

Mountlake Terrace Begins

Private and Public Investments

The Mountlake Terrace City Council has several key goals to move the city forward and a priority is the revitalization of the Town Center. A number of private development projects are currently in the works now, and "Arbor Village," the 5-story mixed-use building under construction at the corner of 236th and 56th, is the most visible.

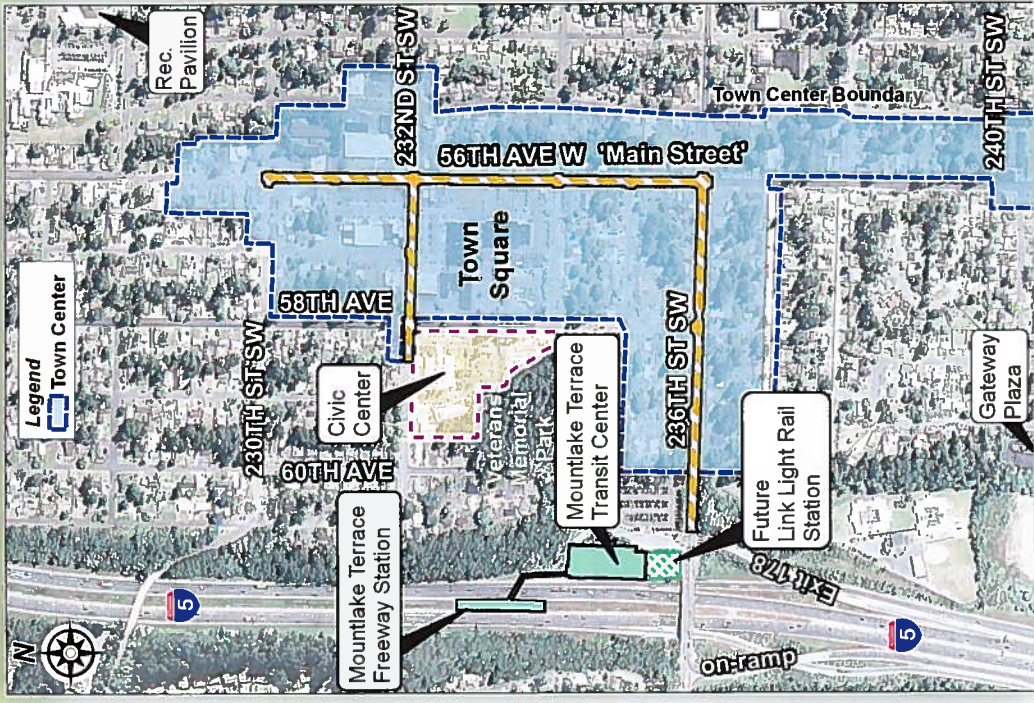
Over the next 12-18 months, you will see private development continue with two more major projects constructed downtown. These projects are a sign that private developers view Mountlake Terrace as a great place to do business and invest their resources. Businesses, such as the new Gene Juarez Salon and Academy, are looking at our city as a prime location with easy access to I-5 and transit.

Inside City Hall, planning for the city's "Main Street" Revitalization Project is in full swing. The project will reconstruct the key roads in the Town Center - 56th Avenue W ("Main Street"), 236th Street SW from 56th Avenue W to the Transit Center (236th and I-5), and 232nd Street from 56th Avenue W to the Civic Center located at 232nd Street SW and 58th Avenue W (see map).

Much of the planning for the Town Center revitalization has already taken place. The Town Center Plan, completed in 2007, provides the vision and many of the specifics for the roadway reconstruction project. A "planned action," which deals with environmental reviews throughout the immediate area, has been done in advance, making development easier. Design standards have been adopted and most other planning related activities are complete.

Reconstructing the key roadways will help to "set the stage" for future development and private sector investments in the Town Center. Overhead utilities will be placed underground, water and sewer lines, as well as special hydronic piping to service an innovative Energy District, will be placed into joint utility trenches. The city's goal is to dig trenches once and fill them with utilities for the future.

In August, the city received welcome news that two sources of funding for the "Main Street" Revitalization Project have been awarded. The first is a federal



"The city received Puget Sound Regional Council's Vision 2040 Award for helping to implement VISION 2040, the regional growth management, economic and transportation strategy."

Main Street Makeover

Happening in Downtown

Surface Transportation Program grant (\$643,461) that will help to pay for the design of the roadways (see map). The second funding source is a very low-interest rate loan from the Washington State Public Works Board for both design and construction of the project (\$5.75 million). These very competitive funding sources will enable the city to begin the project design in early 2013. The city has been working hard to prepare bids for this work and with more than half the necessary funding now secured, we only need \$5.5 million more to complete construction in 2014-15.

The city will continue to apply for additional grants for this project,

DID YOU KNOW the city won the 2009 Governor's Vision Award for our Town Center Plan?

and we are working closely with our state and federal legislators to identify funding sources in order to continue and complete the entire project. The City Manager and our federal lobbyist will be meeting with our federal delegation in Washington, D.C. this month to discuss this project and potential funding avenues. Our positive partnerships with our federal and state legislators have resulted in over \$10.4 million in funding for capital infrastructure improvements since 2008.

The "Main Street" Revitalization Project is a complex endeavor. In addition to the roadway and utilities improvements, the city is also planning to design and build a new, state-of-the-art stormwater facility on the Civic Center property in the Town Center. Planning is also underway to establish and integrate a new Energy District to service the Town Center and perhaps the Recreation Pavilion as well. Each of these activities requires careful coordination and timing in order to make the overall project work.

The "Main Street" Revitalization Project will provide significant



Main Street (56th Avenue) will have wide sidewalks similar to this street.

ARBOR VILLAGE



benefits to citizens (see "Project Benefits"). Additionally, the city conducted a rigorous analysis of the project that demonstrated a very positive 9 to 1 benefit to costs ratio!

The city expects to begin design work on the project in early 2013. Actual construction should occur in 2014-2015. This will transform and improve our Town Center into something that we can all be proud of. Stay tuned!

Upcoming 2013-14 Biennial Budget Meetings

Several City Council budget reviews and meetings are scheduled this fall. All these meetings are open to the public and will take place at 7:00 p.m. at our Interim City Hall, 6100 219th Street SW, #220.

✓ DEPARTMENT PRESENTATIONS
October 11 & 18

✓ PROPERTY TAX LEVY PUBLIC HEARING
November 5

✓ 2013-14 BUDGET PUBLIC HEARING
November 5

✓ CONSIDERATION OF PROPERTY TAX LEVY ORDINANCE
November 19

✓ CONSIDERATION OF 2013-14 BUDGET ORDINANCE
November 19