



1 United States Post Office which address is 609 Southwest 150th;  
2 then north to Southwest 150th; then east to 6th Avenue  
3 Southwest; then north to Southwest 148th; then east to the  
4 driveway immediately to the east of the property occupied by  
5 USA Gasoline which address is 303 Southwest 148th; then south  
6 to the north side of the property occupied by Puget Sound Bank  
7 which address is 222 Southwest 150th; then east to 2nd Avenue  
8 Southwest; then south to Southwest 150th; then east to 1st  
9 Avenue South; then south to the south side of property occupied  
10 by Burien Toyota which address is 15025 1st Avenue South; then  
11 west, along the north side of property at 132 and 136-1/2  
12 Southwest 152nd, to the east side of the buildings occupied by  
13 Burien Special Foods, Family Clothing Store and Winchell's  
14 Donut House, which addresses are 148, 144 and 140 Southwest  
15 152nd; then south to the east side of the building occupied by  
16 R K Import Parts which address is 147 Southwest 152nd,  
17 continuing to the alley between Southwest 152nd and Southwest  
18 153rd; then east to the east side of the building occupied by  
19 Burien Escrow which address is 116 Southwest 153rd; then south  
20 to Southwest 153rd; then east to 1st Avenue South; then south  
21 to the alley between Southwest 153rd and Southwest 154th; then  
22 west to Ambaum Boulevard Southwest; then north to the alley  
23 between Southwest 152nd and Southwest 153rd; then west to 10th  
24 Avenue Southwest; then north to the intersection of 10th Avenue  
25 Southwest and the alley between Southwest 151st and Southwest  
26 152nd.

27 B. The addresses listed in Attachment A have been  
28 identified as existing within the designated boundaries of the  
29 BIA at the time of the adoption of this ordinance. Other  
30 addresses created at a later date within the boundaries shall  
31 be considered a part of the BIA.

32 SECTION 2. The King County council will hold a public  
33 hearing on August 27, 1990 at 9:30 a.m. in Room 402 of the  
34 King County Courthouse, Seattle, Washington to hear testimony  
35 about its intention to establish a Burien Business Improvement

1 Area (BIA). The clerk of the council is directed to give  
2 notice of the hearing pursuant to RCW 35.87A.050.

3 SECTION 3. Special assessments. To finance the activities  
4 authorized in Section 4, there will be levied and collected a  
5 special assessment upon the businesses within the BIA. It is  
6 anticipated that special assessments collected within the BIA  
7 will total approximately \$86,500 annually.

8 A. Any retail business operating within the BIA, as  
9 determined by the King County planning and community  
10 development division manager, will pay a special assessment  
11 equal to the net leasable square foot area of the business,  
12 excluding any space devoted exclusively to storage, multiplied  
13 by a factor of \$0.12. No retail businesses will be assessed  
14 more than \$3,000 nor less than \$180 per year. As determined by  
15 the King County planning and community development division  
16 manager, retail businesses include, but are not limited to,  
17 those operating within the BIA which depend primarily on walk-  
18 in traffic and which are engaged in the business of making  
19 retail sales of services, articles, commodities, or merchandise  
20 and includes those businesses rendering services incidental to  
21 the sale of goods. Businesses included in this category are  
22 those classified as retail under the most recent edition of the  
23 U.S. Standard Industrial Classification Manual, SIC codes 52-  
24 59. Also included in the \$0.12 per square foot rate are  
25 financial institutions, including but not limited to, banks,  
26 credit unions, finance companies, establishments providing  
27 financial, insurance, and real estate services, hotels, and  
28 lodging places generally classified under SIC codes 60-67.

29 B. Any wholesale business operating within the BIA which  
30 does not depend on walk-in traffic or is not engaged in the  
31 business of making retail sales of services, articles,  
32 commodities or merchandise will be assessed at the minimum  
33 annual rate of \$180. As determined by the planning and  
34 community development division manager, wholesale businesses  
35 include, but are not limited to, manufacturing, warehousing,

1 exporting, freight forwarding, factory representatives, and  
2 construction. These businesses are generally included in SIC  
3 codes 15, 16, 17, 20-51.

4 C. All other businesses operating within the BIA, as  
5 determined by the King County planning and community  
6 development division manager, will pay a special assessment  
7 equal to the net leasable square foot area of the business,  
8 excluding any space devoted exclusively to storage, multiplied  
9 by a factor of \$0.10. No business will be assessed more than  
10 \$3,000 nor less than \$180 per year. This category includes  
11 businesses operating in the BIA that do not meet the definition  
12 of retail business or wholesale business and includes, but is  
13 not limited to, attorneys, doctors, dentists, engineers,  
14 management consultants, accountants, architects, veterinarians,  
15 and other professional service providers, educational  
16 institutions, and membership organizations.

17 D. Commercial parking lots which rent spaces within the BIA  
18 will be assessed at the annual rate of \$4.00 per parking place.  
19 No commercial parking lot shall be assessed more than \$3,000  
20 nor less than \$180 per year.

21 E. No special assessments will be levied upon and collected  
22 from:

- 23 1. organizations to which a charitable contribution may  
24 be made under the U.S. Internal Revenue Code, 26 USC 170(c);
- 25 2. sponsors of and concessionaires at public events and  
26 vendors or entertainers in streets and parks who engage in  
27 business within the BIA less than thirty days a year;
- 28 3. governmental agencies and offices; and
- 29 4. residential dwelling units.

30 F. A business which can demonstrate to the King County  
31 planning and community development division manager that there  
32 is approximately a fifty percent split, plus or minus ten  
33 percent, between the square footage devoted to the \$0.12 per  
34 square foot category of activities of that business versus the  
35 \$0.10 per square foot category, will be eligible for a special

1 assessment rate which will be the average of the two assessment  
2 rates. A request for a special assessment rate must be filed  
3 with the King County planning and community development  
4 division manager at least thirty calendar days prior to the  
5 date that the assessment is due to be paid to the county. The  
6 request must be made each year that the business wishes to be  
7 assessed at the average assessment rate. The business which is  
8 determined by the King County planning and community  
9 development division manager to qualify for the special  
10 assessment rate will pay an assessment equal to the net  
11 leasable area of the business, excluding any storage space,  
12 multiplied by the average assessment rate of \$0.11 per square  
13 foot.

14 G. A new business which begins operating within the BIA  
15 after establishment of the BIA may be exempted from the special  
16 assessments pursuant to RCW 35.87A.170 for a period not  
17 exceeding one year from the date of establishment of the  
18 business in the BIA. Thereafter, the assessment shall be the  
19 same as for other businesses in the BIA.

20 SECTION 4. Deposit and use of revenues. There will be  
21 established in the county treasury a separate fund, designated  
22 the Burien Business Improvement Area Fund. All revenues from  
23 the special assessments levied pursuant to this ordinance will  
24 be deposited in the Burien Business Improvement Area Fund.

25 A. Expenditures from the Burien Business Improvement Area  
26 Fund will be made upon vouchers approved by the planning and  
27 community development manager or his or her designee for the  
28 purpose of improving business and the general economic climate  
29 within the BIA and to support activities that benefit the  
30 district. The expenditures will be for uses within the scope  
31 of activities listed in RCW 35.87A.010 or as it may be amended  
32 and can include marketing to encourage people to use shops and  
33 services in the BIA; promotion of public events which are to  
34 take place in the BIA; security and maintenance for common  
35 public areas within the BIA; professional management, planning,

1 and promotion for the BIA, including the management and  
2 promotion of retail trade activities in the area; improving and  
3 enhancing the aesthetic appearance of the BIA, including  
4 capital expenditures and general maintenance; decoration of any  
5 public place in the BIA; furnishing music in any public place  
6 in the BIA; and advertising and promotion of business in the  
7 BIA, including special events and program management.

8 B. King County shall retain five percent of the BIA special  
9 assessments to partially recover the cost of billing and  
10 administration.

11 SECTION 5. Advisory board established.

12 A. An advisory board of nine voting members will be  
13 established to develop the overall policy and program direction  
14 for the BIA. The board will represent the geographic and  
15 business diversity of the BIA. Assessed operators, defined as  
16 the operators of businesses within the BIA who pay special  
17 assessments, will elect eight board members from within the  
18 BIA. The president of the Southwest King County Chamber of  
19 Commerce will appoint one chamber board member to the advisory  
20 board. The representative appointed by the chamber president  
21 must be an assessed operator. The advisory board will be  
22 established within ninety days of the effective date of the  
23 ordinance which establishes the BIA.

24 B. The advisory board will annually formulate the budget  
25 and work program for its staff, committees and subcommittees.  
26 The advisory board will present the budget and work program to  
27 the assessed operators at an annual meeting and submit the  
28 budget to the King County council for approval as provided for  
29 in RCW 35.87A.110 or as it may be amended.

30 C. The advisory board will be responsible for carrying out  
31 the activities financed through the BIA special assessments and  
32 will submit requests for the payment of bills for BIA  
33 activities to the planning and community development division  
34 manager.

1 D. A representative of the King County planning and  
2 community development division as designated by the division's  
3 manager will serve as a nonvoting member of the advisory board.

4 E. Responsibilities of the advisory board.

5 1. Develop a work program for the BIA and ensure its  
6 implementation;

7 2. Represent the interests and opinions of the assessed  
8 operators in all policy decisions affecting the BIA;

9 3. Provide timely information to assessed operators  
10 about BIA projects;

11 4. Adopt bylaws consistent with this ordinance for  
12 conducting business and electing members;

13 5. Elect officers to the advisory board;

14 6. Investigate and respond to all the assessed  
15 operators' written complaints and grievances;

16 7. Pursue the collection of delinquent accounts; and

17 8. Maintain an up-to-date assessment roll and provide it  
18 to King County for billing purposes.

19 The advisory board will incorporate or operate under the  
20 authority of an incorporated community organization in order to  
21 administer the projects and activities undertaken by the BIA.

22 SECTION 6. Administration.

23 A. After the election of the advisory board, the King  
24 County executive will enter into a contract with the advisory  
25 board, if it is incorporated or operating under the authority  
26 of an incorporated community organization, to initially  
27 administer the operation of the BIA. If no organization is  
28 willing or available to administer the BIA, King County may be  
29 the initial administrator until an administrator is selected by  
30 the advisory board. The King County executive may initially  
31 contract with the Southwest King County Chamber of Commerce to  
32 implement and administer the projects and activities undertaken  
33 by the BIA. The contract will be reviewed for renewal at least  
34 annually.

1           B. An annual report describing the projects and activities  
2 conducted during the previous year and an evaluation of the  
3 program successes and shortcomings will be submitted by the  
4 advisory board to the King County planning and community  
5 development division manager on or before February 28 of each  
6 calendar year. It will also contain an evaluation of the  
7 performance of the administrator/contractor during the previous  
8 year. The report will be transmitted by the King County  
9 executive to the King County council for its information.

10           C. A proposed work program and budget will be submitted to  
11 the King County planning and community development division  
12 manager in accordance with the county's normal budget process.  
13 The annual report, budget, and work program will be prepared by  
14 the advisory board and/or its administrator.

15           SECTION 7. Collection of special assessments. The King  
16 County finance division will bill and receive the special  
17 assessments due on a semiannual basis. The initial six-month  
18 assessment will be due on the first day of the first full month  
19 which is at least ninety days after the effective date of the  
20 ordinance which established the BIA. The second half of the  
21 special assessment will be due on the first day of the month  
22 which is six months following the due date of the first-half  
23 assessment. King County may annually bring an action to  
24 collect any unpaid assessments in the appropriate district  
25 court as a civil action or use the services of a licensed  
26 collection agency. One delinquent notice per billing cycle for  
27 delinquent accounts will be issued. Additional notice or  
28 collection efforts, not including civil action, will be the  
29 responsibility of the advisory board.

30           SECTION 8. Penalties on delinquent assessments. Special  
31 assessments will be considered delinquent on the day after the  
32 due date. Delinquent special assessments will be charged a  
33 penalty of twelve percent on the amount billed. If the account  
34 continues to be delinquent, an additional twelve percent  
35 penalty for each subsequent billing cycle will be charged for a



1 maximum penalty of twenty-four percent on each delinquent  
2 assessment.

3 SECTION 9. Commencement of assessments. Assessments will  
4 commence as of the effective date of the ordinance which  
5 establishes the BIA.

6 SECTION 10. Disestablishment of area. The BIA may be  
7 disestablished by ordinance after a hearing before the  
8 legislative authority. The hearing will be scheduled after  
9 receipt of a valid disestablishment petition containing the  
10 signatures of the requisite percentage of people who operate  
11 businesses in the area in accordance with RCW 35.87A.190 or as  
12 it may be amended.

13 INTRODUCED AND READ for the first time this 30<sup>th</sup> day  
14 of July, 1990.

15 PASSED this 6<sup>th</sup> day of August, 1990.

16 KING COUNTY COUNCIL  
17 KING COUNTY, WASHINGTON

18 Lois North  
19 Chair

20 ATTEST:

21 Gerald A. Polster  
22 Clerk of the Council

23 APPROVED this 17<sup>th</sup> day of August, 1990.

24 Jim Hill  
25 King County Executive

ATTACHMENT A1st Avenue South

15005 Sizzler Steak House  
15025 Burien Toyota  
15303 Crane Consultants  
15309-15 AMS/Sounds on Wheels

Ambaum Boulevard SW

15020 Safelight Auto Glass  
15020B Vacant  
15020C American General Finance  
15220 New Hunan Restaurant

4th Avenue SW

15025 SW Community Recovery Center  
15223 Vince's Italian Restaurant

6th Avenue SW

15204 Burien Trophy  
15207 Boehm's Chocolates  
15212 The Lunch Box  
15217 Accent Hair Design  
15220 Hawthorne & Co. (CPAs)  
15221 Nick's Hair Stylists  
15223 Strom's Custom Cleaners

8th Avenue SW

15030 SW King County Chamber of Commerce  
15100 King County Fire District No. 2  
15111 Serv-Co Ins  
15116 Da-Thao Restaurant

9th Avenue SW

15214 The Antlers

10th Avenue SW

15210 Seahurst Workshop Gallery

SW 148th

303 Evans Tire  
USA Gasoline  
401 Vacant  
Vacant  
403 Lover's Package  
415 Frozen Yogurt & Pizza  
417 3 Pigs Bar-B-Q  
421 Bob-N-Deb's (Barberette)  
427 Karen's Hair Nail & Make-up  
501 PayLess

SW 150th

139 Advance Auto Leasing  
 207 Highline Times  
 222 Puget Sound Bank  
 243 Burien Collision Center  
 414 Burger King  
 415 Security Pacific Bank  
 431 Meal Makers Restaurant  
 500 Sears  
 601 Pay 'N Save

SW 151st

804 Bicycles West  
 810 Vacant

SW 152nd

140 Winchell's Donut House  
 144 Family Clothing Store  
 146 Vacant  
 147 R K Import Parts  
 148 Burien Special Foods  
 149 Insty-Prints  
 151 Vacant  
 152 C & C Paints  
 153 Clipper Northwest  
 155 FJB Realty  
 156 Genesis Book & Music Center  
 160 HFC  
 202 Garden Grill Restaurant  
 205 Sweet Lips Yogurt  
 206 La Costa Restaurant  
 207 P-I-P Printing  
 209 Body Shapers  
 210 Music West  
 211 Seattle Sun  
 212 Pizza Hut Carryout  
 213 Whaler Bookstore  
 215 Jaffe's Jewelry & Loans  
 216 West Seattle Eng. Math. Class  
 218 H & R Block  
 220 Taekwondo  
 221 Gehl Flowers & Gifts  
 223 American Shareware  
 223-1/2 M J's Hair Designers  
 224 Puget Sound Bank  
 225 Treasure House Travel  
 227 Danielson Jewelers  
 229 Ty-Con Plastercraft  
 230 Seattle First Bank  
 231 Golden Fashion  
 233 Jeans Express  
 235 Tim Brennan Optical  
 236 Burien Market Place  
 237 Lorene's Queen Size Fashions  
 239-1/2 Vacant

SW 152nd (continued)

241 Paul's Burger Joint  
243 Vacant  
245 Attorneys (Linn, et al)  
250 Bartell Drug  
255 Miller Beauty Supply

400 Burien 400 Building  
Pacific First Federal  
401 Windermere Real Estate  
409 Sea-Tac Escrow  
413-15 Linsey Sewell, OD  
417 Moreland and Weiner, Attorneys  
421 Dr. Odd Valle  
Elmer's Appliance  
425 Ducz's Viennese Pastry  
431 Perry West  
435 Silver Swan Restaurant  
441 Vacant  
443 Rental News  
445 Elegante Formal Wear  
445-1/2 Brandy's Boutique  
447 Merle Norman Cosmetics  
447-1/2 Burien Studio  
455 Wonderworld Books and Gifts  
457 Competitive Edge Athletics  
460 Lamonts

601 Merryman & Associates  
Highline Securities  
604 Burien Pet Center  
605 King Wha Restaurant  
610 Heather's Hallmark Shop  
611 Jorstad Jewelers  
612 Vacant  
616 Empire Electronics  
617-19 Vacant  
623 Veracruz Restaurant  
625 Vacant  
626 Goodyear Tire  
627 Times Printshop  
629 Todd's Shoe Repair  
629A Christian Science Reading Room  
631 Burien Books & Highline Frame  
633 Seoul Boutique  
635 Ding How Restaurant  
636 Standard Brands Paints  
639 Sun Jewel  
641 Discount Computer Software  
643A A & O Office Services  
643B Bode Titus & Faxon Fine Gifts  
646 Burien Flower Shop  
648 Glass Expressions  
650 American Ballet Academy  
655 Key Bank  
660 Frame & Save

800 InterWest Savings Bank  
816 Carpet World  
819 Pacific Fabrics  
822 Burien Fish Market  
823 Decorator Antiques  
824 Murillo's Tailor Shop  
825 Danish Bakery  
826 Farmer's Insurance  
827 Remember When Antiques

SW 152nd (continued)

828 His & Her Hair Center  
830 The Aura of Washington  
  
901 PVA (Paralyzed Veterans of America)  
902 Boulevard Cleaners  
903 Thompson's Ceramics  
904 Burien Food Center/Burien Meats  
905 Barts School of Cake Decorating  
905-1/2 Auntie Shrew's Antiques  
907 Luv N' Stuff Antiques  
908 Kirk's Feed Store  
909 Wallach's  
913 Classic Radio  
914 Jim Moore's Restaurant  
915 The Sport Shop  
917 Geri's Antiques  
919 Burien Beauty Salon  
920 Vintage Treasures - Suite 101  
Jay Lauris Jewelry - Suite 102  
Becker-Mandt Rebar - Suite 202  
921 C & W Tax  
923 Hi-Line Tin Shop  
929 City Heat Magazine  
929-1/2 Jan Noorda, Architect  
930 Prestige Properties

SW 153rd

113 J B Burien Floorcraft  
116 Burien Escrow/Mortgage  
119 Joseph Chiropractic  
120 Sudden Printing  
121 Vacant  
122 Speedy Auto Glass  
124 Powell Construction  
128 Video Encounters  
129 Burien/Highline Travel  
131 Snelling & Snelling  
133 Vacant  
134 The Reagan Agency/Harbor Insurance  
Ron Calkins Construction  
Mark I Detailers  
135 Account Services  
136 Strauss Uniforms & Equipment  
137 Paul Bonnell, Attorney  
139 Sound Escrow  
140 Robert McAdams, Attorney  
Stephen Thomas, Attorney  
142 William Christie, Attorney  
Brian Russell, Attorney  
Washington First Insurance  
143 Sound Mortgage  
143B WRG Corporation  
144 Community Home Health Care  
Northwest Systems - Suite E  
Edward D. Jones & Co. - Suite B  
146A Mailbox America  
148 Allstate Insurance  
148A Defensive Driving School  
148C Malcolm Bell, Attorney  
W. L. Delbridge, Attorney  
150 Agency Rent-A-Car  
152 Action Sales

SW 153rd (continued)

153 AVCO Financial  
155 Barber Electric  
156 Farmer Music  
Spano Accordion  
157 Lester A. Dotson/HALT  
159 Bolster-Devitte/Sav-On Insurance

201 Glendale-Hiline Insurance  
202 K's Teriyaki Restaurant  
203 Drs. Hamburger and Evans  
204 Charles Branson, Attorney  
206 Vacant  
207 First Regency Mortgage  
Inland Empire Mortgage  
208 Howard Gylling, CPA  
212 Vacant  
213 Evergreen Escrow  
215 Inland Empire Mortgage/Administration  
216 J R's Lock Stock & Barrel  
218 Efex Electronics/Right Track Studio  
221 The Mailbox  
222 Purvis Drum Shop  
224 The Proud Peacock  
227 Burien Foot Clinic  
228 Architects of Travel  
230 Silhouette Hair Design  
232 Vacant  
234 Vacant  
235 Gambriell Construction  
236 Vacant  
237 Carol Kemp, Attorney  
Richard Cohan, Attorney  
239 New Home Specialists  
243 Office Center  
Donald Allen, Attorney  
245 Vacant  
247 Snider Draperies  
249 Borden Office Supply  
250A Burien Dance Theatre  
250B Dancewear Etc.  
250C The Sun Place  
251 Phil Fleming, State Farm Insurance  
255 Century 21 Real Estate  
255-1/2 Vacant  
266 Pyramid Tire

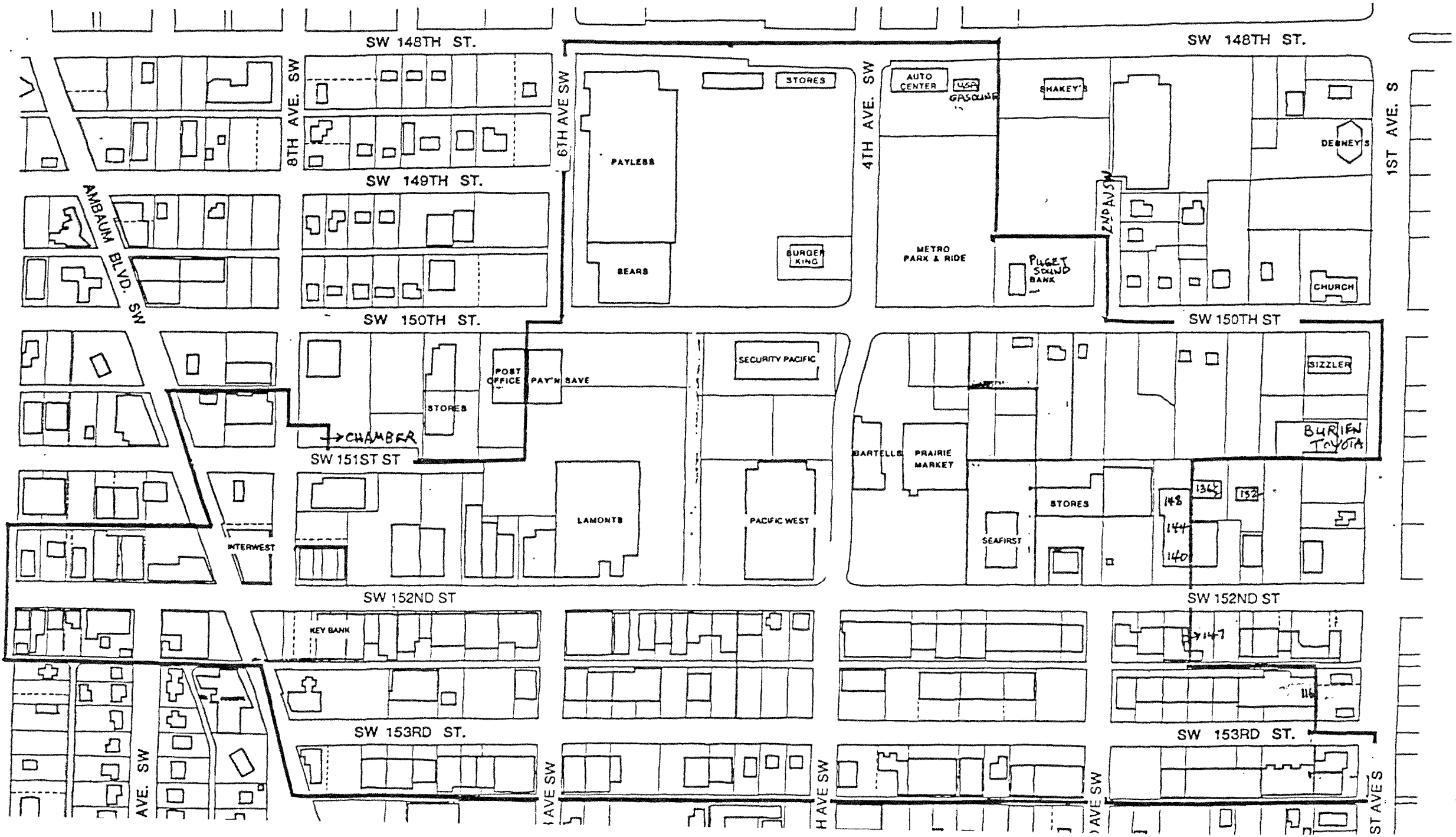
401 Binyon Vision Center  
Hawthorne Insurance  
International Services  
Working Solutions  
(A subsidiary of Professional Services for the Injured;  
see 410 SW 153rd)

408 Elan  
410 Professional Services for the Injured  
415 Water District No. 49  
424 Vacant  
425 R & D Plumbing  
426 Foster Office Equipment  
430 "40" Rentals  
444 Highline Lock & Key  
446 Brim Press  
447 Hobnobber Tavern  
450 Vacant

SW 153rd (continued)

	B & B Bakery
453	Nielsen Brothers Carpet
455	The Company
457	U-Frame-It
601	Angelo's Italian Restaurant
607	AIT Freight Services Vortac Transportation, Inc.
611	Sal's Deli
615	Copier Systems
619	Burien Knit & Yarn Shop
623	Vacant
623A	Highline Fitness & Swim
625	Eyecare Center (Booth, Thome)
627	Red Wing Shoe Store Highline Tutoring Loft
629	Norman Singer, DC
630	Bison Creek Pizza Roshier Salon Soundwaves Medi-Rent
633	Interiors by Jayme
637	V-I-P Alteration & Tailor National Collection Systems
641	Dean Parkins & Associates
653	Vacant

# BURIEN BIA



ATTACHMENT B

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