



City Council
Land Use & Economic Development Committee
Wednesday, August 16, 2017
4:30-6:00 p.m.
Executive Conference Room

Agenda

Invitees:

Committee Members: Councilmember Cook, Councilmember Emery, and
Councilmember Whelpley

Alternate Committee Member: Councilmember Wheeler

Executive Branch: Mayor Jennifer Gregerson

Chamber of Commerce: President and CEO Martin

City Staff: Community Development Director Love
Planning Manager Osaki
Senior Planner Ritter

Discussion Topics:

1. Approve Meeting Notes of June 21, 2017
2. Approve Meeting Notes of July 20, 2017
3. Mukilteo Annexation Strategy
4. T-Mobile Wireless Communication Facilities (WCF) Proposal
5. Wireless Communication Facilities - Code Amendment
6. Economic Development Strategies

Next Meeting: September 16, 2017, 4:30 pm



City Council
Land Use & Economic Development Committee
Wednesday, June 21, 2017
4:30 PM
Community Development – Planning Table Conference Room

Meeting Report

Attendees:

Committee Members: Councilmember Cook, Councilmember Whelpley

City Staff: Planning Manager Osaki, Senior Planner Ritter and Associate Planner Almgren

Chamber of Commerce: Chamber President and CEO Martin

Absent: Councilmember Emery

Agenda Items

1. **Approve Meeting Notes of May 17, 2017 meeting**

The Land Use & Economic Development Committee approved the May 17, 2017 meeting notes as presented.

2. **Proposed Development Agreement Amendment Sector 3 (Lot 4A)**

Senior Planner Ritter indicated that the City received, in June 2016, a development agreement amendment application for Sector 3. The proposal is to construct 80 multi-family units in a four story building on a vacant 3.28 acre property commonly referred

to as Lot 4A. A development agreement amendment is necessary because the existing Sector 3 development agreement does not allow residential units.

The development agreement amendment has not yet been processed at the applicant's written request. The applicant anticipated that there would be a development agreement amendment application (from a separate party) for Lots 9 and 10 in Sector 3 (lots on the east side of Harbour Place with frontage on Mukilteo Speedway) for a mixed use development proposal and that the two development agreement amendment applications would be processed simultaneously.

The separate development agreement application by the other property owner (Lots 9 and 10) is no longer at this time being considered. The owner of Lot 4A is now interested in moving forward with his application.

Upon discussion, the Land Use and Economic Development Committee consensus was that 80 multi-family units are too many for such a compact land area. The adjacent Montessori School and Harbour Pointe Senior Living facility would be impacted by traffic and noise from such a high number of multi-family housing units.

Character of the development is also important. Any future development of the property must also reflect the character of the area. The west side of Harbor Place is generally quiet. 80 multi-family units are too many units at this location. A scaled back development proposal with fewer units would be more palatable. The Land Use and Economic Development Committee also indicated that a senior living (55+) facility might be an acceptable option for this site.

Senior Planner Ritter indicated that staff will meet with the applicant and discuss these issues.

3. Parks, Recreation, Open Space and Arts (PROSA) Plan Survey Results Summary

Associate Planner Almgren reported that the City has begun the Six-Year update to the Parks, Recreation, Open Space and Arts (PROSA) Plan to remain eligible for state grants from the State Recreation and Conservation Office (RCO).

The initial stage of the PROSA update effort is public outreach. This included an online survey that opened on May 13, 2017 and closed June 11, 2017. To advertise the online survey, emails were sent to the Lighthouse Park parking pass database (3,000+ households), a public outreach table was staffed at Touch-A-Truck, the YMCA and the Farmer's Market, and social media was used including Facebook, Nextdoor, and Twitter.

There were 850 responses to the on-line survey. The PROSA Plan consultant has tabulated the results

Associate Planner Almgren stated that certain highlights from the results include:

- A high percentage of the respondents are from Mukilteo (and not outside of the City).
- 19% of those that responded had children under 13 years of age in the household.
- Mukilteo's most highly used parks and facilities include Lighthouse Park, Mukilteo Library, Japanese Gulch, Rosehill Community Center and 92nd Street Park.
- The most desired *future* park features include a waterfront promenade, beach access, hiking trails, beach enhancements (environmental improvements) and indoor swimming pools.
- Among the top open space priorities include maintaining existing parks and recreation areas, protecting wildlife and fish habitat, developing existing park and recreation areas and restoring damaged streams and tidelands.
- The most desired public art impact includes support for the local arts community, promoting the city's history/heritage, and creating memorable, meaningful people places.
- Two thirds (66.7%) of the respondents supported additional funding for parks/recreation/open space, 14.5% did not support additional funding while 19% replied "Don't Know".

Associate Planner Almgren noted that the PROSA Plan is on target for a public hearing before the Parks and Arts Commission in October 2017, with City Council consideration and adoption of the Plan in November 2017 or December 2017.

Next Meeting: Wednesday, July 19, 2017 – 4:30 p.m.



11930 Cyrus Way • Mukilteo, WA • 98275

City Council Land Use & Economic Development Committee
Wednesday, July 19, 2017
4:30-6:00 p.m.
Community Development - Planning Conference Table

Meeting Report

Attendees:

Committee Members: Councilmember Emery (Chair), Councilmember Cook,

City Staff: Planning Manager Osaki, Assistant City Engineer Swisstack

Absent: Councilmember Whelpley, Chamber President and CEO Martin

Agenda Items

1. Approve Meeting Notes of June 21, 2017 meeting

The Land Use & Economic Development Committee (LU&ED) did not act on the June 21, 2017 meeting notes. Only one LU&ED Committee member in attendance was at the June 21, 2017 LU&ED meeting. Approval of the June 21, 2017 meeting notes will be on the LU&ED Committee's August 16, 2017 agenda.

2. Snohomish County Tourism Bureau Presentation

Amy Spain, Executive Director, with the Snohomish County Tourism Bureau, and Tammy Dunn, Snohomish County Tourism Bureau Sports Development Director, were in attendance to provide a presentation on the activities of the Snohomish County Tourism Bureau.

Executive Director Spain noted that the Snohomish County Tourism Bureau is a non-profit tourism, convention marketing and sales organization contracted by Snohomish County. It is funded through the countywide lodging tax funds; it is not a membership organization.

The Snohomish County Tourism Bureau also assists area businesses with tourism development by providing educational seminars, training sessions and cooperative advertising opportunities

The Snohomish County Tourism Bureau's discussion featured a PowerPoint presentation. Among the items noted included:

- Tourism is economic development. Recent visitor spending in Snohomish County is over \$1 billion per year (up 2.8% from the prior year), with almost 11,000 County jobs in the tourism industry. This makes tourism the second or third highest industry in the County.
- The Snohomish County Tourism Bureau focuses on internal and external strategies. Examples of internal strategies include industry education, offering marketing platforms and referrals. External strategies examples include marketing (e.g. websites, advertising, social media) as well as direct sales through recruiting trade shows and conventions.
- Overnight visitors in Snohomish County (staying in commercial lodging) average 2.1 people per travel party, stay 2.1 nights and spend \$366 per travel party per day.
- The economic impact of convention, sports and group tour sales and service totals \$58.9 million per year. Economic benefit derived from sports specifically is \$35.7 million annually. Economic benefits from tournaments held at the Harbour Pointe Badminton Club were mentioned

The LU&ED Committee noted that the Snohomish County Tourism Bureau should give this presentation to the full City Council

Additional LU&ED Committee discussion included whether there were opportunities to coordinate with transit agencies on items like bus circulator routes to improve transit opportunities to Mukilteo waterfront and relieve parking demand in the Mukilteo Waterfront area.

3. Pedestrian Bridge Project Update

Assistant City Engineer Swisstack presented background on the design process that has taken place to date on the pedestrian bridge project.

Two pedestrian landing options were presented to the LU&ED Committee, one with a switchback form and the other with a circular form.

In general the LU&ED Committee generally found both options acceptable as each offered potential advantages. Comments included:

Switchback Landing Option

- Offers seating options (which is nice to have for resting purposes)
- In offering seating options, there may be an opportunity to activate the plaza area as a venue for certain activities,
- Loses fewer parking spaces
- Likes the visual appeal the step design offers
- If selected, would want to make sure the ramps do not look or feel “too busy”

Circular Landing Option

- Is more graceful and open than the switchback option
- Offers flat areas for sitting (which is nice to have for resting purposes)
- Would like to see the face of the ramps to make a more informed decision, the concrete ramp (of Slide 7) was not liked by the Committee.
- Transition needs to be smooth otherwise, the ramps could be too busy

Pedestrian Bridge Wall/Railings/Deck/Throw Fence

- Would like to see design that is dramatic, intriguing and visually engaging,
- Maybe place panels in the deck that are glass and can be seen through as one walks on the deck.
- Would like to see the throw fence transparent
- Asked if the walls can incorporate glass (e.g. safety glass, tempered glass with etchings)
- The throw fence design in the lower left (of Slide 11) was liked (e.g. transparent)
- The laser cut art (cut outs) with an arch (on Slide 3) was liked

The LU&ED Committee also indicated:

- The design of certain bridge elements could be an art project for students from schools, such as tiles on the floors/walls, sandblasting glass, etc.
- There should be ways found to involve the community in this effort. Tiles could be placed on parts of the wall, bricks in other places.
- A public meeting to gather public input would be appropriate for this project.

Next Steps

Assistant City Engineer Swisstack mentioned that the Parks and Arts Commission (PAC) is scheduled to review the designs at its August meeting. LU&ED Committee comments will be shared with the PAC at that meeting.

Next Meeting: Wednesday, August 16, 2017 - 4:30 p.m.