



Land Use & Economic Development Committee

Tuesday, September 1, 2020
4:00 PM - 5:30 PM
(MEETING HELD VIA ZOOM)

Meeting Notes

Attendees: Councilmember Champion (Committee Chair), Councilmember Marine, Council Vice President Kneller

Mayor Gregerson
City Administrator Powers
Public Works Director Swisstack
Community Development Director Osaki

1. Economic Recovery

The LU&ED Committee (“Committee”) discussed the City’s Mukilteo Cares small business grant program. The Committee was informed that approximately 93 applications had been received to date, with the application deadline being 5:00pm September 1, 2020. The LU&ED Committee asked if it might be possible to eventually obtain a list of grant applicants.

The LU&ED Committee discussed the Small Business Economic Recovery Town Hall meeting held earlier in the morning. Mayor Gregerson summarized the Town Hall meeting. Committee members that attended the Town Hall meeting provided insights.

The LU&ED Committee discussed outreach to the business community, including calling businesses, to obtain additional business owner input on how the City might be of assistance. Such feedback could also be provided to Congressman Larsen.

It was mentioned that the Chamber of Commerce conducted a business survey in March 2020. The LU&ED Committee suggested that the Chamber of Commerce conduct another business survey with similar questions to assess changes in responses between March 2020 and now.

The LU&ED Committee also suggested seeing if it was possible to obtain feedback from grant applicants on what their business needs are. The Committee further expressed interest in knowing how many grant applicants used an application form in a language other than English.

Mayor Gregerson indicated that she would follow up with Chamber President and CEO Kandace Barnes regarding conducting another business survey.

2. Waterfront Development Update

The LU&ED Committee was updated on the status of various waterfront development activities and was informed of the following:

- City shoreline restoration and promenade project (on the Tulalip Tribes property) - As follow up to the City’s August 20, 2020 meeting with the Tulalip

Tribes Board of Directors, City staff contacted the Washington State Recreation and Conservation Office (“RCO”, granting agency) regarding easement/lease agreement requirements. This information was transmitted to the Tulalip Tribes to see if an easement/lease agreement proposal could be developed that would satisfy both the Tulalip Tribes and RCO. The Tulalip Tribes staff contacted the City to obtain a copy of the City’s grant agreement with RCO.

Councilmember Champion emphasized the need to document the discussion and outcomes that occurred at the August 20, 2020 Tulalip Tribes Board of Directors meeting. The Mayor shared that a letter of thanks documenting the meeting was circulating for signature from the Councilmembers who attended, and once ready, would be sent to the Tribes and Council.

- Japanese Gulch Daylighting Project - The City received the signed agreement from the consultant on August 31, 2020. Once the Mayor’s signature is obtained on the agreement then the consultant can begin work on project design.
- Washington State Ferries (WSF) terminal project - WSF’s most recent schedule has the new ferry terminal opening by the end of the year. City staff is working on agreements with Washington State Ferries to include, as examples, stormwater maintenance and parking mitigation.
- NOAA - It was mentioned that NOAA staff presented City staff with a preliminary plan set in 2019. NOAA is using a design-build process and NOAA has indicated that modifications to address City issues could be made after the contractor is selected.

Recent information indicates that the NOAA project bids have come in over budget and that NOAA is working on reducing project costs.

Staff mentioned that one concern is the building’s presentation to Front Street. That façade has minimal windows and is absent a pedestrian oriented building design that is desired along Front Street. NOAA has mentioned that part of the reason for the building design on Front Street is to address Homeland Security issues, but that they would ask the contractor, when selected, to look at this issue.

A sidewalk has been included on the water side to serve as the “promenade”. This sidewalk/promenade is ten feet in width, linear, and would not have the surfacing design being provided elsewhere such as with the WSF project.

At this point in time it is unclear how the building design might be affected by cost overruns in the bids NOAA has received.

The City is negotiating at least two “Licenses” (NOAA term) with NOAA. One license addresses existing stormwater lines on NOAA’s property; another license is for maintenance of the promenade/sidewalk when constructed.

Councilmember Champion indicated that the project had the look of a federal building and that is not appropriate for the Mukilteo waterfront. He requested that staff communicate concerns again to NOAA.

- SR 525 Bridge Deck Sidewalk Widening - WSDOT plans to put the project out for bid in October 2020 with construction planned for next year.
- Mukilteo Landing - This is a potential parking garage with ground floor commercial space on property currently used by WSF for its vehicle loading lanes. City staff has so far this year not heard from the property owner about the status of the project.
- Port of Everett Property Transfer to City - The Port of Everett owns the property where the current ferry terminal restroom and waiting area building is located as well as a small parcel in Lighthouse Park. The Port of Everett and the City have discussed the transfer of these properties to the City of Mukilteo.
- Losvar Condominiums - Information about the Losvar HOA’s permit application to perform exterior renovations was provided. Renovation includes, but is not limited to, painting, adding trim and other exterior improvements. No increase in building height is proposed.

Other

- The LU&ED Committee requested information about the Courtyard Townhomes project.
- The LU&ED Committee also discussed landscape maintenance on Washington State DNR owned property where Walgreens is located.

Next Meeting: Tuesday, October 6, 2020 from 4:00 PM - 5:30 PM via Zoom.

October Agenda Items

- Economic Recovery, to include a City CARES grant program update
- Commercial Air Space