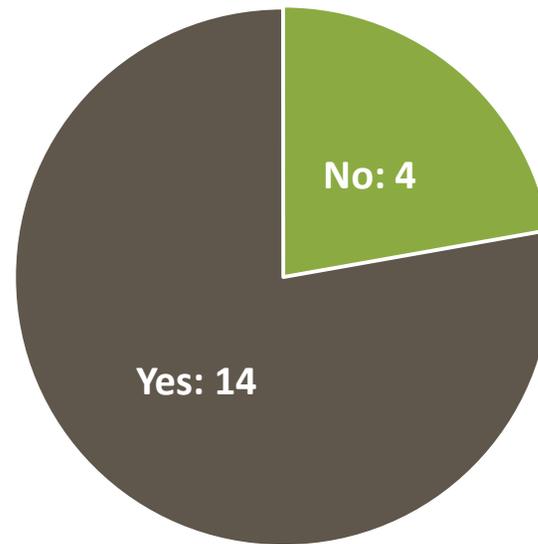


Question 1 (cont) : “Other - Please Specify” Open-ended responses

- Access to freeways and going North, South and East. We work all over the Puget Sound and this was a good central location for us.
- Good place for our dental office. We like Downtown Burien
- We need a motel, it will draw the evening crowd, only 7 min to Airport.
- Business investment
- Occupied the building as a tenant prior to purchasing.
- Diverse character of the neighborhood
- Control graffiti

Question 2: Are you experiencing any issues or challenges with doing business on SW 153rd that are negatively impacting your investment?

Answered: 18 Skipped: 0



Number of
Respondents

Question 2 (cont): “If Yes, challenges I face include: ” Major Themes

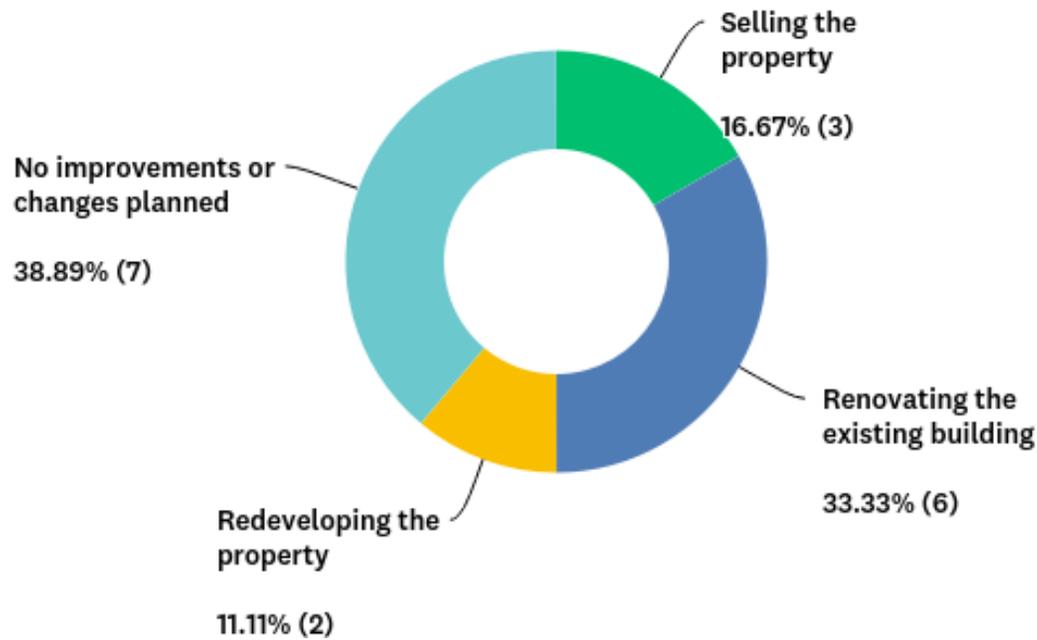


Question 2 (cont): “If Yes...challenges I face include:” **Open-ended responses**

- Homeless problem and garbage problems. We purchased lock from waste company and still it gets broken every so often.
- Parking has been an issue. We would be happy to pay for zone parking if that could be an option.
- Homeless people sleeping at the building. Had to procure services of a security patrol to monitor the building during evening hours. Also the debris left behind by the homeless that sleep across the street is an extreme challenge.
- Homeless sleep in our doorway and leave a mess. Needles, food, clothing, blankets, bodily waste, have had to call police many times and has been disruptive to the operation of the office.
- Homeless people
- 1. Homeless vandalism 2. Excessive Littering, ie. needles, beer cans, trash, clothes, carts 3. Sleeping in and around buildings
- Street and sidewalk erosion
- This property sees frequent visits of transients and has problems with dumping, use of our dumpsters, and littering, especially in the 153rd alley.
- The street is not posing any issues, we have outgrown the current building and need more space
- Lack of foot and driving traffic
- I need to note that the intended business has not yet opened. At this point, the only challenge we anticipate is the lack of foot traffic on 153rd as compared to the amount of people frequenting shops, cafes, etc on 152nd.
- Contaminated soil in alleyway
- Homeless people sleeping, garbage etc.
- The homeless. We have issues with them coming into our business asking for money, sleeping in the bushes, destroying our once "locked" locked electrical power outlets, defecating in our parking lot and on fence, trespassing onto our roof, leaving behind needles and other drugs related items and garbage. We have a well lit parking lot with cameras, doesn't stop them.

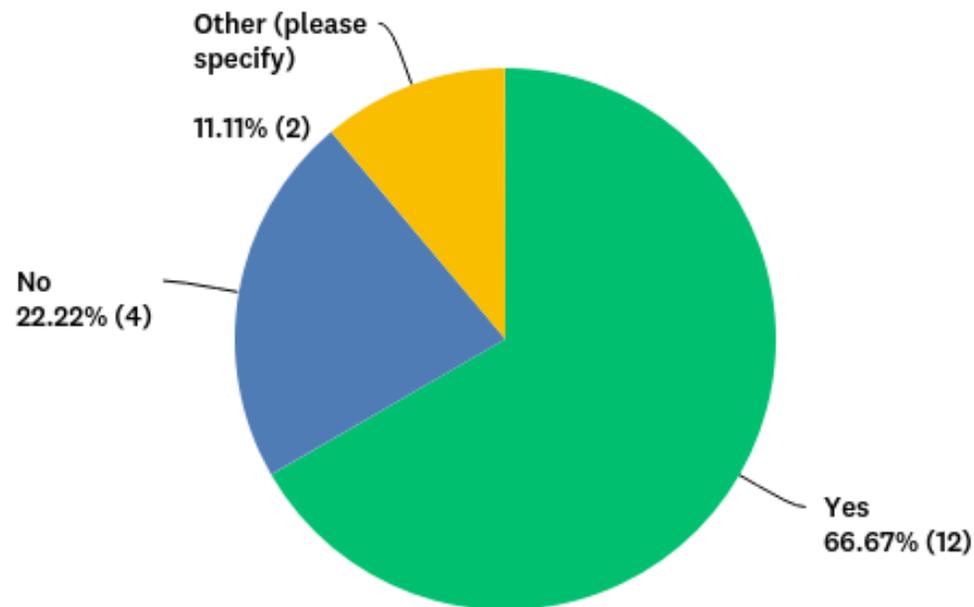
Question 3: What type of plans do you have for your property or investment in the next 1-5 years? Please select all that apply.

Answered: 18 Skipped: 0



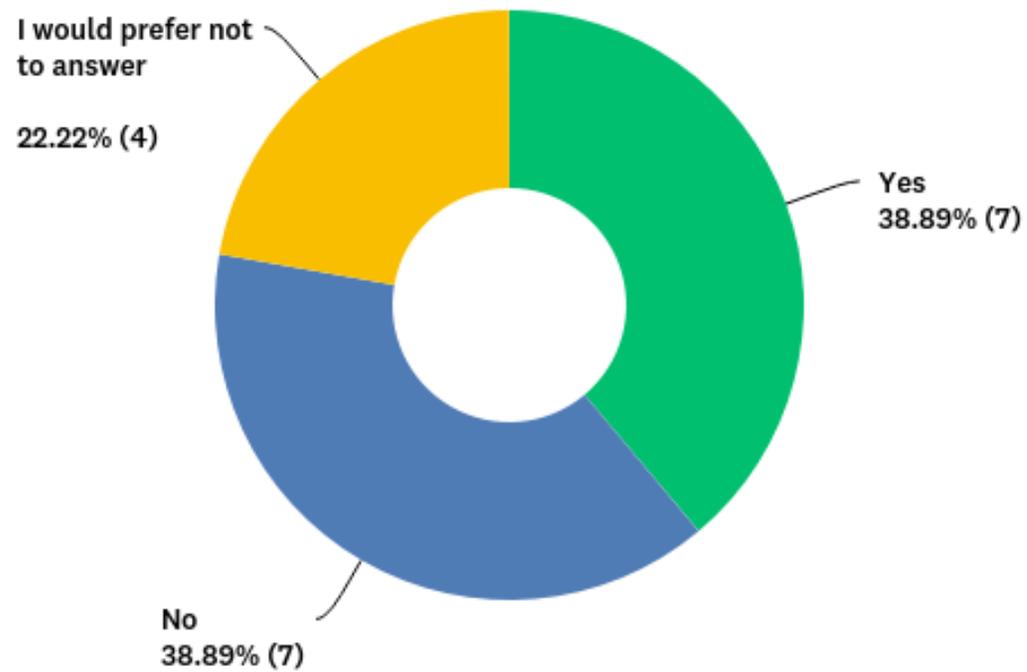
Question 4: The City has made some changes to its building code in the past year, including a reduction in parking requirements. Would you like to receive more information about how you may be able to improve or redevelop your property to achieve its highest and best use?

Answered: 18 Skipped: 0



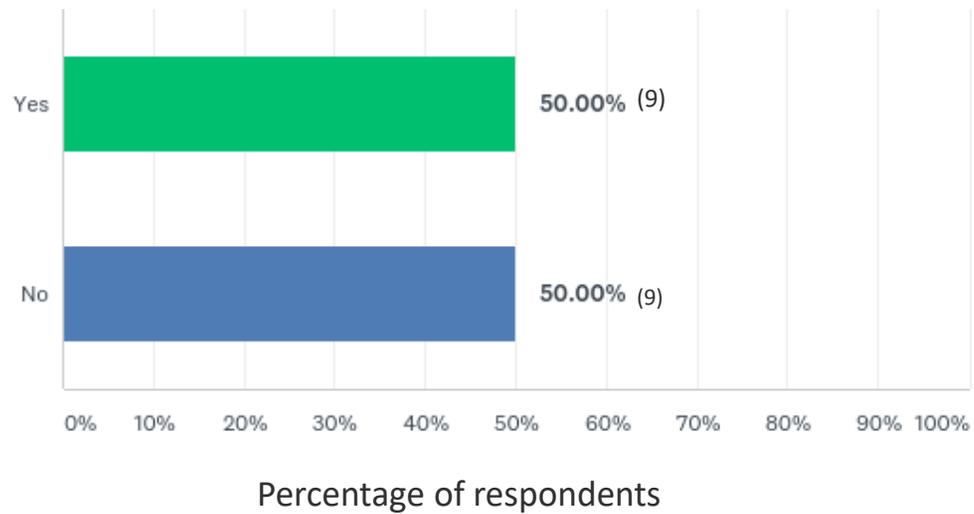
Question 5: Is the property you own on SW 153rd your only commercial property investment?

Answered: 18 Skipped: 0



Answered: 18 Skipped: 0

Question 6: Would more City sponsored activities or events held on SW 153rd be a benefit to your business? Examples might include a parade, or other seasonal themed events.



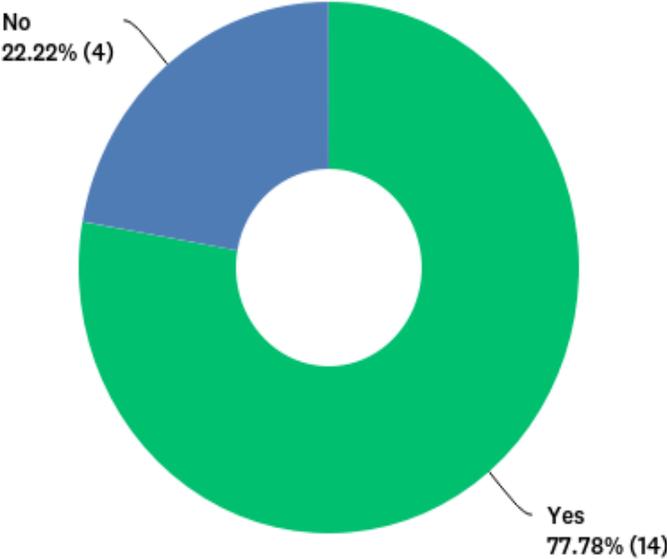
Question 7: A previous City study recommended ‘a theme and a strong unique vision be created to unify the businesses and brand the corridor’ on SW 153rd. Below are photo examples of artwork and urban design that has been utilized in other cities to create a neighborhood identity. Should the City work to encourage an identity or ‘theme’ for SW 153rd?



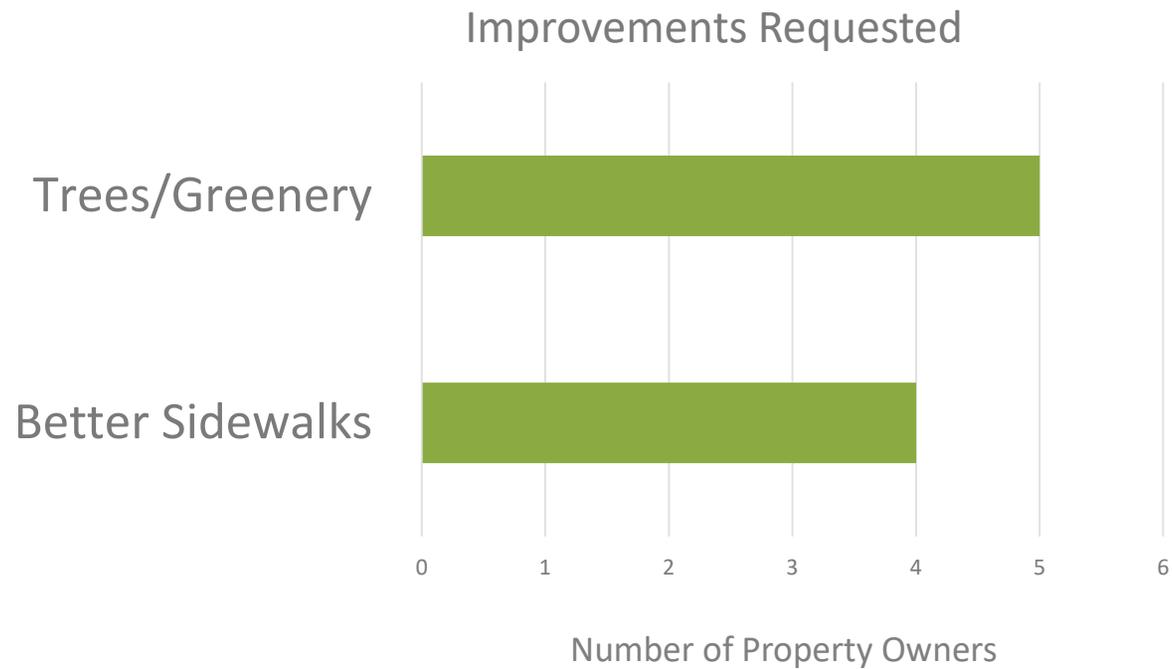
Q7: Photo Examples

Question 7 (cont): A previous City study recommended ‘a theme and a strong unique vision be created to unify the businesses and brand the corridor’ on SW 153rd. Below are photo examples of artwork and urban design that has been utilized in other cities to create a neighborhood identity. Should the City work to encourage an identity or ‘theme’ for SW 153rd?

Q7: Survey Results



Question 8: What other improvements or changes to SW 153rd street would you like to see? Major Themes



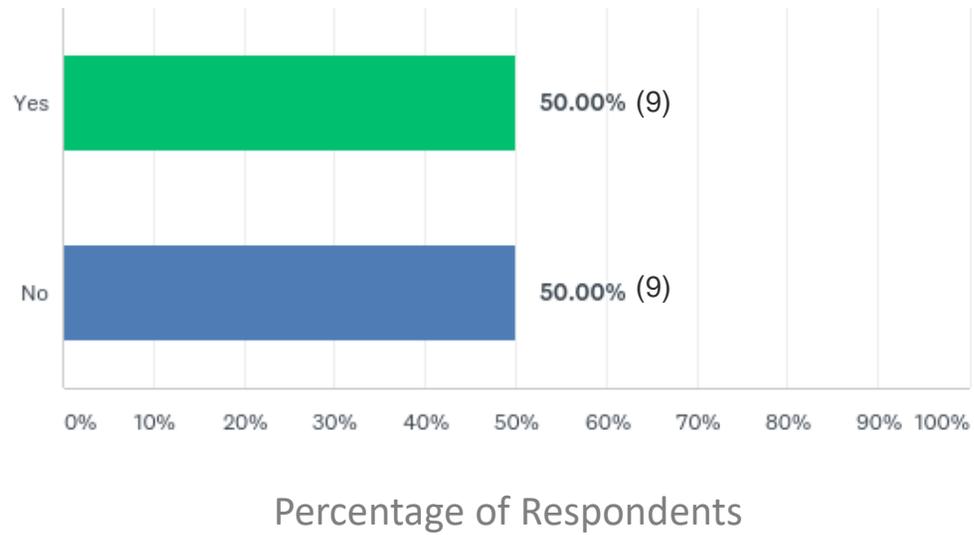
Answered: 7 Skipped: 11

Question 8 (cont): What other improvements or changes to SW 153rd street would you like to see? **Open-ended responses**

- Rolling out a city-wide architecture requirement/strategy on building parameters. Have a more cohesive look to buildings.
- More greenery or a decorative lamp post. Something to add more color to the sidewalk area.
- Trees, landscaping, move garbage containers, and more garbage pick-ups for existing cans.
- Stay current with other city improvements on surrounding streets
- More inviting pedestrian access, beautify the street with better lighting and flowers
- I believe the biggest improvement would be sidewalks. If the city could reconfigure the open parking lots that front most of the buildings, with the inclusion of curbs, sidewalks, and planting strips, the overall effect would be similar to that seen on 152nd. What makes 152nd so pleasant to me is the park-like setting created by the inclusion of trees, etc. Park benches and walkways would encourage people to "stroll" down the avenue :)
- Trees

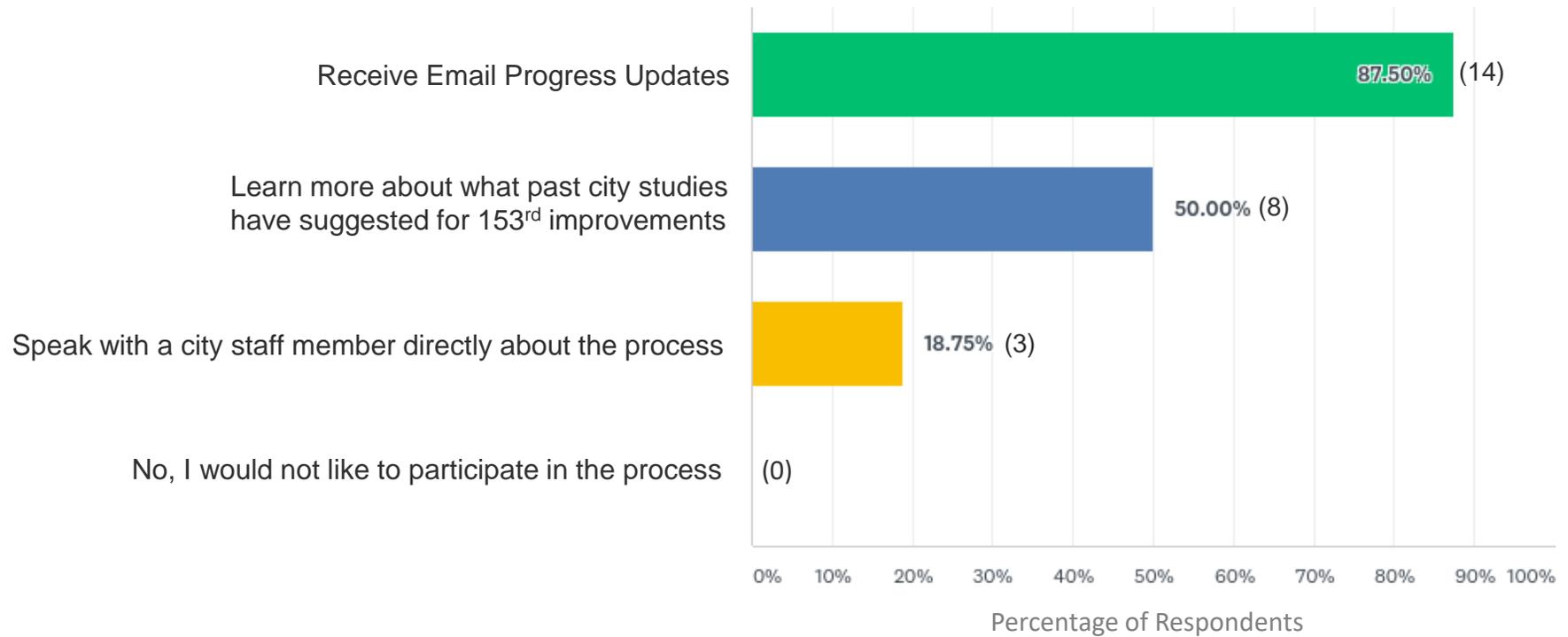
Question 9: Would you be interested in participating in a stakeholder round table discussion about potential improvements to SW 153rd?

Answered: 18 Skipped: 0



Question 10: If you would like to be involved in the 153rd improvement process in other ways, please select the ways in which you would like to participate.

Answered: 16 Skipped: 2



Questions?

chris@burienwa.gov

