

Group K

**CITIZEN'S ADVISORY COMMITTEE RATINGS
OF RECOMMENDATIONS**

**City of Mountlake Terrace
Citizens Advisory Committee for Economic Development
Members List**

Ms. Julie Lockleer

Mr. Jerry Smith

Mr. Patrick McMahan

Ms. Jenene Gibbs, President

Dr. David Betts

Ms. Angela Amundson

Ms. Pam Lewis

Mr. Patrick Reagan

Ms. Virginia Lincoln

Mr. Larry Gourie

Ms. Leslie Hynes

Mr. Larry Ingraham

N:\PLANNING\Eco Dev Study\CAC Members List (names only).doc

COMBINED RATINGS: TOTAL POSSIBLE FOR EACH CRITERIA = 5

CITIZENS ADVISORY COMMITTEE MEETING
December 1, 1999

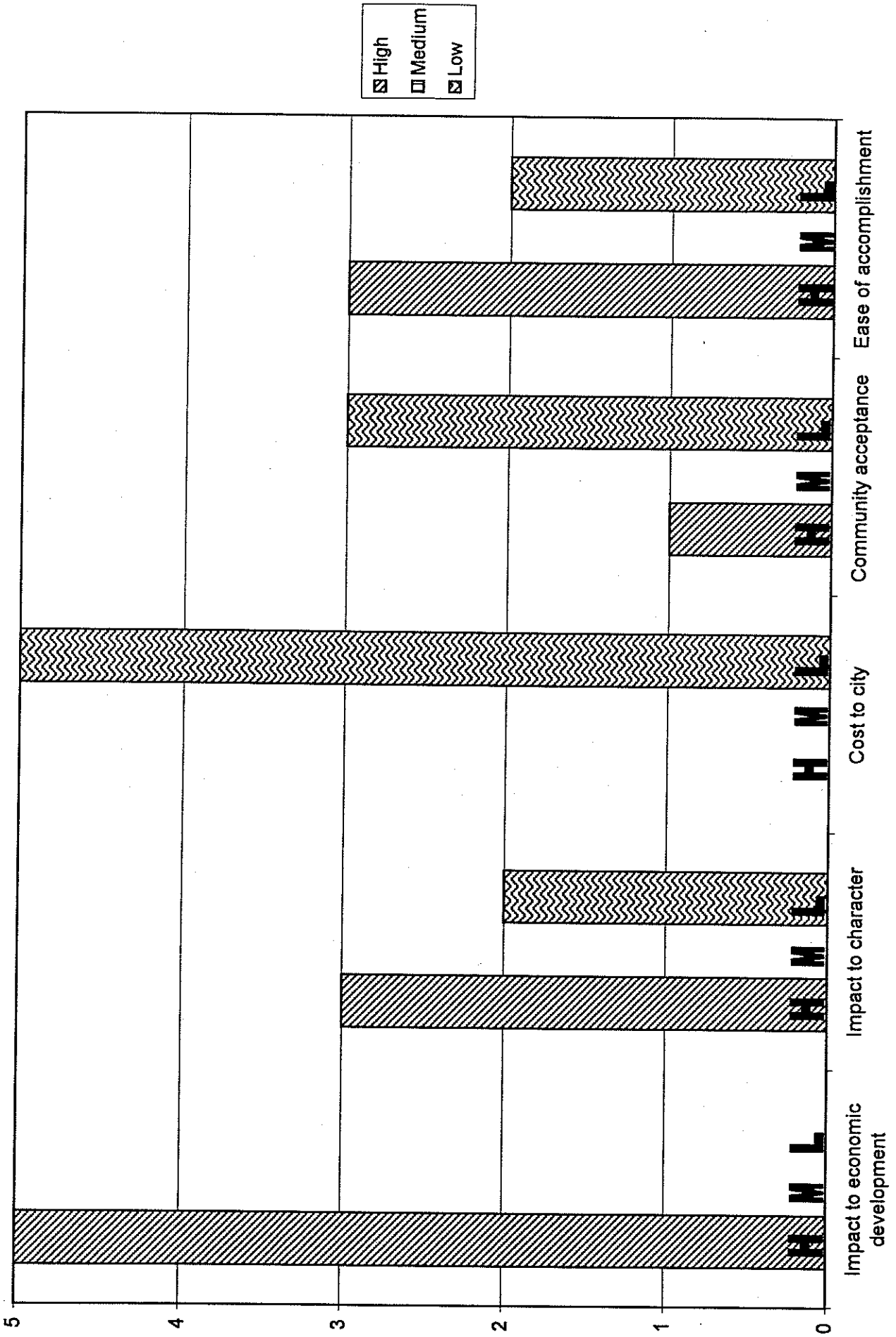
INDIVIDUAL RATINGS

RECOMMENDATION	CRITERIA	RATING (H M/L)			COMMENTS Point Total	Priority Based on Point Total
		H	M	L		
1. Permit greater height and bulk developments in commercial areas.	Impact to economic development	5			= 16	1
	Impact to character of community	3		2		
	Cost to city			5		
	Community acceptance	1		3		
	Ease of accomplishment, e.g. immediacy, probability of success	3		2		
2. Develop a subarea plan for the area generally defined as east of I-5, south of 234 th St. SW, west of 54 th St., and north of 244 th St. SW	Impact to economic development	4			= 9	
	Impact to character of community	4	1	0		
	Cost to city	3		2		
	Community acceptance	1		3		
	Ease of accomplishment, e.g. immediacy, probability of success	2		2		
3. Prohibit non-tax revenue generating uses in commercial zones.	Impact to economic development	2	2	1	= 13	3
	Impact to character of community	2	2	1		
	Cost to city	1		4		
	Community acceptance	3	1	1		
	Ease of accomplishment, e.g. immediacy, probability of success	3	1	1		
4. Investigate joint use development for the existing park & ride lot.	Impact to economic development	4	1		= 8	
	Impact to character of community	4	1	0		
	Cost to city		1	3		
	Community acceptance	1	3	1		
	Ease of accomplishment, e.g. immediacy, probability of success	0	2	2		

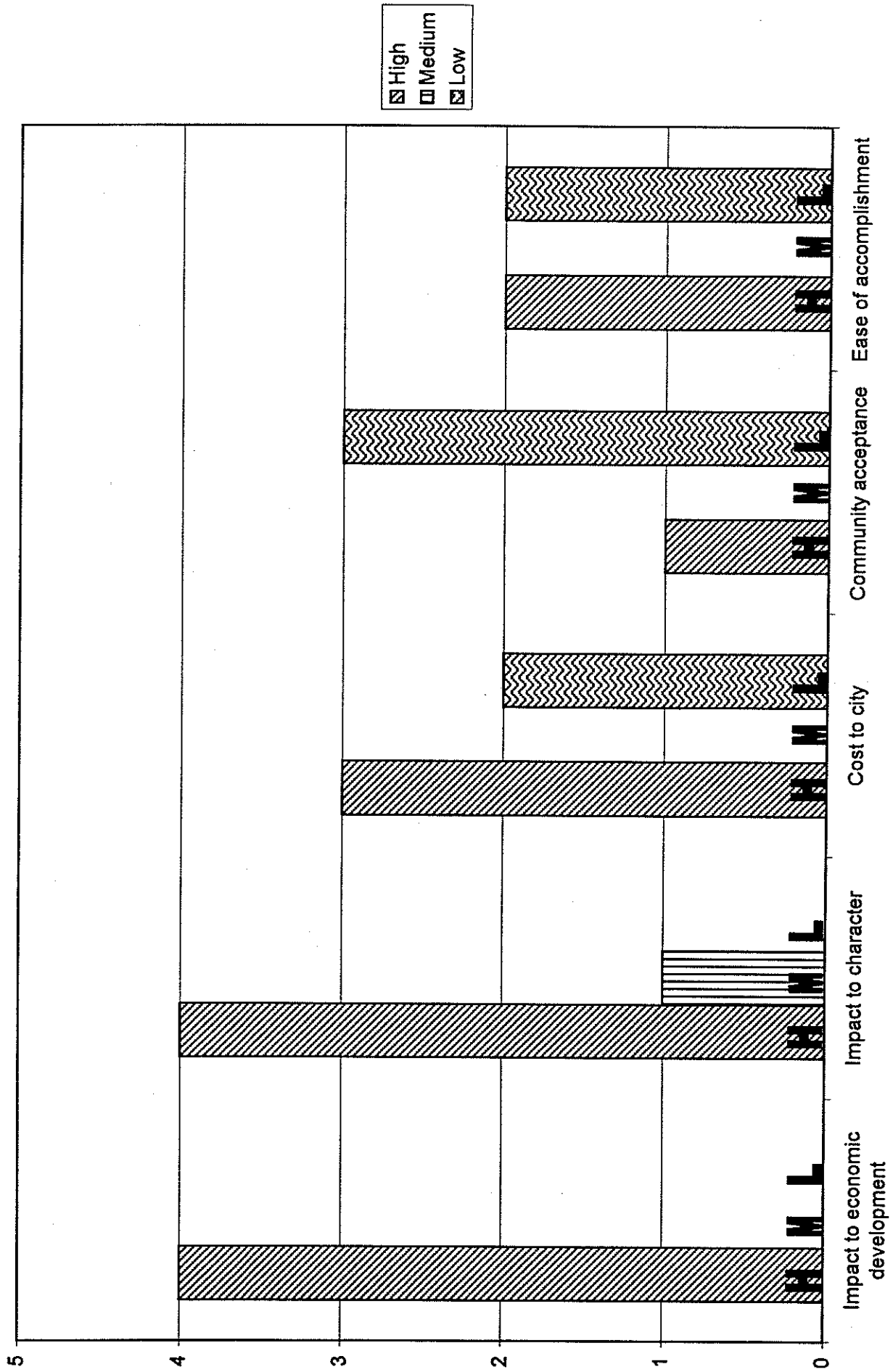
RECOMMENDATION	CRITERIA	RATING (H, M, L)			COMMENTS Point Total	Priority Based on Point Total
5. Investigate redevelopment opportunities for Melody Hill site.	Impact to economic development	(5)			= 11	4
	Impact to character of community	4	1	0		
	Cost to city	1		(4)		
	Community acceptance	(2)	2	1		
	Ease of accomplishment, e.g. immediacy, probability of success	0	3	1		
6. Evaluate redevelopment of some existing housing stock, but maintain single-family residential development as the primary goal.	Impact to economic development	(1)	2	2	= 6	
	Impact to character of community	3	1	(1)		
	Cost to city	1		(3)		
	Community acceptance	(1)	1	3		
	Ease of accomplishment, e.g. immediacy, probability of success	0	3	2		
7. Encourage development of vacant and underutilized parcels.	Impact to economic development	(5)			= 15	2
	Impact to character of community	4		0		
	Cost to city		1	(3)		
	Community acceptance	(4)	1			
	Ease of accomplishment, e.g. immediacy, probability of success	(3)	1			

ADDITIONAL COMMENTS:

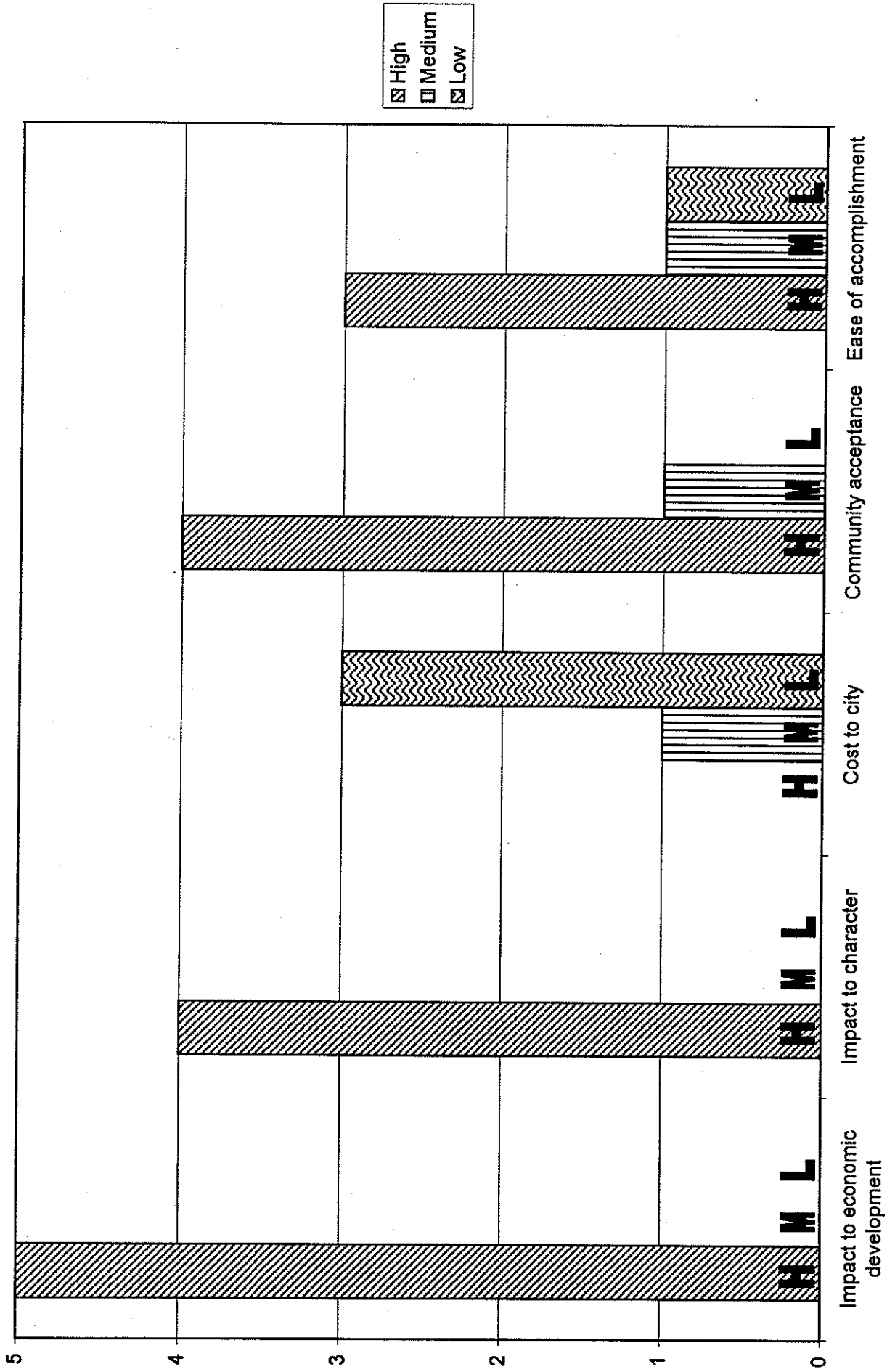
CAC Ratings on Recommendations:
1. Permit Greater Height and Bulk Developments in Commercial Zones



**CAC Ratings on Recommendations:
2. Develop A Subarea Plan**



CAC Ratings on Recommendations:
 7. Encourage Development of Vacant and Underutilized Parcels



**CITIZENS ADVISORY COMMITTEE MEETING
December 1, 1999**

INDIVIDUAL RATINGS

RECOMMENDATION	CRITERIA	RATING (H, M, L)	COMMENTS
1. Permit greater height and bulk developments in commercial areas.	Impact to economic development	H	
	Impact to character of community	L	
	Cost to city	L	
	Community acceptance		
	Ease of accomplishment, e.g. immediacy, probability of success	H	
2. Develop a subarea plan for the area generally defined as east of I-5, south of 234 th St. SW, west of 54 th St., and north of 244 th St. SW	Impact to economic development	H	INCREASE IN NORTH BOUNDARY TO 230TH ST. S.W.
	Impact to character of community	H	
	Cost to city	L	
	Community acceptance	L	
	Ease of accomplishment, e.g. immediacy, probability of success	H	
3. Prohibit non-tax revenue generating uses in commercial zones.	Impact to economic development	M	
	Impact to character of community	M	
	Cost to city	H	
	Community acceptance	H	
	Ease of accomplishment, e.g. immediacy, probability of success	H	
4. Investigate joint use development for the existing park & ride lot.	Impact to economic development	H	
	Impact to character of community	H	
	Cost to city	L	
	Community acceptance	M	
	Ease of accomplishment, e.g. immediacy, probability of success	M	

RECOMMENDATION	CRITERIA	RATING (H, M, L)	COMMENTS
5. Investigate redevelopment opportunities for Melody Hill site.	Impact to economic development	H	
	Impact to character of community	M	
	Cost to city	L	
	Community acceptance	M	
	Ease of accomplishment, e.g. immediacy, probability of success	M	
6. Evaluate redevelopment of some existing housing stock, but maintain single-family residential development as the primary goal.	Impact to economic development	H	
	Impact to character of community	H	
	Cost to city	L	
	Community acceptance	L	
	Ease of accomplishment, e.g. immediacy, probability of success	M	
7. Encourage development of vacant and underutilized parcels.	Impact to economic development	H	
	Impact to character of community	H	
	Cost to city	L	
	Community acceptance	M	
	Ease of accomplishment, e.g. immediacy, probability of success		

ADDITIONAL COMMENTS:

**CITIZENS ADVISORY COMMITTEE MEETING
December 1, 1999**

INDIVIDUAL RATINGS

RECOMMENDATION	CRITERIA	RATING (H, M, L)	COMMENTS
1. Permit greater height and bulk developments in commercial areas.	Impact to economic development	H	Would like more info on how costs pencil out. design standards. Strong design standards will be essential.
	Impact to character of community	H if done right w/	
	Cost to city	L	
	Community acceptance	L	
	Ease of accomplishment, e.g. immediacy, probability of success	L	
2. Develop a subarea plan for the area generally defined as east of I-5, south of 234 th St. SW, west of 54 th St., and north of 244 th St. SW	Impact to economic development	H	Don't call it a redevelopment area - it might be implies bulldozing houses. Strong neighborhood involvement will be key. With good design standards, this could be an opportunity to improve appearance of city - which was a high priority in citizen surveys & forum. Important to extend north on 56 th .
	Impact to character of community	H	
	Cost to city	H	
	Community acceptance	L medium	
	Ease of accomplishment, e.g. immediacy, probability of success	L	
3. Prohibit non-tax revenue generating uses in commercial zones.	Impact to economic development	M	
	Impact to character of community	H	
	Cost to city	L	
	Community acceptance	H	
	Ease of accomplishment, e.g. immediacy, probability of success	H	
4. Investigate joint use development for the existing park & ride lot.	Impact to economic development	H	Worth looking at + pursuing Mixed use? Need more info.
	Impact to character of community	H if done right	
	Cost to city	M	
	Community acceptance	M	
	Ease of accomplishment, e.g. immediacy, probability of success	L	

perhaps revitalization area or neighborhood improvement

RECOMMENDATION	CRITERIA	RATING (H, M, L)	COMMENTS
5. Investigate redevelopment opportunities for Melody Hill site.	Impact to economic development	H	
	Impact to character of community	H	
	Cost to city	M	
	Community acceptance	M	
	Ease of accomplishment, e.g. immediacy, probability of success	M	
6. Evaluate redevelopment of some existing housing stock, but maintain single-family residential development as the primary goal.	Impact to economic development	M	A real opportunity to improve appearance of city. I could see this accomplished on a smaller scale - not 30 homes at a time as discussed by the consultant.
	Impact to character of community	H	
	Cost to city	L	
	Community acceptance	H	
	Ease of accomplishment, e.g. immediacy, probability of success	M	
7. Encourage development of vacant and underutilized parcels.	Impact to economic development	H	Need adequate staff time to do this
	Impact to character of community	H	
	Cost to city	L-M	
	Community acceptance	H	
	Ease of accomplishment, e.g. immediacy, probability of success	M	

ADDITIONAL COMMENTS: With almost every recommendation we discussed committee members who supported the ideas specified that "the community character would improve if it's done properly." Improving the appearance of the city was mentioned frequently in the community forums & on citizen surveys. Most of these recommendations present an opportunity to further that goal of making the city a more attractive place while enhancing the economy at the same time. However, there will need to be design standards, etc., to make sure that occurs in a way that is compatible w/ the residential character of the city.

CITIZENS ADVISORY COMMITTEE MEETING
December 1, 1999

INDIVIDUAL RATINGS

RECOMMENDATION	CRITERIA	RATING (H, M, L)	COMMENTS
1. Permit greater height and bulk developments in commercial areas.	Impact to economic development	H	
	Impact to character of community	H L	
	Cost to city	L	
	Community acceptance	L	
	Ease of accomplishment, e.g. immediacy, probability of success	H	
. Develop a subarea plan for the area generally defined as east of I-5, south of 234 th St. SW, west of 54 th St., and north of 244 th St. SW	Impact to economic development	unknown	
	Impact to character of community	M	
	Cost to city	H	
	Community acceptance		
	Ease of accomplishment, e.g. immediacy, probability of success	?	
3. Prohibit non-tax revenue generating uses in commercial zones.	Impact to economic development	H	
	Impact to character of community	H M	
	Cost to city	L	
	Community acceptance	M	
	Ease of accomplishment, e.g. immediacy, probability of success	H	
4. Investigate joint use development for the existing park & ride lot.	Impact to economic development	M	
	Impact to character of community	M	
	Cost to city	L	
	Community acceptance	M	
	Ease of accomplishment, e.g. immediacy, probability of success	M	

High Medium Low

RECOMMENDATION	CRITERIA	RATING (H, M, L)	COMMENTS
5. Investigate redevelopment opportunities for Melody Hill site.	Impact to economic development	H	
	Impact to character of community	H	
	Cost to city	L	
	Community acceptance	H	
	Ease of accomplishment, e.g. immediacy, probability of success	?	
6. Evaluate redevelopment of some existing housing stock, but maintain single-family residential development as the primary goal.	Impact to economic development	L	
	Impact to character of community	M	
	Cost to city	H	
	Community acceptance	H	
	Ease of accomplishment, e.g. immediacy, probability of success	L	
7. Encourage development of vacant and underutilized parcels.	Impact to economic development	H	
	Impact to character of community	H	
	Cost to city	L	
	Community acceptance	H	
	Ease of accomplishment, e.g. immediacy, probability of success	H	

ADDITIONAL COMMENTS:

No Input from Committee again!

CITIZENS ADVISORY COMMITTEE MEETING
December 1, 1999

INDIVIDUAL RATINGS

RECOMMENDATION	CRITERIA	RATING (H, M, L)	COMMENTS
1. Permit greater height and bulk developments in commercial areas.	Impact to economic development	H	
	Impact to character of community	H	
	Cost to city	L	
	Community acceptance	L	
	Ease of accomplishment, e.g. immediacy, probability of success	L	
2. Develop a subarea plan for the area generally defined as east of I-5, south of 234 th St. SW, west of 54 th St., and north of 244 th St. SW	Impact to economic development	H	
	Impact to character of community	H	
	Cost to city	L	
	Community acceptance	L	
	Ease of accomplishment, e.g. immediacy, probability of success	L	
X 3. Prohibit non-tax revenue generating uses in commercial zones.	Impact to economic development	H	
	Impact to character of community	H	
	Cost to city	L	
	Community acceptance	H	
	Ease of accomplishment, e.g. immediacy, probability of success	?	
4. Investigate joint use development for the existing park & ride lot.	Impact to economic development	H	
	Impact to character of community	H	
	Cost to city	?	
	Community acceptance	L	
	Ease of accomplishment, e.g. immediacy, probability of success	L	

RECOMMENDATION	CRITERIA	RATING (H, M, L)	COMMENTS
5. Investigate redevelopment opportunities for Melody Hill site.	Impact to economic development	H	Not a Consulting firm idea
	Impact to character of community	H	
	Cost to city	H	
	Community acceptance	L	
	Ease of accomplishment, e.g. immediacy, probability of success	L	
6. Evaluate redevelopment of some existing housing stock, but maintain single-family residential development as the primary goal.	Impact to economic development	L	Need more information
	Impact to character of community	L	
	Cost to city	?	
	Community acceptance	L	
	Ease of accomplishment, e.g. immediacy, probability of success	L	
7. Encourage development of vacant and underutilized parcels.	Impact to economic development	H	Duh!
	Impact to character of community	?	
	Cost to city	?	
	Community acceptance	H	
	Ease of accomplishment, e.g. immediacy, probability of success	H	

ADDITIONAL COMMENTS:

CITIZENS ADVISORY COMMITTEE MEETING

December 1, 1999

INDIVIDUAL RATINGS

RECOMMENDATION	CRITERIA	RATING (H, M, L)	COMMENTS
1. Permit greater height and bulk developments in commercial areas.	Impact to economic development	H	
	Impact to character of community	H	
	Cost to city	L	
	Community acceptance	H	
	Ease of accomplishment, e.g. immediacy, probability of success	H	
Develop a subarea plan for the area generally defined as east of I-5, south of 234 th St. SW, west of 54 th St., and north of 244 th St. SW	Impact to economic development	H	exp. d. area \$195,000
	Impact to character of community	H	
	Cost to city	H	
	Community acceptance	H	
	Ease of accomplishment, e.g. immediacy, probability of success	H	
3. Prohibit non-tax revenue generating uses in commercial zones.	Impact to economic development	L	Bad idea. The Yucca "Builds strong kids, strong families & strong communities."
	Impact to character of community	L	
	Cost to city	L	
	Community acceptance	L	
	Ease of accomplishment, e.g. immediacy, probability of success	L	
4. Investigate joint use development for the existing park & ride lot.	Impact to economic development	H	Involve state elected officials
	Impact to character of community	H	
	Cost to city	L	
	Community acceptance	H	
	Ease of accomplishment, e.g. immediacy, probability of success		

RECOMMENDATION	CRITERIA	RATING (H, M, L)	COMMENTS
5. Investigate redevelopment opportunities for Melody Hill site.	Impact to economic development	H	
	Impact to character of community	H	
	Cost to city	L	
	Community acceptance	H	
	Ease of accomplishment, e.g. immediacy, probability of success	M	
6. Evaluate redevelopment of some existing housing stock, but maintain single-family residential development as the primary goal.	Impact to economic development	M	education is a key
	Impact to character of community	H	
	Cost to city	L	
	Community acceptance	M	
	Ease of accomplishment, e.g. immediacy, probability of success	M	
7. Encourage development of vacant and underutilized parcels.	Impact to economic development	H	
	Impact to character of community	H	
	Cost to city	L	
	Community acceptance	H	
	Ease of accomplishment, e.g. immediacy, probability of success	H	

8 - Analyze City entitlement process & staff priorities.

ADDITIONAL COMMENTS:

see attached written comments of 12/1/99
 Memo to Carl Smith & CTC MEMBERS

notes BUR:
 please cover up
 member's name
 in copies



HARMON AND ASSOCIATES REAL ESTATE, INC

18027 HWY 99, Suite B-2 Lynnwood, WA 98037

Phone: (425) 744-0900 Fax: (425) 744-0311

E-mail: lingraham@ccim.net

*25 Years
Pacific
Northwest
Commercial
Property
Expertise*

Memo

Date: December 1, 1999

To: Carl F. Smith, AICP and CAC Members

From: Larry Ingraham, CCIM, President
Harman & Associates Real Estate Development, Inc. and
Gateway Place Co-Developer

Subject: Citizens' Advisory Committee Report/Mountlake Terrace Economic
Development

A review of the Citizens' Advisory Committee September 23, 1999 Draft "Phase IV Technical Report Implementation," creates several observations / comments / suggestions and questions by this Committee Member. The following correspond to the identified sections of the consultant's report.

I. INTRODUCTION

1. Lack of understanding by public needs to be addressed as part of plan
2. Small supply of vacant, developable land can be addressed by "creating more"

Proactive approach is essential with an *accelerated timetable* for at least certain plan RECOMMENDATIONS & STRATEGIES.

II. LAND USE & MARKET NICHE STRATEGIES

Address in a timely manner – housing and office space

Compile inventory of total # of available acreage and site locations suitable for development / redevelopment for uses beside housing and office space. Make available through existing distributions marketing channels (Economic

Development Councils, Real Estate Brokerage Community, Real Estate Development Community, Chamber of Commerce, Contractors, Design Professional, etc.) Create map and track activity via periodic map updates like Federal Way does (show example).

Any and all new appropriate development should have positive economic impact through:

- Entitlement/permit fee generation;
- Sales tax on construction;
- Increased assessed value and resulting tax collection;
- Increased employment;
- Increased utility consumption and related utility taxes increases; and
- City portion of real estate excise taxes (?), etc.

Expand strategy to include:

1. *More citizen education*
2. *Public relations campaign* that Economic Development benefits all City residents *and those working here*

Statement of Purpose - Will improve long-term financial stability; improve the quality of life of City residents and those working here

III. RECOMMENDATIONS & STRATEGIES

Strategy No. 1.1 *Do it now as every new structure built or renovated to existing bulk standards is a site not available to benefit from new standards (except via natural disaster or fire) for 30-50 yrs*

Specific Actions (isn't existing FT District essentially built out or in permitting stage?)

2. Increase ht to 75' feet as specified in and defined by Uniform Building Code (threshold for "high rise") vs. five stories residential zoned and used for residential purposes within this district
4. Increase lot coverage via zero lot lines to encourage attached residential structures. This is more compatible with existing land uses than simply going up to increase densities. Involve design professionals and or residential developers whose concepts have been successfully built and marketed to assist in creating these standards. Get free input from Master Builders Association. Look to DuPont and east of Issaquah for good examples of successful affordable attached housing. .

Strategy No. 1.2 Develop design guidelines; be specific yet flexible. Structure so not all aspects subject to time consuming staff interpretation and negotiations.

Recommendations No. 2: Develop a sub area plan. How be funded? Reconsider this being a main priority, *focus initially on more immediate opportunities.*

Recommendations No. 3: **BAD IDEA**

Strategy No. 3.1: *Bad idea* to declare an immediate moratorium on all non-municipal tax revenue generating uses. True that fraternal organizations, churches, nonprofits, schools, etc may or may not pay certain taxes. Historically organizations like the ones seemingly targeted by this recommendation have offered services to and provided benefits to communities and their citizens through our country and the world. These types of existing uses did not outbid nor typically have the capacity to outbid (except perhaps government and the public schools) other higher tax revenue generators potentially available to locate here. City is far better with these uses in existing buildings than having them being vacant and boarded up. Huge mistake and costly mistake to zone out these uses. As the YMCA says "**WE BUILD STRONG KIDS, STRONG FAMILIES AND STRONG COMMUNITIES.**" Let's not discourage the non-governmental sector from contributing to the community.

Recommendations No. 4: **GREAT IDEA** Work with WSDOT and Sound Transit. *Do immediately – advance to immediate priority.*

Specific Actions

Act now & not limit only to residential

Strategy No. 4.2 *Establish prompt time table for* Request for Proposals (RFP)

Recommendation No. 5: Work with the School District now

Recommendation No. 6: *implement zero lot line attached concepts. (See Strategy No. 1.1. 4 comments)*

Specific Actions. Revise #'s using increased land efficiency; \$125/SF for new construction costs seems too high, more like \$80 - \$100 to build without land; \$175k also seems too high for acquisitions as 9 current properties built between '49 and '54 with less than 1400 sq ft range available from \$129,950 – 169,950 (average \$ 150,000 +/-) per 11/15/99 report from the residential multiple listing service. Reevaluate #'s and conclusions using increased density per Recommendation No. 6 with reduced costs.

Recommendation No. 7: *Escalate as priority.*

IV. CONCLUSION & PHASING PLAN

Immediate focus on:

- *Community education;*
- *School sites;*
- *Park-n-ride site;*
- *Residential land efficiency; and*
- *Inventory and promote development of existing commercial industrial (business park type sites).*

Analyze existing:

- A. *City entitlement process and efficiency; and*
- B. *How time is used by City's existing positions/slots within the Planning / Community Development Departments.*
Current entitlement processes could be revised to be improved and reprioritized to promote and/or facilitate economic development. Example: time invested by Planning Staff preparing for public hearings with Board of Adjustment Variances for home occupation businesses. If same energy and resources invested in activities oriented toward economic development, the City's finances would improve!

Personal Note:

Appreciated being invited to participate. Sorry that personal and business schedule precluded more involvement. Consultants report sets forth a lot of good ideas and only one bad one. Hopefully, the above comments will be beneficial to the City, its residents and those who work here.

Larry Ingraham