

City Happenings

Mountlake Terrace
FEBRUARY 2012

New Downtown Project Gets Started

Arbor Village Kick-Starts Revitalization

The newest project in downtown Mountlake Terrace—"Arbor Village"—is now under construction. (See the accompanying graphic of how it will look.) It is the largest development to be built since the Town Center Plan was adopted.

Arbor Village will have about 10,000 square feet of commercial space on the first floor and can accommodate a restaurant and other businesses. It will also have 123 residential units on the floors above. Two levels of garage parking will be below the commercial space.

A few blocks from the Transit Center, Arbor Village residents can easily catch a bus. They will also be near future downtown shops, Veterans Memorial Park, and the Recreation Pavilion. Over the next few years, other buildings are expected to add to the downtown ("Town Center").

The property owner is AFCO and Sons. The project occupies seven former residential lots on the southeast corner of 56th Avenue West ("Main Street") and 236th Street SW.

First steps in construction include tearing down the vacant concrete block houses and preparing the site for development. Arbor Village is expected to be completed next year.



Conceptual drawing by Carl J. Colson, Architect

In 2007, the City Council adopted a Town Center Plan and new codes to revitalize downtown and encourage attractive mixed use development. While the economic recession slowed revitalization trends, the market is starting to pick up for prime locations.

Long term, the Town Center will provide about 450,000 square feet of new commercial space and about 1,400 new jobs. It will include wider sidewalks, street trees, and other amenities. A public plaza with a water feature will be centrally located for the entire community to enjoy.



2012-2013 City Council

At their January 3 meeting, the newly elected Councilmembers took the oath of office for their four-year terms. The City Council selected Jerry Smith to continue as Mayor for a two-year term and Laura Sonmore as Mayor Pro Tem in 2012.

The City Council also named their 2012 representatives for city and intergovernmental boards. The Councilmembers attend these meetings in addition to their four City Council meetings each month. The City Council is very active in establishing and maintaining regional partnerships, which is helpful for leveraging additional resources and obtaining grants and other funding.

Later this month, the Mayor and Mayor Pro Tem will present the city's legislative agenda in a meeting with federal legislators in Washington, D.C. The City Council will follow up with their annual goalsetting meeting in March to set key policy and service priorities. (See City Council contact information on page 2.)



Mayor
Jerry Smith
(425) 774-7335



Mayor Pro Tem
Laura Sonmore
(425) 231-9176



Councilmember
Doug McCardle
(425) 772-1615



Councilmember
Kyoko Matsumoto
Wright
(425) 776-6846



Councilmember
Michelle Robles
(425) 308-0127



Councilmember
Rick Ryan
(425) 771-7068



Councilmember
Sean Richards
(425) 218-5996

in 230th from 53rd to 56th, in 234th from 55th to 58th, and in 56th from 228th to 230th. The project includes the installation of new water services and fire hydrants. The improvements are partially funded by a grant from the U.S. Environmental Protection Agency. Construction will begin in March.

Fire Station 18 Demolition

In November 2010, Fire District 1 personnel and equipment relocated from the former Fire Station 18, located at 228th and 39th, to a new station in Brier. In March, the old station will be demolished and the site graded to expand the recreation area of Firefighters Memorial Park. A portion of the paved area on the west side of the site will remain to provide parking for visitors.

Citywide Storm & Sewer Improvements

The project consists of a number of small and medium sized sanitary sewer and storm conveyance improvements located throughout the city. The projects include new storm systems in 64th Avenue West and 232nd Street SW from 234th to 63rd, and in 54th Avenue between 221st Place and 223rd, with extensions into the adjacent cul-de-sacs. The other improvements are small that focus on repairing and replacing facilities that are failing and require high levels of maintenance. Construction begins early spring.

Construction Update

212th Street Overlay & Rechannelization Project

A joint project with the City of Lynnwood, the 212th overlay will restore the roadway pavement and re-channel 212th Street SW from 44th to 52nd Avenues W. It includes pavement milling, dig out pavement repairs, and an asphalt concrete overlay. New pavement markings will modify the roadway from 4 lanes to a 3-lane configuration with bike lanes. Sidewalk ramp additions and upgrades are also included. The project is partially funded by a grant from the Federal Highway Administration. Construction begins this month.

Town Center Area Water Main Improvements

In the Town Center, over a mile of new 8", 12", and 16" diameter water mains will be installed in 55th Avenue W between 230th and 237th,

Community Helps Fund Youth Scholarships

The Michelle Ringler Recreation Scholarship Fund is a financial assistance program funded by individuals, local businesses and organizations. Michelle Ringler began her career at the Recreation Pavilion in 1992 as a recreation leader working with special needs children. She served customers at the Recreation Pavilion for 15 years. Michelle was a strong advocate for children of all ages and abilities and she worked tirelessly to enrich people's lives through recreation programs and through her volunteer activities. The City Council renamed the Youth Recreation Scholarship Fund in Michelle's honor in February of 2008.

Unfortunately, our community has children who are financially unable to afford recreation programs like swimming lessons, dance classes or summer camps. In order to meet this growing need, the Mountlake Terrace Recreation Pavilion maintains a scholarship program to provide grants up to \$50 toward a class or program each quarter for qualifying families.

Due to the generosity of our friends, customers and businesses, about 80 children are able to enroll in our programs each year due to this scholarship fund.

To keep the good will going, we will continue to seek donations to help provide the children in our community with activities and knowledge to keep them healthy while learning new skills. We hope that you will consider contributing to the Michelle Ringler Recreation Scholarship Fund the next time you visit the Recreation Pavilion or City Hall.

Please contact Support Services Supervisor Julie Codd at (425) 640-3105 for questions about the Michelle Ringler Recreation Scholarship Fund or activities offered at the Mountlake Terrace Recreation Pavilion.



Michelle Ringler

December

- Reviewed Proposed Comprehensive Plan & Zoning Map Amendments Ordinances
- Reviewed Rental Housing Inspection Program
- Discussed Downtown “Main Street” Revitalization & Stormwater Detention Facility Projects
- Appointed Interim Arts Advisory Commissioner
- Public Hearing & Adopted Comprehensive Plan Amendments Ordinance
- Public Hearing & Adopted Transportation Benefit District (TBD) Ordinance
- Public Hearing & Adopted Stormwater Utility Rate Adjustment Ordinance
- 3rd Quarter 2011 Financial Report & Performance Measures
- SNOCOM Presentation on “New World” Records Management System
- Reviewed Interlocal Agreement & Draft Fee Schedule for Rental Housing Inspection Program
- Reviewed Shoreline Master Program
- Presentation by the Economic Alliance of Snohomish County
- Approved Amendment to Agreement with City of Lynnwood for 212th Street Overlay (44th to 52nd) Design & Construction
- Awarded Contract for 212th Street SW Overlay & Rechannelization Project
- Awarded Contract for Electrical Charging Stations at Mountlake Terrace Transit Center
- Approved Renewal of Lake Ballinger Watershed Forum Interlocal Agreement
- Authorization for Execute Rental Housing Inspections Interlocal Agreement with Housing Authority of Snohomish County
- Authorization for Community Development Block Grant Application for Evergreen Playfield Playground Equipment
- Public Hearing & Adopted Shoreline Master Program Resolution
- Adopted Resolution with Fee Schedule for Rental Housing Safety Inspection Program

January

- Elected 2012-13 Mayor & 2012 Mayor Pro Tem
- Appointed 2012 Lodging Tax Advisory Committee
- Appointed Council Liaisons & Representatives for Intergovernmental Agency Boards & Commissions
- Awarded Contract for Computer Server Virtualization
- Presentation of Tree Planting & Preservation Information Project
- Presentation on Park Transformations
- Civic Center Update
- Adopted 2012 Federal Legislative Agenda
- Reviewed Design Services for McAleer Creek Culvert Removal & Stream Bank Enhancement Project (Phase II)
- Update on Debris Management Plan
- Review of 2010-2012 City Council Goals & Workplan
- City Council Goal Setting Workshop/Retreat Update



Congratulations to the City of Mountlake Terrace Police Department for receiving State Accreditation recognition from the Washington Association of Sheriffs and Police Chiefs.

MLT PD Achieves State Accreditation Award

The City of Mountlake Terrace Police Department received its State Accreditation from the Washington Association of Sheriffs and Police Chiefs (WASPC) late last year.

Our Police Department received a perfect accreditation score after an onsite review by WASPC. The Mountlake Terrace Police Department was the only police agency in the state to go through the process without any negative reviews in the 140 areas scrutinized. Achieving the accreditation is a significant milestone for the Police Department and demonstrates the dedication and commitment to quality law enforcement of each city employee assigned to work there.

Garry Anderson, WASPC Professional Services Director, presented the award to Police Chief Greg Wilson and Office of Professional Responsibility Officer Kim Berg (pictured above) and noted that “Mountlake Terrace is one of only 53 agencies in the state that has successfully attained accreditation.” He added, “This is meant to be a difficult process, but this department and Officer Berg in particular, did an outstanding job. I have done over 70 accreditation reviews and this one was right up there with the best.”

Chief Wilson stated, “The accreditation process was a team effort by the entire department. Officer Berg was relentless in her drive to make it successful.”

“Updating the policies and operations of our Police Department to WASPC’s stringent review was a critical goal when Chief Wilson was appointed in 2008,” said City Manager John Caulfield. “It is a reflection of the strong and effective leadership Chief Wilson has brought to the Police Department resulting in increased accountability and performance. This process has helped our Police Department measure current operations against national best practices,” Caulfield explained.

Accreditation standards assure our community that the Police Department meets specific criteria set forth by state and national standards. The accreditation process is designed to increase citizen and employee confidence in the Police Department by establishing goals, objectives, policies, practices and a mission statement. These directives are continually reviewed to ensure that we are up to date on procedural changes and changes in the law. Congratulations to our Police Department for this tremendous achievement!



One of the Town Center Plan community outreach meetings held in 2006.



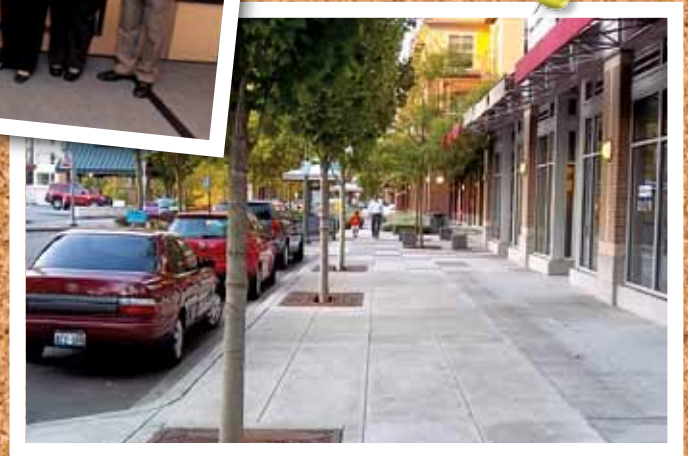
A Farmers Market was started by the Mountlake Terrace Business Association in 2010 as a result of community input heard during the Town Center Plan meetings.



2009 Governor's "Smart Vision Award".



The Town Center Plan has resulted in significant transit investments in our community. Sound Transit opened the Mountlake Terrace Freeway Station in March of 2011.



Wide sidewalks to encourage a friendly and walkable downtown will be part of the Main Street project as well as street trees, energy efficient lighting, undergrounding utilities and hydronic piping under the street (for future energy district).

Town Center Plan — A 5-Year Recap

This year marks the five-year anniversary of the adoption of the Town Center Plan and new downtown standards to encourage revitalization. The long-awaited revitalization is underway, with construction starting on a large new mixed use development at 56th Avenue W ("Main Street") and 236th Street SW. Another development is in the final planning stages just up the street at 56th Avenue W and 231st Street SW.

While many years ago Mountlake Terrace's central commercial district was home to popular stores and restaurants, by the 1990s, the area was in sharp decline. Arson fires had burned down key businesses that were not re-established. The attraction of new malls in other cities drew more customers away. Some commercial buildings were sold to non-profit groups who used them for non-commercial purposes.

Several attempts were made to "bring back downtown." But for various reasons, the attempts did not work out until in the mid-2000s, a new Town Center planning process began. The new process used a combination of broad community dialogue and professional expertise. A Town Center vision evolved that called for the downtown to become a people-friendly place, where all age groups could enjoy sit-down cafes, coffee shops, public gathering spaces, stores, and services, and where strolling on wide, tree-lined sidewalks would be lively and pleasant.

After careful environmental review and extensive community outreach — including more than 30 public workshops and meetings — a new downtown plan and standards to guide it were adopted by the City Council. Mountlake Terrace even won two state awards for its town

center planning — one to recognize the outstanding public process and one to recognize the quality of the Plan and its likeliness to create a more livable community and vibrant downtown.

Since the Plan’s adoption, the City Council has taken other steps to encourage quality development, including new codes, a tax-incentive program, improvements in the permitting processes, starting an economic development office, and finding a way to begin designing the reconstruction of “Main Street” (especially, 56th Avenue West from

230th to 236th) to achieve the Town Center vision.

Although the economic recession slowed downtown revitalization, it is still moving forward. As the economy stabilizes and the Town Center becomes more attractive, many existing businesses will have the opportunity to grow too.

The next two major downtown projects — which are being built by private property owners to meet community standards — will further show Mountlake Terrace’s Town Center is a great place to be.

New Transportation Benefit District Funds Main Street

A Transportation Benefit District, a special district created by the City Council to fund key transportation projects, got started in early 2012. The Transportation Benefit District Board voted to move forward on designing the reconstruction of downtown “Main Street” (56th Avenue West) from 230th to 236th Streets SW using a new source of revenue.

Main Street design and survey work is estimated to be about \$1 million. The funds will come from bonds that are backed by a new \$20 annual vehicle license fee. Beginning August 1 as vehicle tabs are renewed, the fee will be collected by the state department of licensing. (Some types of vehicles, such as campers, are exempt.) Other cities surrounding Mountlake Terrace already have \$20 license fees to pay for local transportation projects.

The Downtown Main Street Revitalization project is the city’s top infrastructure priority. A revitalized Main Street will help the downtown area attract more business and be a good place for people to walk and enjoy future shops and services.

The project includes the segment of 56th Avenue West from 230th Street SW to 236th Street SW, along with a connecting portion of 232nd Street SW and 236th Street SW. It will result in reconstructing the deteriorating street pavement (built more than 55 years ago under rural county standards); upgrading utilities under the street before new pavement is laid; and undergrounding the power (which is now mounted on poles and wires throughout the downtown—disrupting walkways, cluttering views, and interfering with how downtown buildings can be located or have additions). At the same time, special hydronic piping will be laid under the street to allow buildings to have efficient, lower-cost heating and cooling.

While the city has been careful with its budget and aggressively sought grants, project

design needs to be funded next from local resources. With the design complete, the project will be “shovel-ready” and more likely to win future construction grants.

The Transportation Benefit District cannot impose any other fees or taxes without first obtaining approval from voters. The Board

is authorized to select specific projects for funding, provided that the projects meet state law requirements.

A new webpage has been developed for public information: Go to www.cityofmlt.com and scroll down to “Most Requested Services” and click “Transportation Benefit District”.

Main Street Revitalization Project





Stormwater Facility Will Improve Water Quality

A regional stormwater detention facility is planned for construction on the Civic Center site in downtown as a companion to the Main Street Revitalization project. The facility is needed to treat water runoff in the paved areas in the Town Center vicinity and protect the water quality in the Lake Ballinger watershed.

Stormwater facilities are designed to convey storm runoff, remove pollutants to improve water quality, and control flow rates. There are different types of stormwater facilities including pipes, ditches, swales, filters, ponds, underground tanks and vaults. This facility will be an underground vault, located in the southwest corner of the site, that stores rainwater from a storm and then slowly releases the water downstream.

A regional stormwater facility will benefit not only the city and its residents, but it serves as an incentive for those who decide to invest in our downtown.

A new stormwater rate schedule was put into place beginning in 2013 to fund the project through the issuance of bonds. Mountlake Terrace stormwater rates would remain below the average of comparable cities in our region. The project will be designed this year with construction occurring in 2013-14.

City Finance 101

Learn more about your city and tax dollars

“City Finance 101” is a presentation developed last fall to provide our citizens with more information on the inner workings of city government and how your tax dollars are put to work. You can learn how the city’s finances are spent along with restrictions on how city revenues can be used. City Finance 101 also includes updates and opportunities to provide feedback on two City Council priorities, Main Street Revitalization and the Civic Center project.

So far, City Manager John Caulfield has presented City Finance 101 to each of the city’s volunteer Boards and Commissions, Mountlake Terrace High School students, the Mountlake Terrace Seniors Group, the Mountlake Terrace Business Association, and he addressed a number of citizens and visitors at his monthly Coffee with the City event.

We would like you to know that this presentation is available to school groups, service organizations, neighborhood gatherings and others who want to learn more about these key City Council priorities. We are happy to bring this presentation to your regularly scheduled meeting.

To schedule a presentation with your group or get more information, call City Clerk/Community Relations Director Virginia Olsen at (425) 744-6206.



Indoor Fun at the Pavilion

Through generous funding by the Verdant Health Commission, the Recreation Pavilion is teaching local youth how to swim – for free! Vouchers for free swim lesson sessions were sent home with each third-grade student in the Edmonds School District in early November. To date we have already served 37 students! Edmonds School District students may also use their vouchers with the Cities of Lynnwood and Edmonds.

While the pool is always a buzz at the Pavilion, several new programs are making their debut out of the water this winter. Both kids and adults can try out new martial arts programs that include Ki Aikido, and Chi Kung, as well as yoga programs for individuals and families. Preschoolers can make a statement with new art class offerings or meet new friends in our Playschool Co-op! More information is available at www.mltrrec.com or call the Recreation Pavilion at (425) 776-9173.



Fall Park Clean Up Volunteers



2011 United Way Days of Caring Volunteers

Volunteers Help Transform Hall Creek Trail

Thanks to those who volunteered in four separate efforts, the trail that runs between Hall Creek and Ballinger Playfield has been transformed!

The first effort was in fall of 2010 when ten State Farm employees worked with the city as part of the United Way Days of Caring program. These hard workers helped renovate the trail by removing invasive vegetation.

In May of last year, about sixty participants continued north to remove brush and debris along the trail in a follow up effort as part of

the city’s annual Spring Clean Up event. Our dedicated volunteers also scrubbed down the playground equipment at the park.

The Recreation Park Advisory Commission and the Neighborhood Park Improvement Subcommittee held a first-ever Fall Park Clean Up last September to coincide with “National Day of Service” in remembrance of September 11. In addition to city board and commission members, two different congregations of the Mountlake Terrace LDS Church continued

trail renovations as well as general brush and debris removal along the creek and the park entrance. About 35 dedicated volunteers participated at this event.

The project was completed at the 2011 United Way Days of Caring program as volunteers from Hascal, Sjöholm and Company finished the trail work and added beauty bark. Thanks to our community partners and Mountlake Terrace residents for making a positive contribution to our city.

Rental Housing Inspection Program

A Rental Housing License and Safety Inspection Program Fee Resolution was adopted by the City Council at its December 19 meeting. Under the new fee schedule, the rental housing license fee will stay the same as it was – \$35 for the basic license plus \$1 for each unit. Initial safety inspections may be done on a rotating basis at no extra charge. Approved inspections are good for three years.

Applications for a rental housing business license (required for rental housing) can be obtained at the Interim City Hall or by calling (425) 744-6211.

The Rental Business License and Safety Inspection Program was adopted in June of 2010, and the full program began in January of this year. This timing allowed an 18-month process to establish specific details and fees.

The new program addresses basic safety issues for rental housing. It

includes the periodic inspection of rental housing to ensure existing safety standards for floor area, structural safety, sanitation, heating, ventilation, electrical, emergency escape, garbage, and smoke detectors are being met. For larger properties, inspections may be done for only a sample of the units. Inspections can be performed by City building inspectors or other qualified inspectors.

Mountlake Terrace has approximately 3,300 rental-housing units, which are about 40% of the community’s total housing inventory. Inspections will be performed by the Housing Authority of Snohomish County (HASCO) under a contract with the City. This agency already makes inspections in the city for housing needs covered by other programs.

You can find more information about the inspection program at www.cityofmlt.com under For Businesses and click on Rental Housing Licenses.

More information is also available from the City’s Community and Economic Development Department at (425) 744-6267.



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CITY MANAGER
 (425) 744-6205

CODE ENFORCEMENT
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 (425) 551-1200

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 (425) 776-9173

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 (425) 744-6228

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 (425) 744-6214 (425) 775-0420 fax

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 utilitybilling@ci.mlt.wa.us
 violations@ci.mlt.wa.us

Urban Tree Guide



Three of the five UW students who collaborated with the city to develop an "Urban Tree Guide" in the urban planning program.

Five University of Washington (UW) students from the Community, Environment and Planning Department presented their Tree Planting and Presentation project to the City Council at their January 12 work/study session. The project supports and implements the city's Tree Preservation and Protection efforts as identified in the Sustainability Strategy and the Comprehensive Plan.

The team collaborated with the city on this "real world project" as part of a class assignment for their urban planning program. The students developed an Urban Tree Guide to educate residents of Mountlake Terrace about the value of trees and to help residents select and plant the right tree in the right place based on their interests and needs. The guide includes sections on why to plant trees, choosing a tree, how to plant and care for trees and frequently asked questions about tree regulations and the permitting process. The project also created a Recommended Tree List as a companion to the guide, along with a Tree Planting Pamphlet. For more information about the Urban Tree Guide, contact Senior Planner Edith Duttlinger at (425) 744-6279 or email City Hall at cityhall@ci.mlt.wa.us.

MeetingSchedule

City Council Meetings

First and third Mondays at 7 p.m. at the interim City Hall

Arts Advisory Commission

Third Tuesday of each month at 7 p.m. at the Pavilion

Community Policing Advisory Board

Last Tuesday of each month at 6:30 p.m. at the Police Station

Library Board

Third Wednesday every other month at 5:30 p.m. at the Library Starting January 2012

Planning Commission

Second and fourth Mondays at 7 p.m. at the interim City Hall

Recreation and Park Advisory Commission

Second Tuesday of each month at 7 p.m. at the Pavilion

*Coffee with
the City*

 WEDNESDAY
 FEBRUARY 8, 6 p.m.

 WEDNESDAY
 MARCH 14, 8 a.m.

 WEDNESDAY
 APRIL 11, 6 p.m.

 Recreation Pavilion Jungle Room
 5303 228th Street SW
 (425) 776-9173