

CITY COUNCIL MEETING AGENDA



City of Lake Stevens Vision Statement

By 2030, we are a sustainable community around the lake with a vibrant economy, unsurpassed infrastructure and exceptional quality of life.

February 11, 2022 - 8:00 AM

HYBRID MEETING with 2 ways to participate:

**In Person: Edmonds Senior Center/Waterfront Center
220 Railroad Avenue, Edmonds, Washington 98020**

OR via Zoom at: <https://us02web.zoom.us/j/84158968518>

or call in at: 253-215-8782, Meeting ID: 841 5896 8518

1. 8:00-9:00 - Coffee/Refreshments

2. Discussion Items

- | | |
|--|-------------|
| A. Urban 3 Discussion | Russ Wright |
| B. Retail Strategies | Russ Wright |
| C. Market/Infrastructure Analysis for Hartford | Russ Wright |

3. 12:00 Lunch/1:00 Tour of the Facility

4. Discussion Items

- | | |
|---|--------------------|
| A. City Hall Planning | Russ Wright |
| B. Museum Planning | Russ Wright |
| C. Surface Water Study Options for Downtown | Shannon
Farrant |
| D. Street Scan Report | Aaron Halverson |
| E. Funding Options -TBD and Utility Tax | Barb Stevens |

5. Adjourn

THE PUBLIC IS INVITED TO ATTEND

Special Needs: The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Human Resources, City of Lake Stevens ADA Coordinator, (425) 622-9400, at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service, (800) 833-6384, and ask the operator to dial the City of Lake Stevens City Hall number.

NOTICE: All proceedings of this meeting are audio recorded, except Executive Sessions.

CITY COUNCIL STAFF REPORT



Council Agenda Date: 2/11/2022

Subject: Urban 3 Discussion

Contact Person/Department: Russ Wright, Community Development

Budget Impact: NA

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:

No Action

SUMMARY/BACKGROUND:

Background

Starting in 2010, the city adopted a growth strategy to develop subarea plans for major commercial areas. This effort started with a community-wide market analysis and economic development reports. The city adopted subarea plans for the Lake Stevens Center and 20th Street SE Corridor in 2012 and for Downtown Lake Stevens in 2018.

- The Lake Stevens Center has seen the revitalization of key businesses in the Frontier Village; the construction of Vernon Village northwest of SR-9 / SR-204; the construction of the RAM and Bartells south of Market at 91st; and additional redevelopment projects. Through coordination with WSDOT, several infrastructure projects have been undertaken, including planned intersection improvements, highway widening and a new access road into Frontier Village.
- In the 20th Street SE Corridor, goals for residential development have largely been met, with 888 new residences built or under construction out of a planned 1,000. Trestle Station, a neighborhood shopping center, was built off 20th Street SE and 79th Ave SE. Costco is currently under construction, and major street and infrastructure improvements have been completed. A remaining concern in the corridor is the impact of the Everett Waterline Corridor (easement).

- To date, the downtown Lake Stevens Subarea Plan has included significant public projects, including the construction of North Cove Park and the Mill and improvements to Main Street, with improvements to Mill Spur currently underway and additional improvements planned for Main Street. Two private mixed-use projects are under design, including the city's surplus lot at Main Street and Mill Spur.
- The most notable commercial project outside of the subareas is the development at Soper Hill, which will include an assisted living facility and seven retail pads, with a total of 52,000 square feet of commercial buildings and professional services. There has also been steady growth in the Hartford Area that has resulted in 84,859 square feet of new commercial and industrial buildings.

Urban 3 Analysis

- Since the last City Council retreat, staff has engaged Urban 3 to provide an economic analysis as a tool to help prioritize capital investment priorities. Urban 3 provided its initial findings at the December 14, 2022 Council Meeting, and their final report is included as Attachment 1. Their work highlighted tax values for Lake Stevens on a per-acre basis compared to other peer cities. The areas of focus for their analysis include the Southeast Interlocal Annexation area, the Hartford/Machias industrial area, Lake Stevens Center, 20th Street SE Corridor and Downtown Lake Stevens.
- Key residential takeaways include:
 1. Lake Stevens development and property value productivity is comparable to many other suburban areas in Snohomish County;
 2. Portions of the city are composed of lower-value residential development;
 3. Newer, compact residential developments can have property values up to \$7 to \$8 million/acre; and
 4. The value of townhome and multifamily development in Lake Stevens is below comparable jurisdictions, but this valuation will increase with new inventory coming online.

Overall, residential values will continue to increase as the observed development patterns continue to focus on compact single-family neighborhoods with a steady growth in townhomes and multifamily developments.

- Key commercial takeaways include:
 1. Lake Stevens' commercial areas typically have a property value productivity less than or equal to other car-oriented commercial districts in the county;
 2. The lack of a traditional downtown hurts Lake Stevens, as strong downtowns typically have high property value per acre numbers;
 3. Using space efficiently can be effective for promoting productivity; and

4. The subarea plans include many encouraging goals and objectives.

The city can refine zoning regulations to promote envisioned development patterns, employ public-private partnerships to facilitate investment where appropriate and make thoughtful capital investments to ensure infrastructure and land use mesh.

- Focus Areas

1. Southeast Interlocal Annexation Area – the annexation has lowered the overall value per acre for residential development in the city due to the presence of several larger underutilized or undeveloped lots. ***With the proposed development of new neighborhoods under current city zoning and future infrastructure improvements, the value per acre will increase or surpass current levels of productivity.***
2. The Industrial Area is currently underdeveloped with low intensity uses, such as mini-storage and marijuana facilities. The Industrial Area has low value productivity but presents an opportunity to transform into a more valuable and attractive area with the addition of more diverse industry types. ***Next steps would be to move forward with the infrastructure and marketing analysis later this year, followed by permissible use updates and ultimately, infrastructure investment.***
3. Lake Stevens Center is the commercial center of the city with shopping centers and large stores. Productivity can be increased with key additions including a pedestrian-oriented buildout of 91st Ave NE; adding office space and transit-oriented development; and increased multifamily and mixed-use development. ***To increase productivity on 91st, the city may need to invest in a targeted report that identifies strategies to incentivize re-development and desirable capital improvements.***
4. The 20th Street SE Corridor is a primary east-west transportation corridor on the south side of Lake Stevens. The addition of Costco will provide an economic boost for the area in terms of retail sales. To achieve corridor-wide productivity, more diverse, high-value employment needs to be added, including medical and office uses, along with additional smaller format retail and additional multifamily or mixed-use developments. ***Staff is recommending that we look at targeted changes as part of this year's Comprehensive Plan docket.***
5. Lake Stevens' downtown is situated around the city's civic center and public amenities. Downtown Lake Stevens lacks robust retail and employment attractors. ***Next steps will be to continue with plan implementation, including capital improvements. The city should support additional compact commercial and mixed-use development***

to increase productivity, including the two pending three-story mixed-use projects.

APPLICABLE CITY POLICIES:

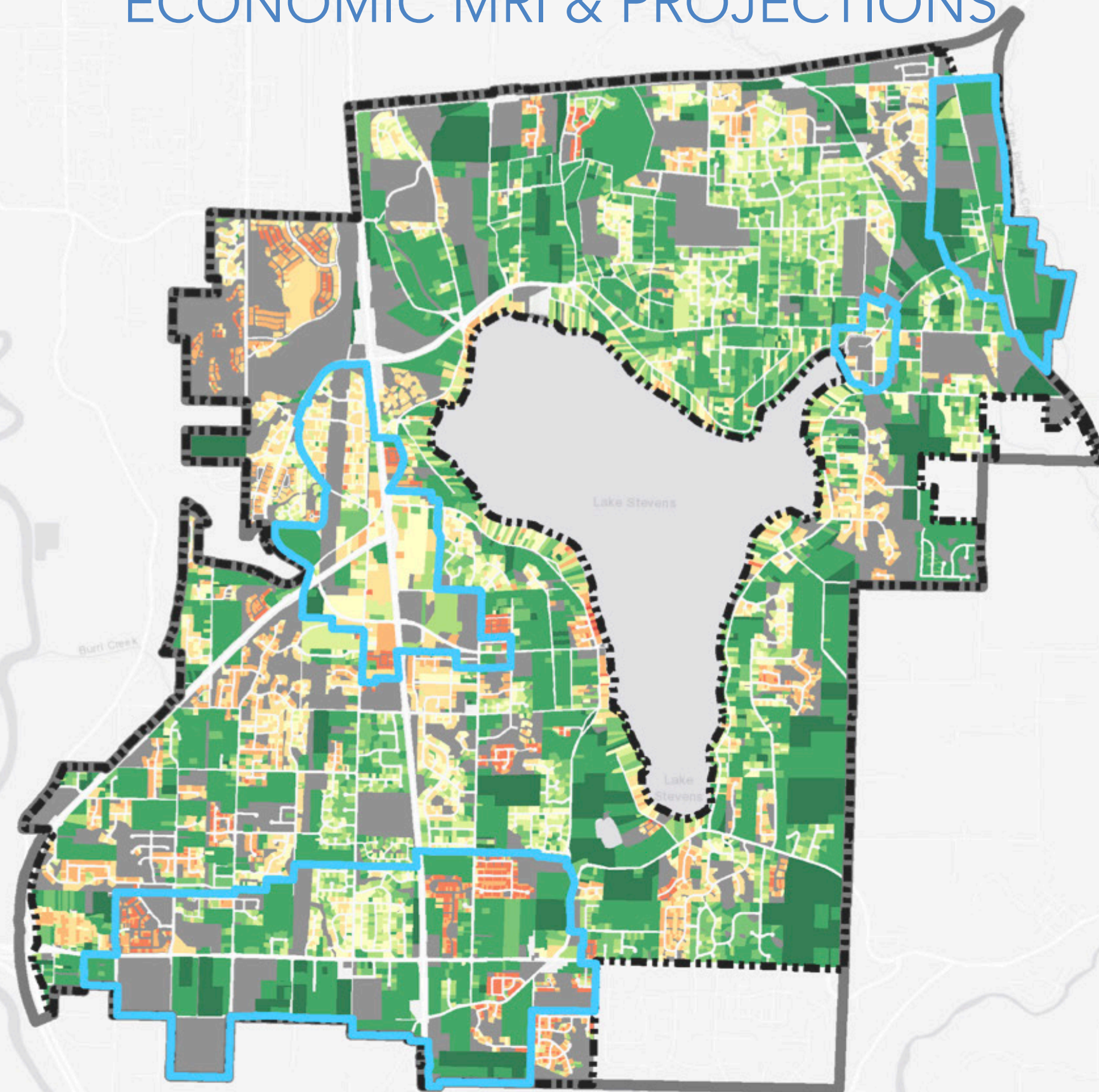
Comprehensive Plan Land Use Growth Strategy

ATTACHMENTS:

1. LakeStevens_Report_Draft_20220207

LAKE STEVENS, WA

ECONOMIC MRI & PROJECTIONS



DATE - 2/7/2022

URBAN3

CONTEXT

Lake Stevens is a city in Snohomish County, WA located in the west-central part of the county, lying east of Everett across the Snohomish River valley. Lake Stevens has State Highway 9 running through the western portion of the city. The most prominent geographical feature in the city is the lake, which the city is named after.

Lake Stevens is one of the newer cities in Snohomish County, incorporated in 1960. Prior to incorporation Lake Stevens was a resort community, but environmental amenities and the proliferation of commuting via personal automobile encouraged more people to move to the area in the latter half of the 20th Century. Lake Stevens' growth during this period brought suburban development patterns and a lack of a traditional downtown core. More recently, Lake Stevens has experienced significant increases to its population, growing from 6,361 people in 2000 to 35,630 in 2020. This represents an average annual population growth rate of 23% since 2000. Lake Stevens is now the 5th most populous city in the county, up from 11th in 2000. After an annexation in mid-2021, Lake Stevens' population is now approximately 39,000.

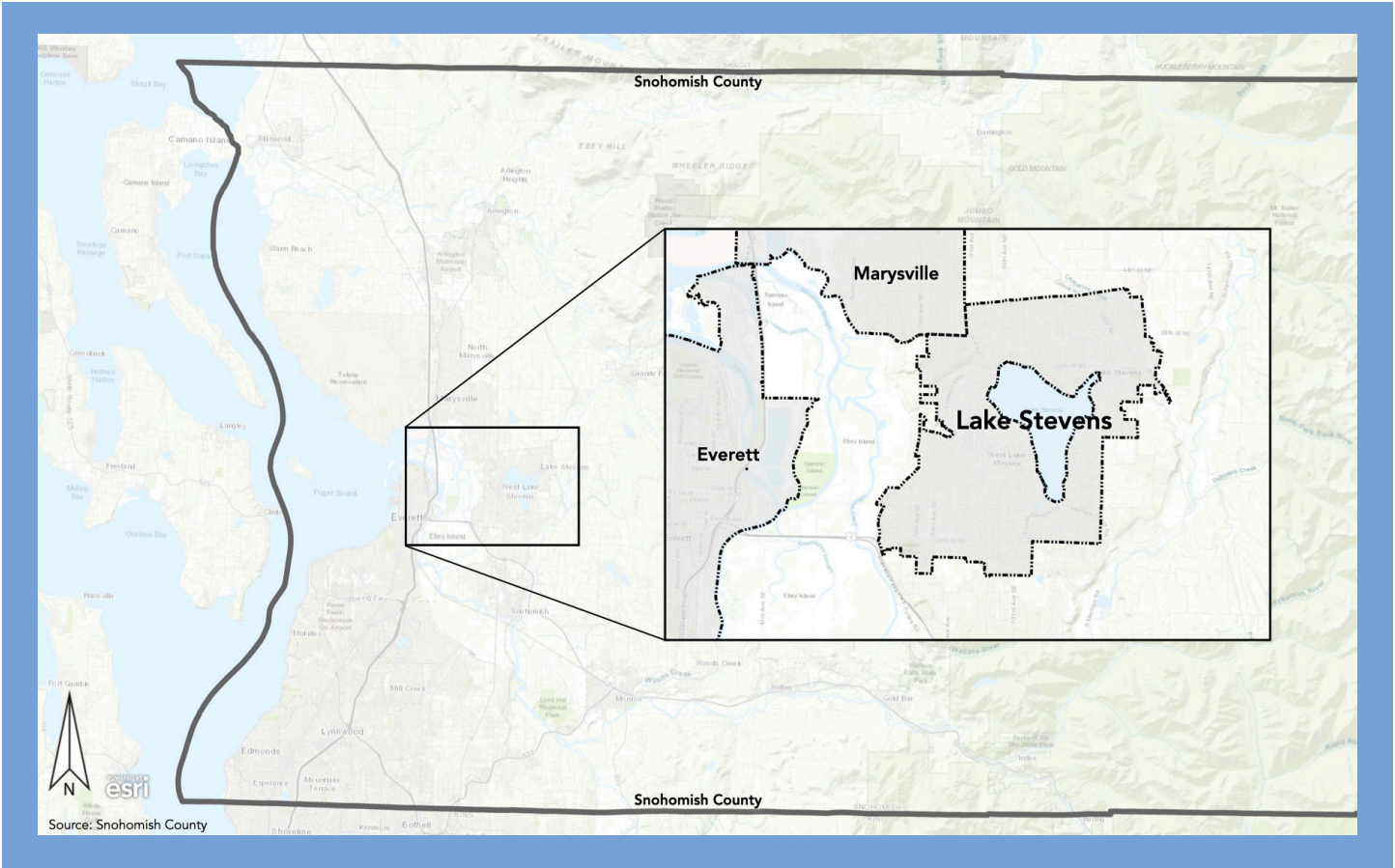


Figure 1 - Location of Lake Stevens in Snohomish County

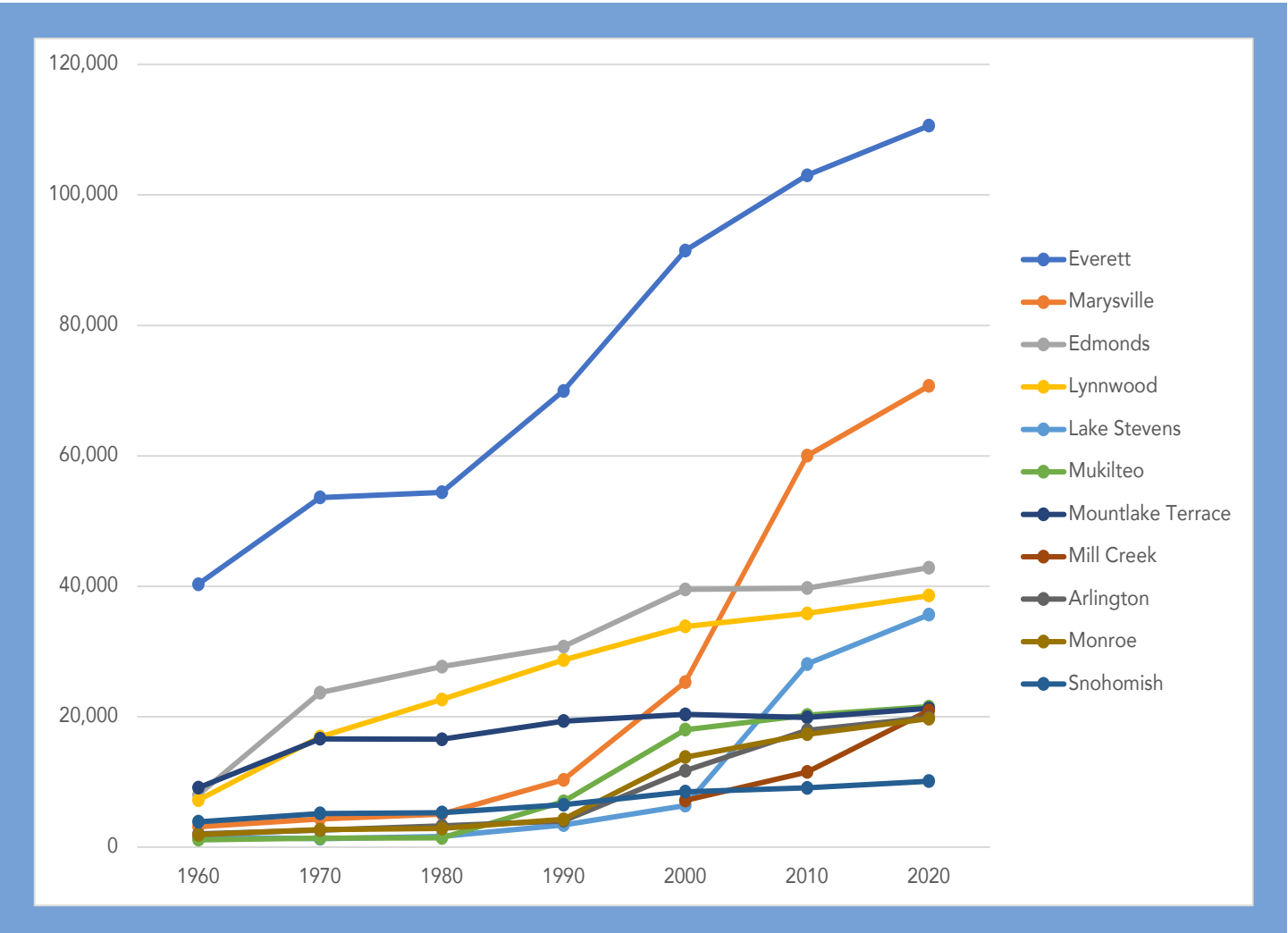


Figure 2 - Population Change in Snohomish County Cities from 1960 to 2020

Our work in Lake Stevens focused on understanding existing development patterns and analyzing four areas of interest for future development opportunities. We mapped Lake Stevens' budget using available data to show how the City's revenues are tied to land use patterns. Using what we learned, we looked at how different development options in key areas could impact future revenues for the City.

PROPERTY TAX SYSTEM

Before jumping into analyzing the data, we must understand the budgetary framework Lake Stevens operates in. Property tax is an important revenue stream for local governments in Washington. In Lake Stevens, about one quarter of the General Fund budget is supported by property tax revenue. Washington has a budget-based property tax system. This means that two factors determine property taxes each year: the dollar amount of the annual budget for jurisdictions and the taxable value of property in those jurisdictions.

There are statutory limits placed on how much a jurisdiction’s budget may increase each year, as well as what percentage of regular property tax goes to different jurisdictions. These statutes limit the amount of revenue that can be generated year to year without voter-approved measures. The taxable value of property is typically equal to its estimated market value. However, there are various property tax exemptions that can decrease, or even reduce to zero, the taxable value of a property.

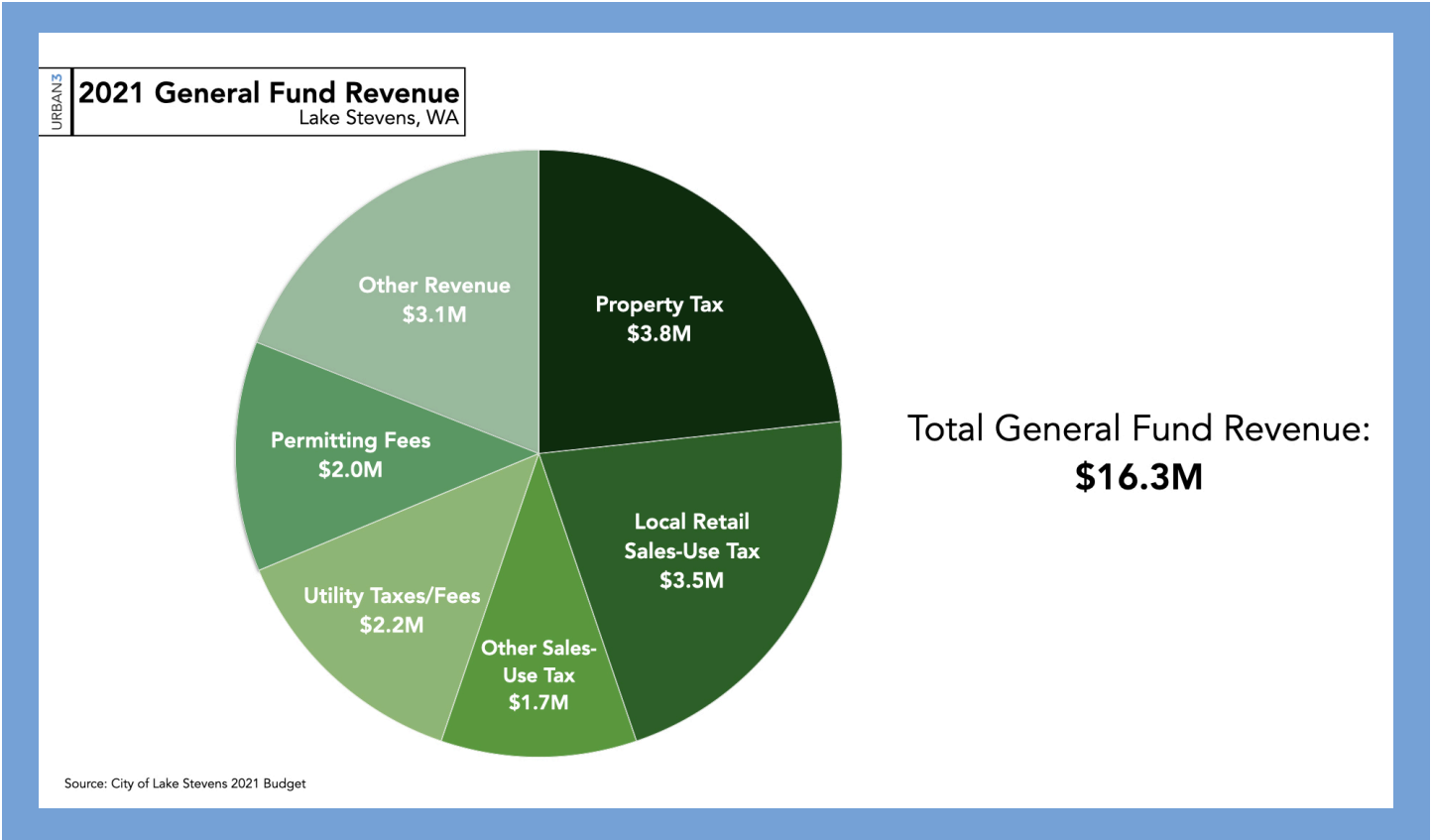


Figure 3 - Lake Stevens General Fund Revenue by Main Categories

Based on these two factors, each jurisdiction ends up with a levy rate, also known as mill rate, that is applied to taxable properties to generate the property tax revenue for that jurisdiction. The levy rate can vary each year based on changes to taxable value of property and changes to jurisdictional budgets.

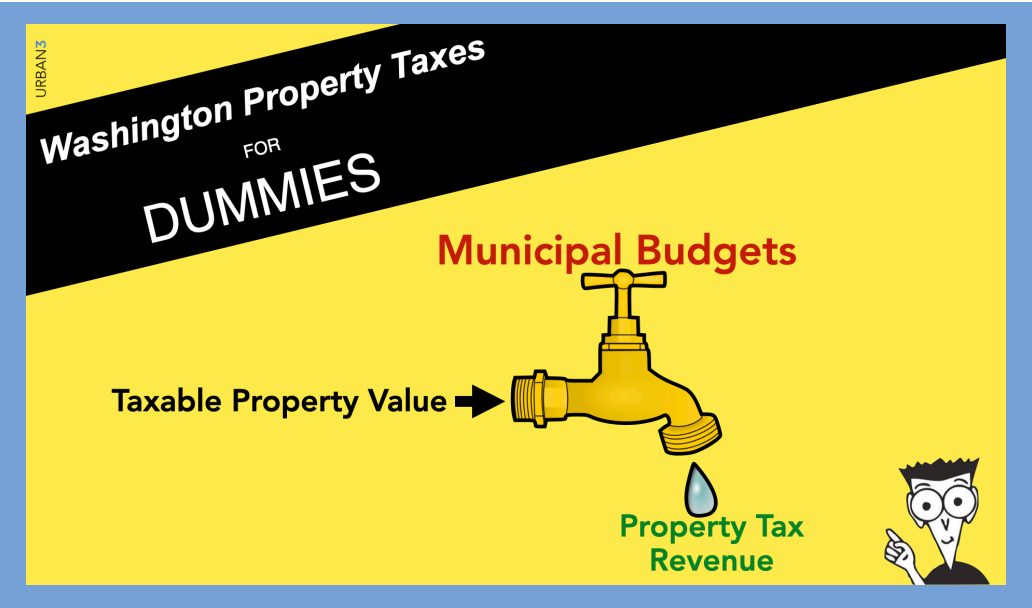


Figure 4 - Washington Property Tax System



Figure 5 - Overview of Property Tax Bill Calculation in Washington

ECONOMIC MRI

Urban3's analysis focuses on the per acre metric as a unit of productivity. Cities and counties are, at their simplest, finite areas of land, and how that land is used has a direct effect on municipal coffers. This metric normalizes total revenues and tax values into a direct "apples-to-apples" comparison, utilizing land consumed as a unit of productivity. Put another way, different cars have different-sized gas tanks, so the gallon is used as a standardized measure, not the tank. Therefore, using "miles per gallon", not "miles per tank" is common practice to gauge efficiency. We apply the same principle to measure the financial productivity of various development types across a community. We call this analysis the "EconomicMRI", looking at peaks and valleys of productivity to determine the fiscal health of a community.

The EconomicMRI of Lake Stevens reveals that development in the city is unremarkable and property value productivity is comparable to many other suburban areas in Snohomish County. Significant portions of the city are composed of lower-value

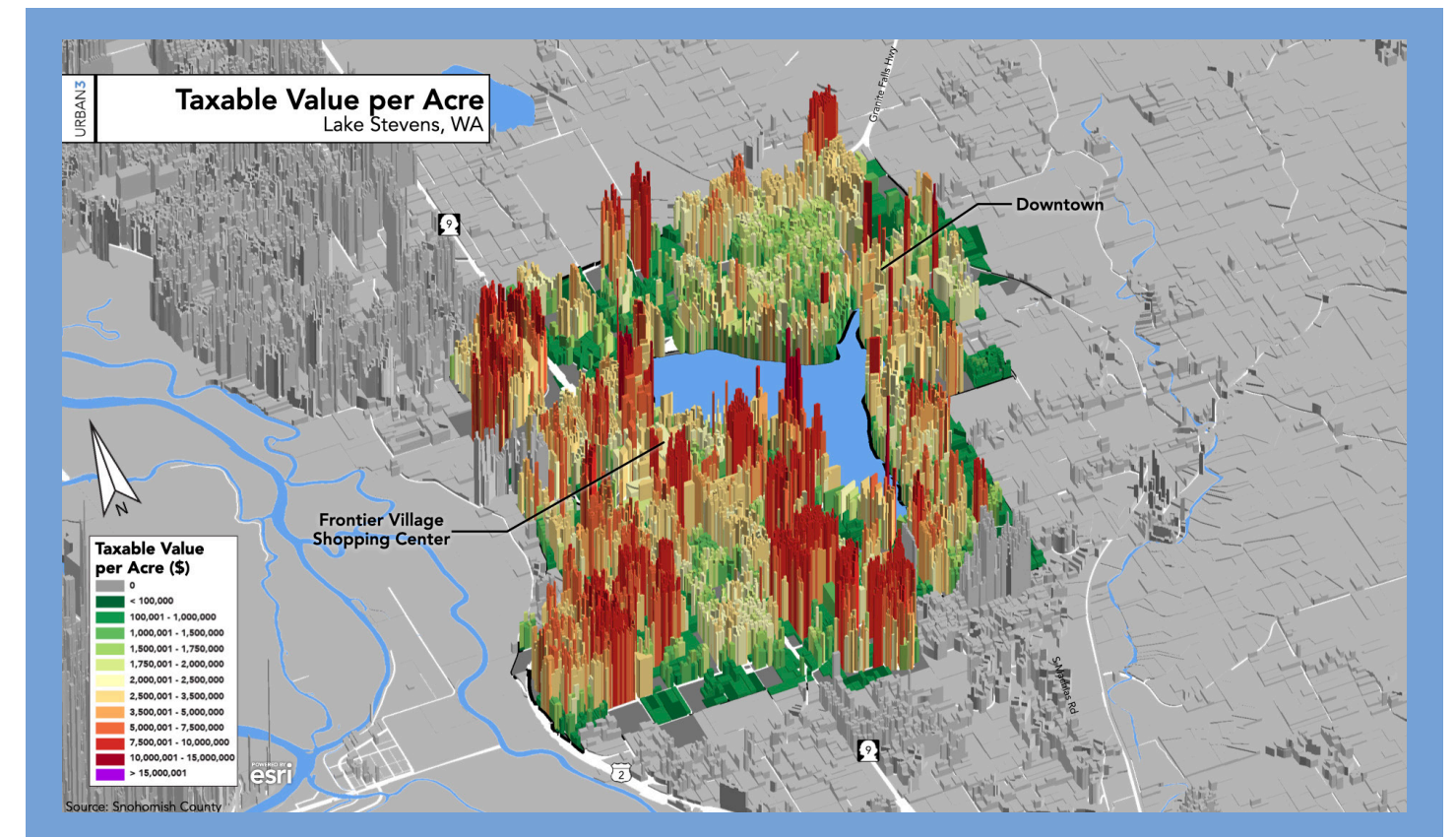


Figure 7 - Urban3's 3D Property Tax Model for Lake Stevens

residential development. These areas have property value per acre numbers ranging from \$500,000/acre to \$2 million/acre. Newer, compact residential development is seen in western and southern areas of the city. These developments can have property value per acre numbers as high as \$7 to \$8 million/acre.

Lake Stevens' commercial areas typically have a property value productivity less than or equal to other car-oriented commercial districts in the county. These values generally range from \$1.5 to \$2.5 million/acre. The lack of a traditional downtown hurts Lake Stevens, as strong downtowns typically have high property value per acre numbers. Cities like Everett and Edmonds have downtowns with very strong property value per acre peaks. These downtown areas help support less productive low density residential areas. But even a small town like Snohomish has a downtown with significantly higher property value productivity compared to its outlying areas.

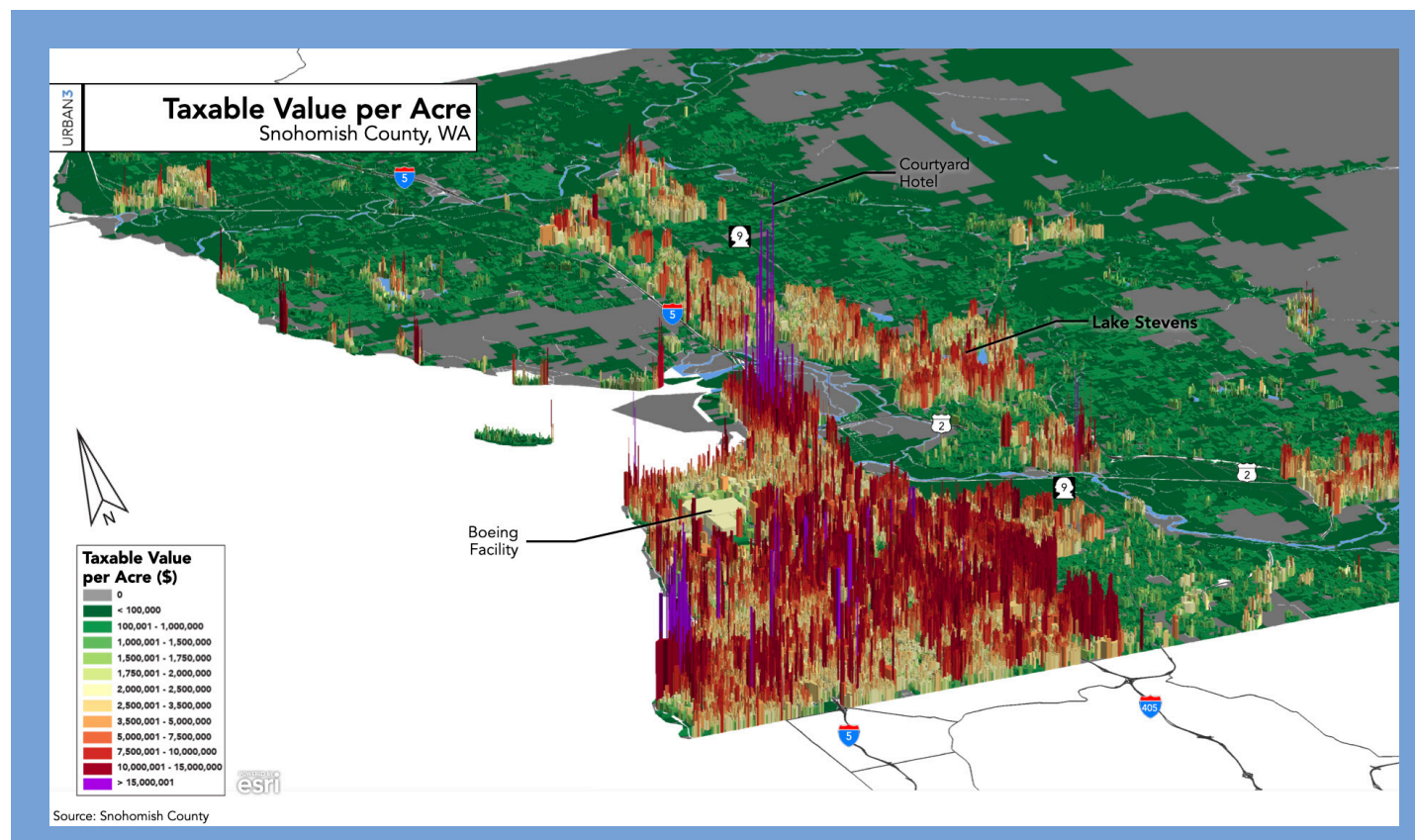


Figure 6 - Urban3's 3D Property Tax Model for Snohomish County

SALES TAX DATA

Sales Tax Revenue is also a key part of local budgets in Washington. Lake Stevens is no exception, with just under one-third of the General Fund revenue coming from sales tax. Though sales tax revenue is important to understand, data is only available at the City-level through the Washington Department of Revenue (DOR). The DOR makes the information readily available, but it lacks the specificity needed to understand how varying land uses are connected to sales tax generation. Data from Replica, a data agglomeration company, was used to supplement the DOR data and provide slightly more geographically specific sales tax data.

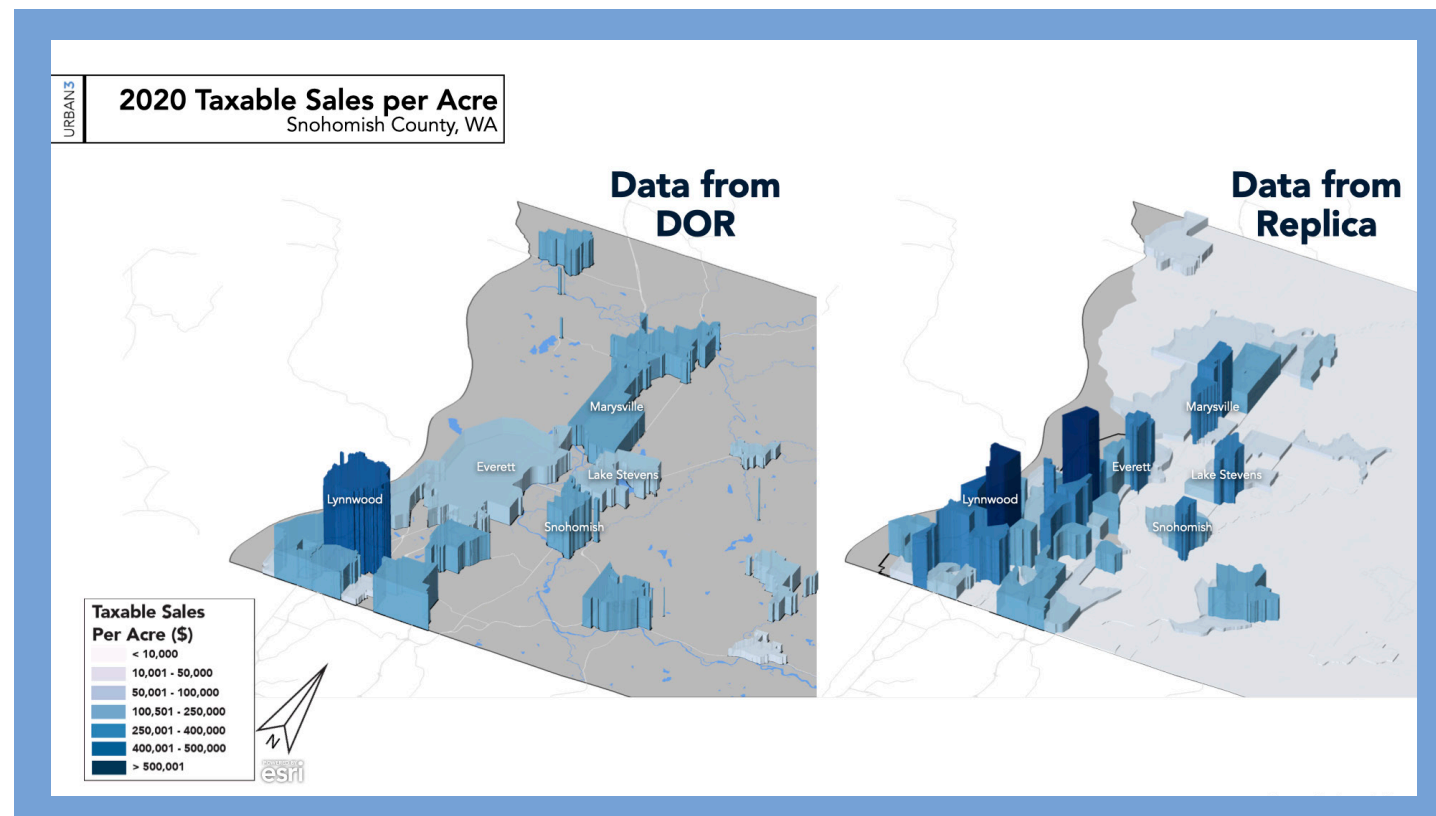


Figure 8 - Comparing Sales Tax Data for Snohomish County from Department of Revenue v.s. Replica

Using spending data from Replica, we were able to estimate total annual taxable sales at the census tract level. This helped identify more productive sections of Lake Stevens, with the tract containing Lake Stevens Center standing out. However, auto-oriented commercial districts weren't necessarily superior. The tract containing downtown Snohomish, with its walkable main street district, matched the taxable sales of the Lake Stevens Center tract on a per acre basis.

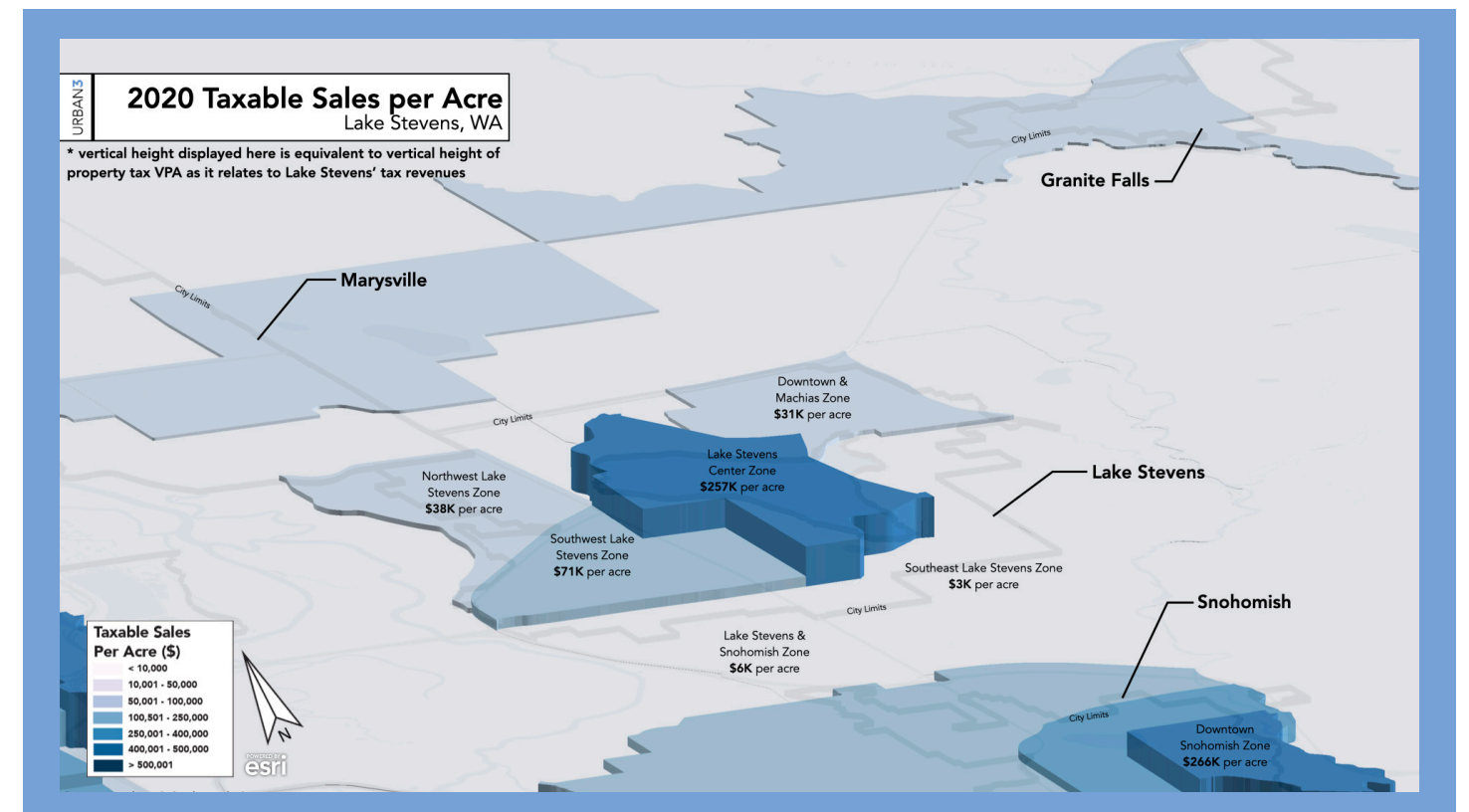


Figure 9 - 2020 Sales Tax Data from Replica for Lake Stevens Area

To get a better idea of how specific development types vary in terms of sales tax revenue generation, more complete and reliable data will need to be collected. Current data does not have consistent physical location information for businesses. In Lake Stevens, every dollar of taxable sales is worth about seven and a half dollars of taxable property value. This difference makes understanding spatial characteristics of sales data important to the City. We encourage Lake Stevens to collaborate with other cities and work with Washington DOR to generate more spatially specific sales tax data.

SOUTHEAST INTERLOCAL ANNEXATION

In August of 2021, approximately 500 acres of unincorporated land in the southeast corner of Lake Stevens was annexed into the city. This annexation, called the Southeast Interlocal Annexation, closed the City's boundary around the lake, bringing it into the City's jurisdiction as well. The newly annexed area is residential in nature, with a couple compact subdivisions, but generally has a low density development pattern. The area added just over \$500 million in taxable property value to the city. However, the average property value per acre is just over \$1 million/acre. Prior to the annexation, the average property value per acre for the city was \$1.4 million/acre. This annexation brought down the average slightly, but not significantly.

More importantly, the annexation didn't really add any value to the city, in terms of property tax, and spread out the liabilities of the city, in terms of service delivery. Completely enclosing the lake is significant, but it will be important to consider the value future annexations may offer the city compared to the added costs of serving those areas.

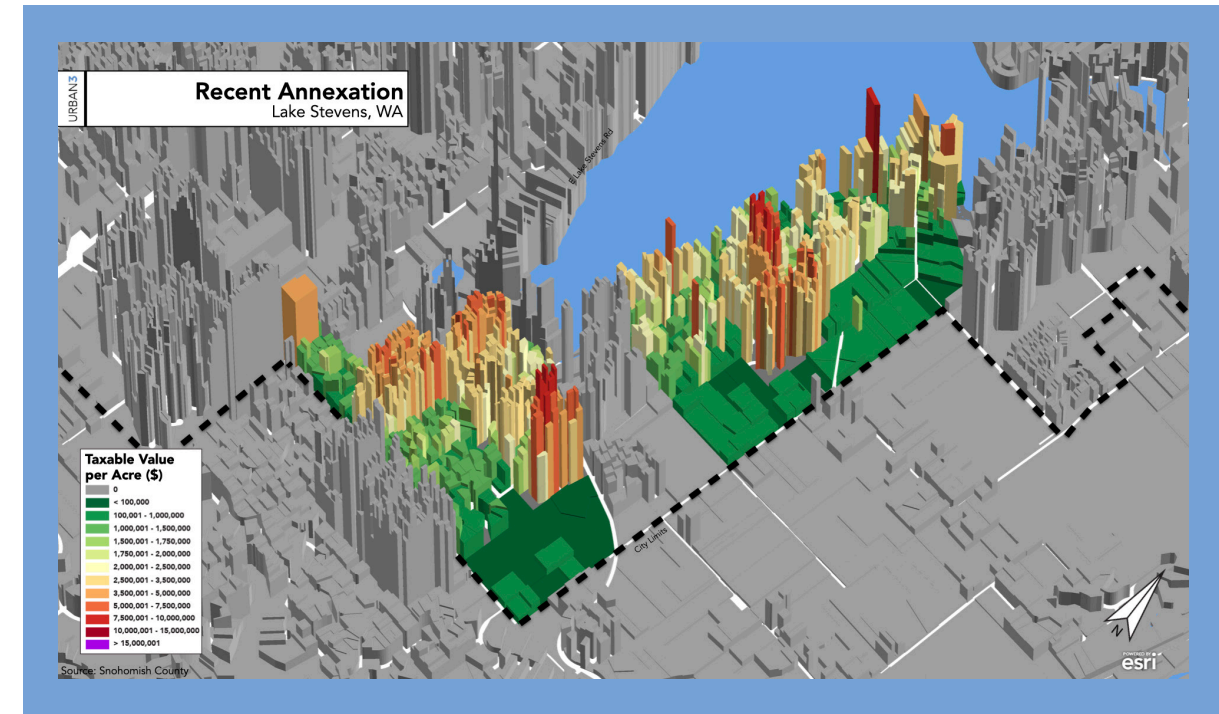


Figure 11 - Urban3's Property Tax Model for Annexation

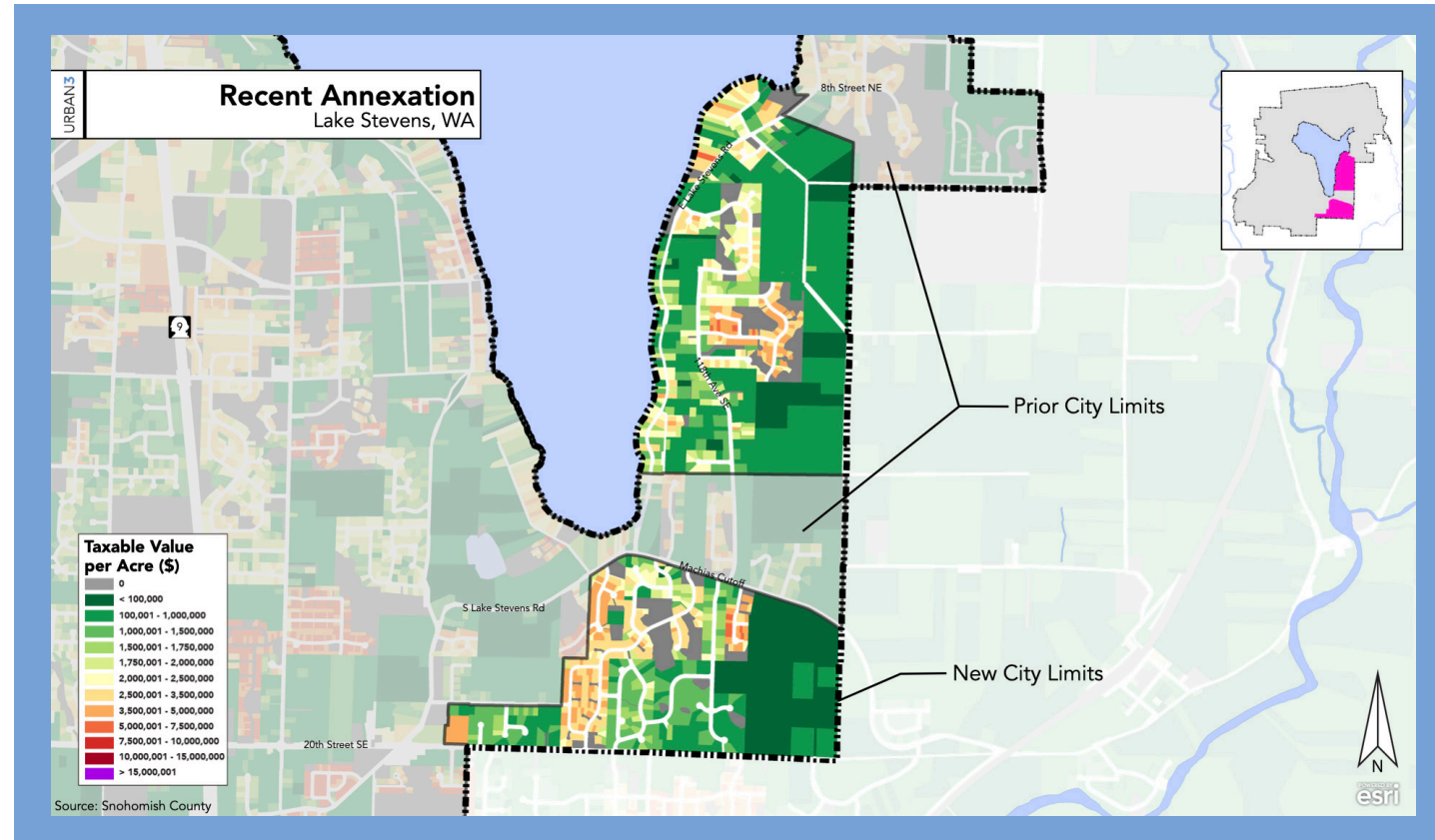


Figure 10 - Overview of 2020 Southeast Interlocal Annexation

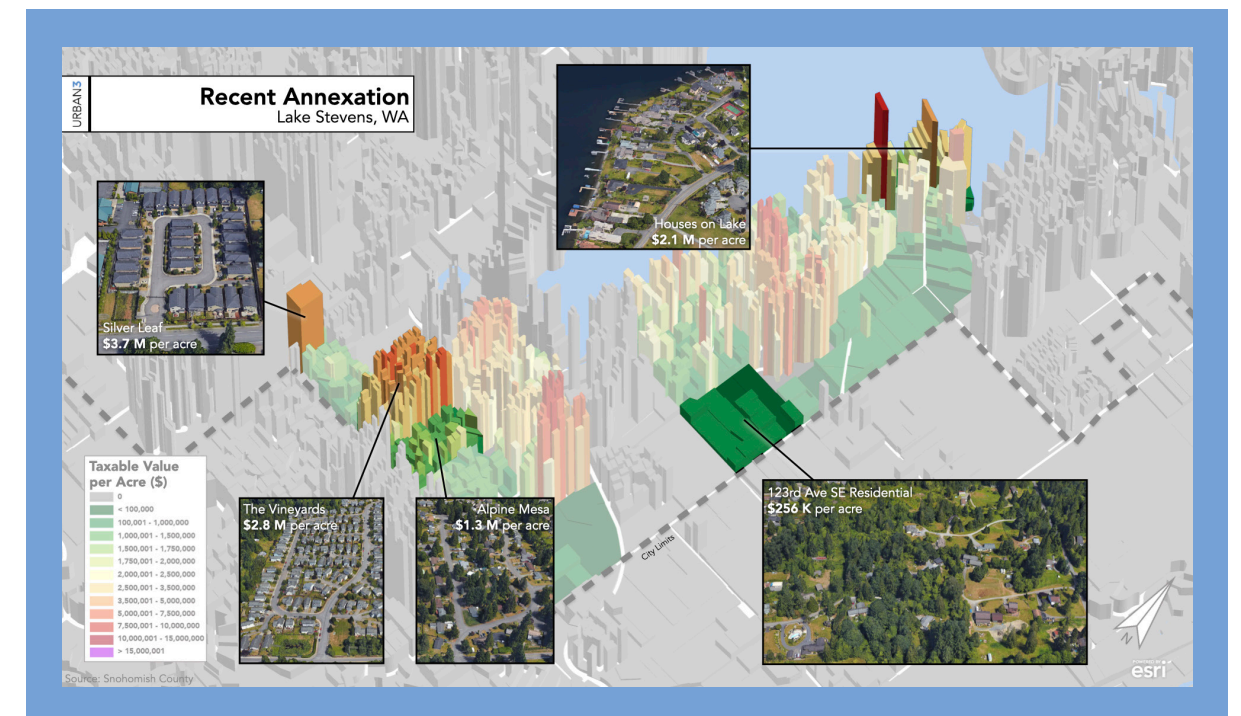


Figure 12 - Sample Development from Annexation

PROJECTIONS

The most significant aspect of our work in Lake Stevens was the creation of future development scenarios in four areas of interest of the city: Hartford Industrial Area, Lake Stevens Center, 20th Street SE, and Downtown. These projections were generated to explore opportunities in these places and understand how different development types could impact tax revenues.

Lake Stevens Center, 20th Street SE, and Downtown are all recognized as defined “subareas” by the city and have detailed subarea plans. The Hartford Industrial Area is a newer area that has not yet undergone an intense planning process like the other areas have. While creating projections, we used subarea plans to inform our work and the selection of potential development examples in the projections. When subarea plans were unavailable, we worked with city staff and existing data to imagine future development options given an area’s context.

It is important to note that each of these projections shows examples of what property values could be based on examples from other locations in Snohomish County. Lake Stevens currently lacks the style of developments referenced in the projections, so future values may differ based on individual building characteristics. However, it is clear that the style of development proposed in the projections offers significantly better property tax value and at least comparable sales tax value for Lake Stevens.

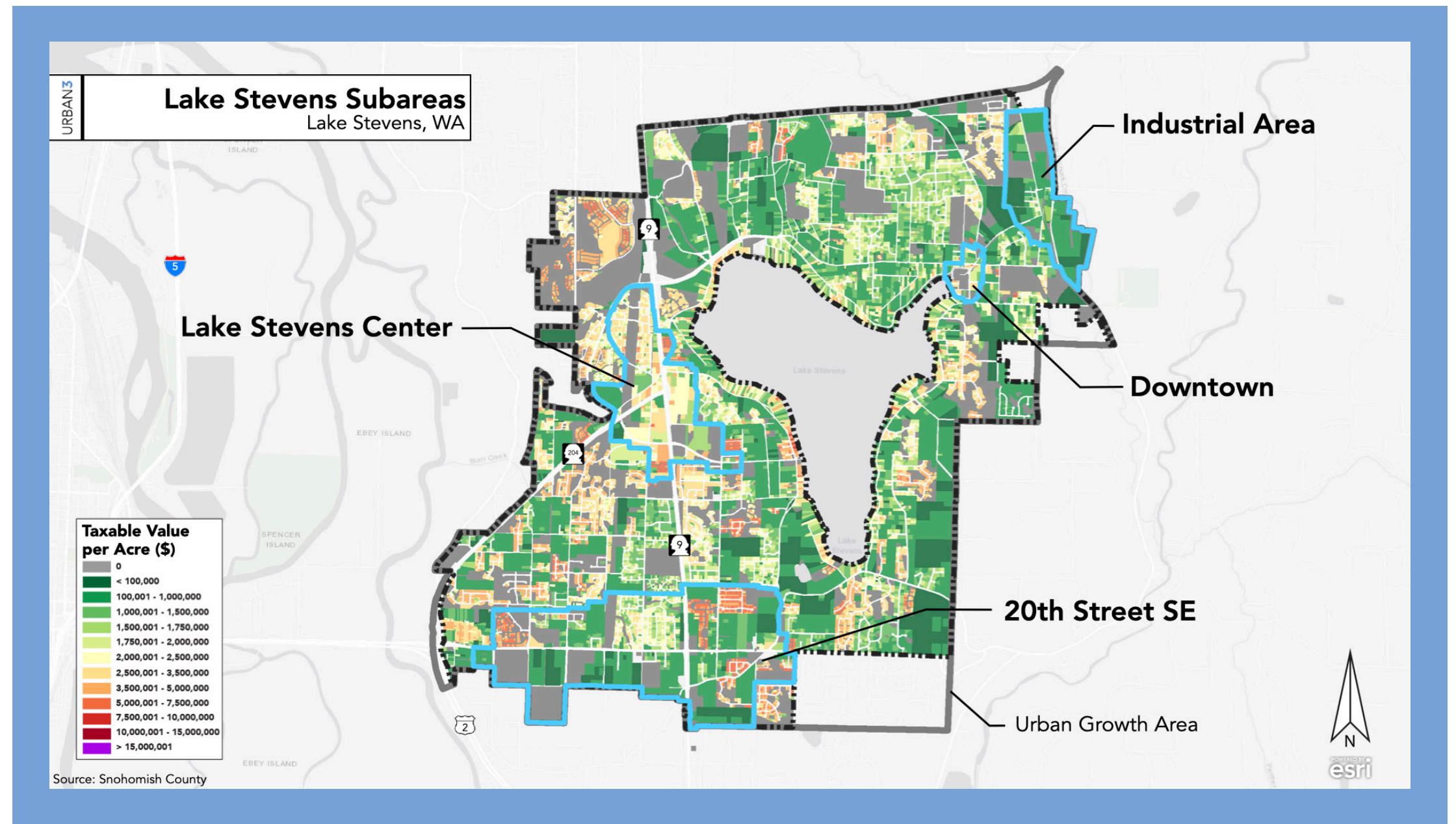


Figure 13 - Overview of Projection Subareas in Lake Stevens

HARTFORD INDUSTRIAL AREA

The Hartford Industrial Area, or simply Hartford, is currently sparsely developed with low intensity uses. Mini storage, open air storage, low density residential, and undeveloped land make up most of Hartford. Hartford is in the northeastern corner of the city and is about 210 acres in size.

An interesting note is that Hartford is the main area in Lake Stevens where the cannabis industry has established itself. There is about 53,000 square feet of building area devoted to marijuana production and processing, with a total cap of 71,000 square feet in the industrial area. Though cannabis may seem like a valuable asset to local government tax revenues, the reality is that very little marijuana tax revenue is disbursed to local jurisdictions due to the vast majority going to various state-level entities and programs.

Hartford has low value productivity, matching its current land use pattern, but it presents an opportunity. The city can take steps to help it transform into a more valuable and attractive area.



Figure 14 - Hartford Industrial Area Overview

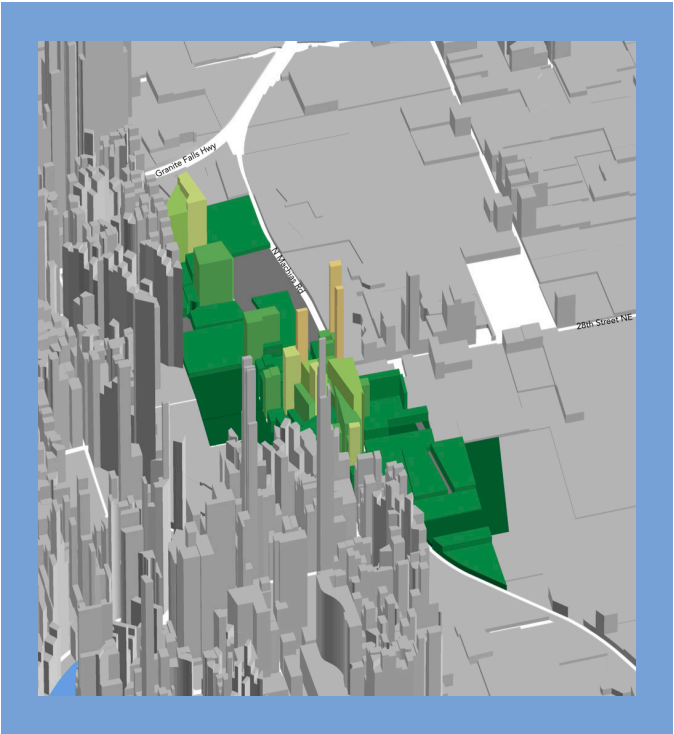


Figure 15 - Hartford 3D Model

HARTFORD INDUSTRIAL AREA

First, with the input of city staff, we looked at industrial areas in three other locations in Snohomish County to see how Hartford compares. Marysville, Arlington, and Monroe were selected as comparison cities. Looking at data from industrial areas in these cities shows that Lake Stevens is behind, but not dramatically. Marysville and Arlington both have very large industrial areas, but they are not very well developed. They are only slightly more productive than Hartford. Monroe has an industrial district more similar in size to Lake Stevens', but it is much more densely developed with manufacturing and warehousing uses. Monroe's industrial district is a little more than six times as productive as Lake Stevens'.

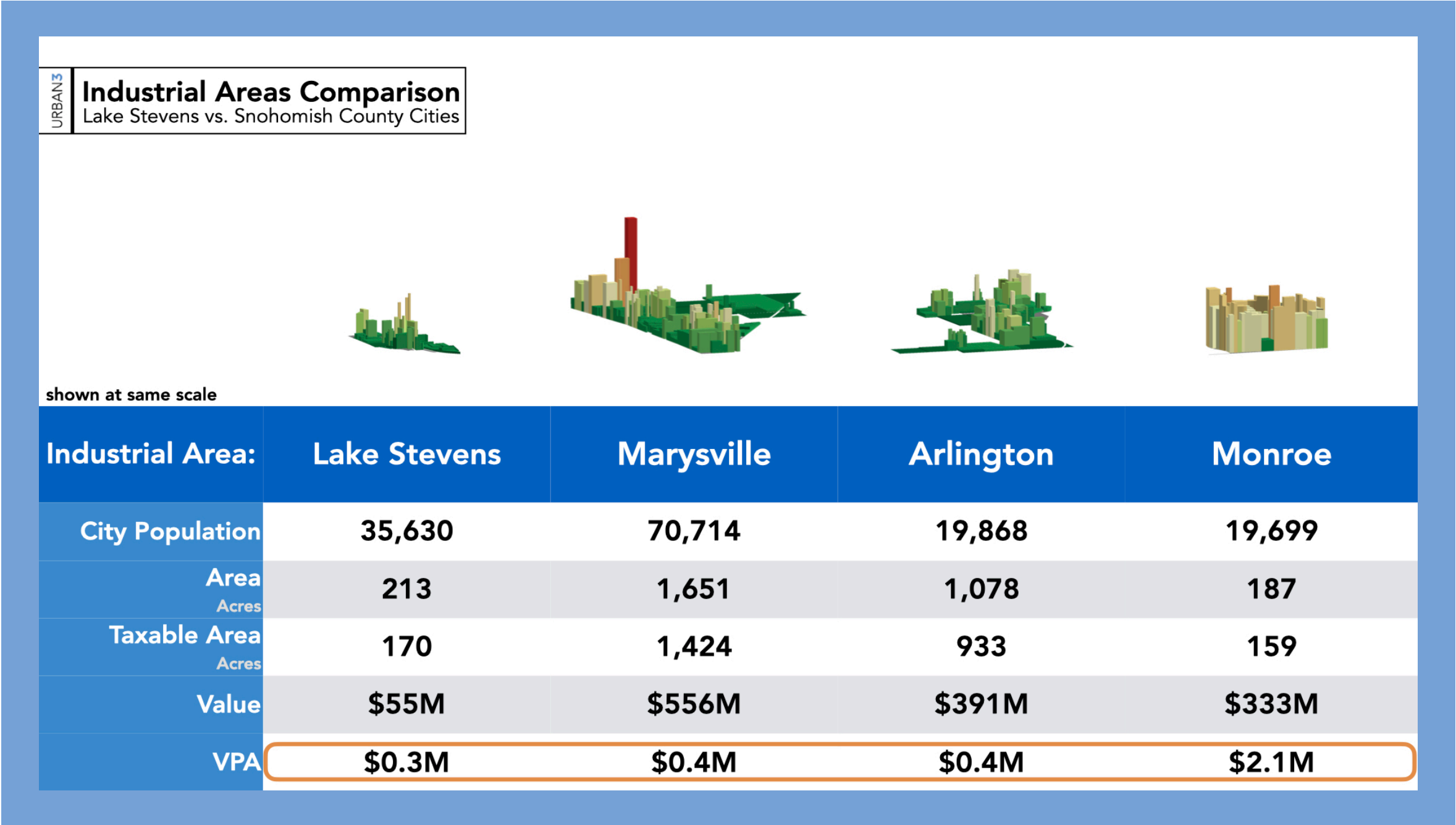


Figure 16 - Current Industrial Areas Comparison Chart

HARTFORD INDUSTRIAL AREA

Using samples from Monroe and other places in the county, we added in sample developments to see how certain land uses impacted value productivity. Examples include an aerospace manufacturing facility and consumer product manufacturing and distribution facility. Combining a few of these potential developments, we were able to increase Hartford's value per acre from about \$300,000/acre to about \$900,000/acre. This was done while only redeveloping about 42 acres of land, less than a quarter of the Hartford area. With these sample uses, Hartford jumped the productivity of Marysville and Arlington, and cut Monroe's previous advantage nearly in half.



Figure 17 - Current Conditions



Figure 18 - Ministorage Examples

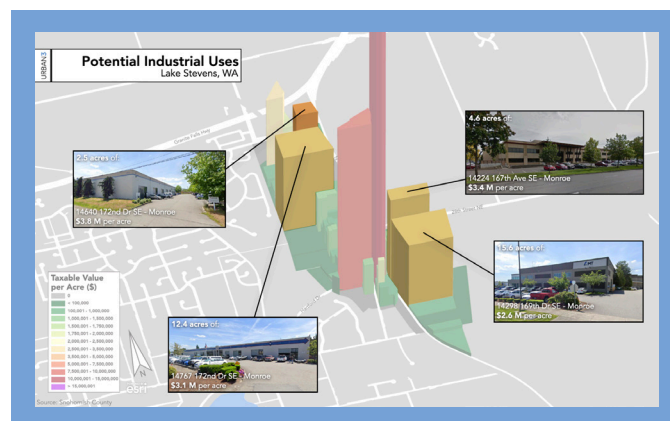
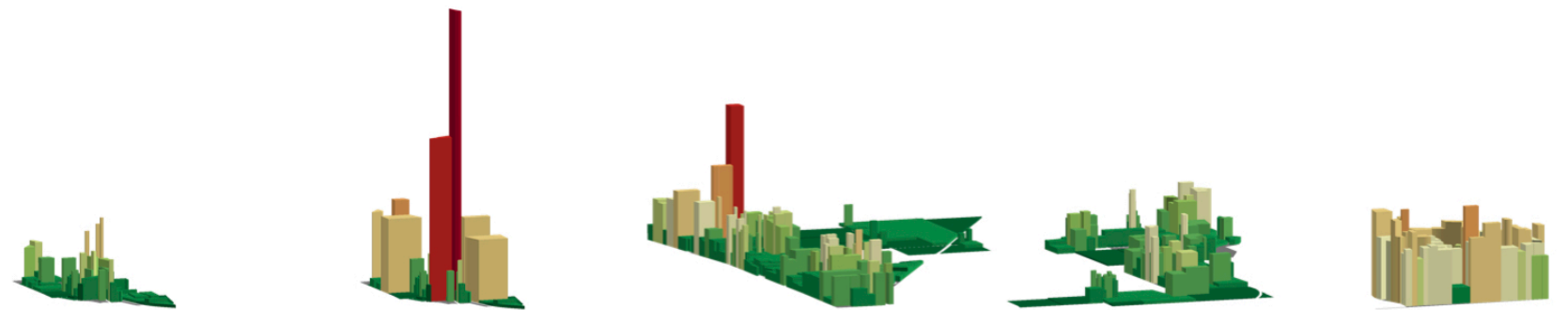


Figure 19 - Manufacturing Examples

Industrial Areas Comparison

Lake Stevens vs. Snohomish County Cities



shown at same scale

Industrial Area:	Lake Stevens	New Lake Stevens	Marysville	Arlington	Monroe
City Population	35,630	35,630	70,714	19,868	19,699
Area Acres	213	213	1,651	1,078	187
Taxable Area Acres	170	171	1,424	933	159
Value	\$55M	\$191M	\$556M	\$391M	\$333M
VPA	\$0.3M	\$0.9M	\$0.4M	\$0.4M	\$2.1M

Figure 20 - Industrial Areas Comparison Chart with New Projected Hartford Area

LAKE STEVENS CENTER

Lake Stevens Center is the commercial center of the city. The majority of large stores and shopping centers are found here, along with a mix of older and newer residential developments. Lake Stevens Center is bisected by Highway 9 running north-south. The subarea is about 360 acres in size.

In January of 2011, Lake Stevens started a subarea planning process for Lake Stevens Center. The process took a year and half to complete, ending with the adoption of the Lake Stevens Center Subarea Plan in September of 2012. The plan envisions a revitalized retail core with a “renewed vitality, purpose and character”. An increase in density and mix of uses is also outlined in the plan. Even the creation of a new “main street” featuring pedestrian-oriented development is described.

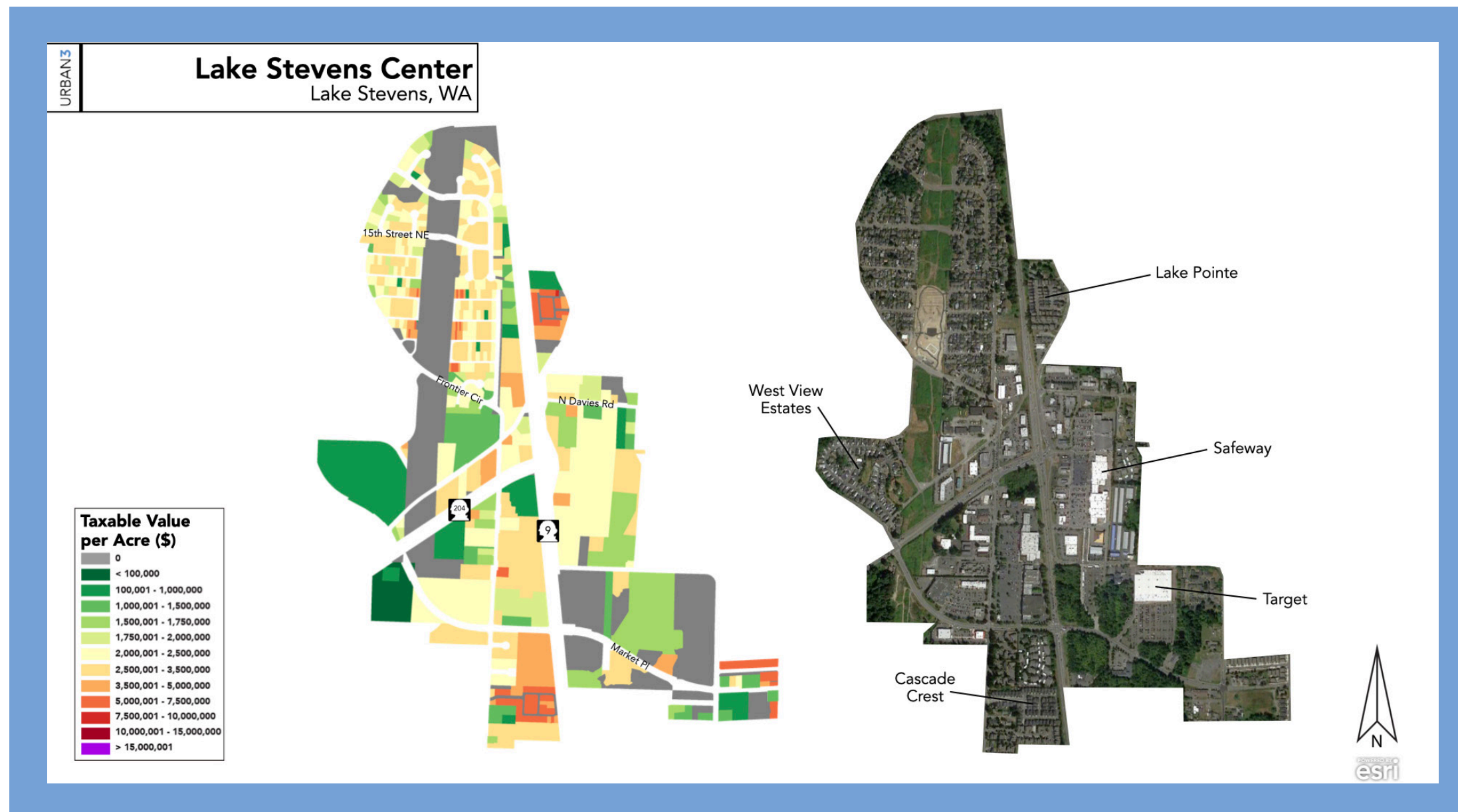


Figure 21 - Lake Stevens Center Overview

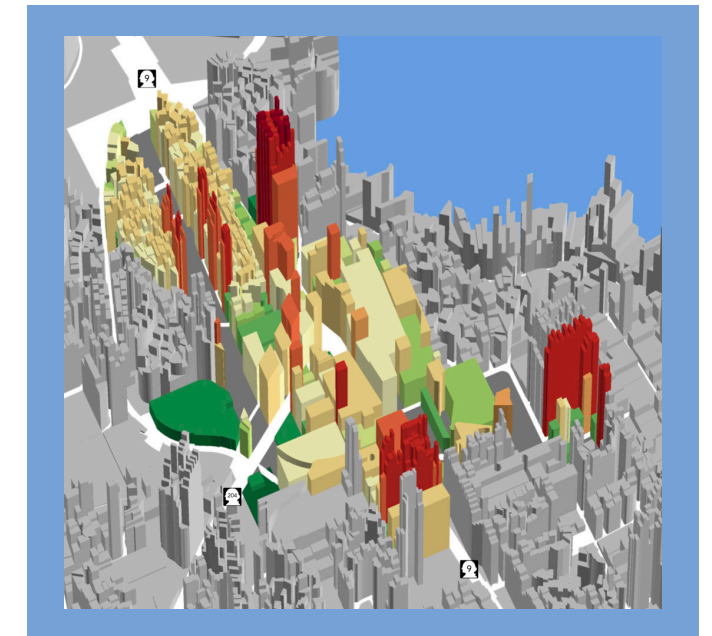


Figure 22 - Lake Stevens Center 3D Model

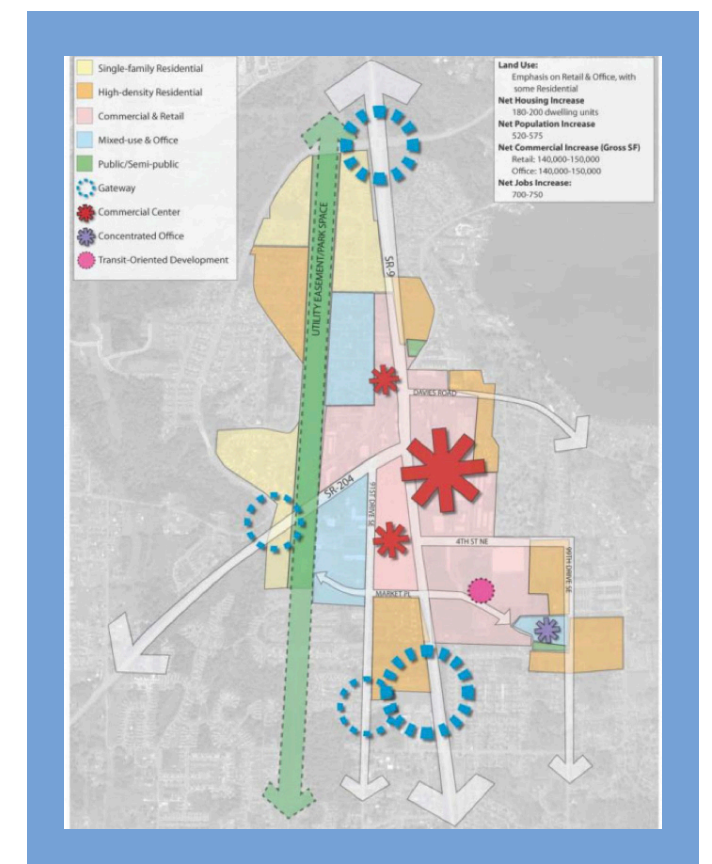


Figure 23 - Lake Stevens Center Subarea Plan Preferred Alternative Map

LAKE STEVENS CENTER

Using information from the plan, Urban3 created a scenario providing examples of future development on locations of interest in the subarea. We used samples of high value developments from surrounding areas as comps and used their property values to estimate the increase in value they would bring to the area. We stepped through the various projections one by one, but all together they were estimated to increase the property value of the area by \$169 million. All while redeveloping under 11 acres of property. This projected boost in property value brought the average value per acre for the subarea from about \$2.2 million/acre to about \$3.0 million/acre. The final projection build out is shown on the following page.

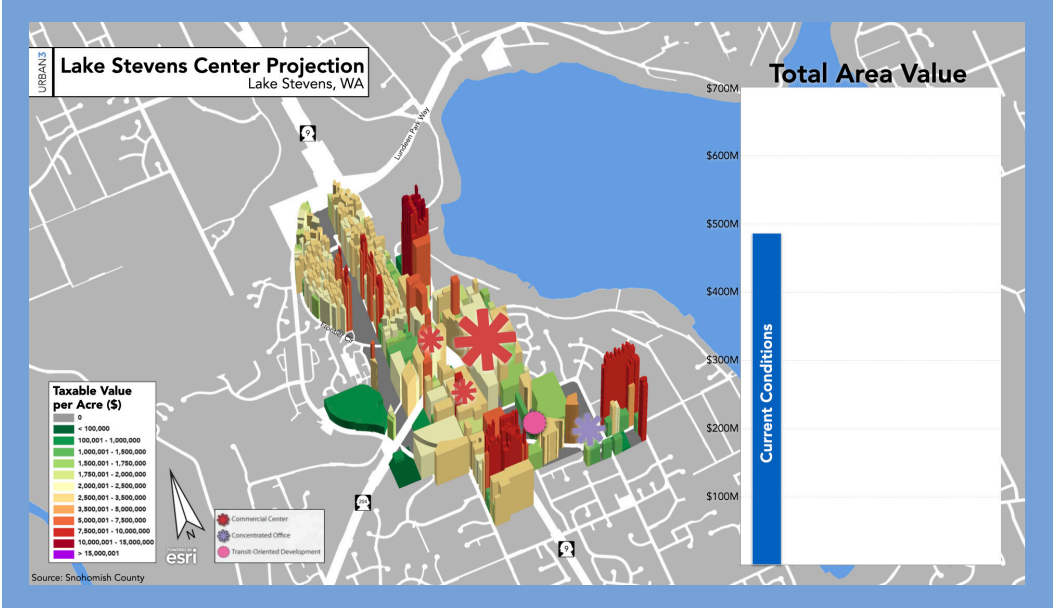


Figure 24 - Lake Stevens Center Current Conditions 3D Model and Key Development Sites

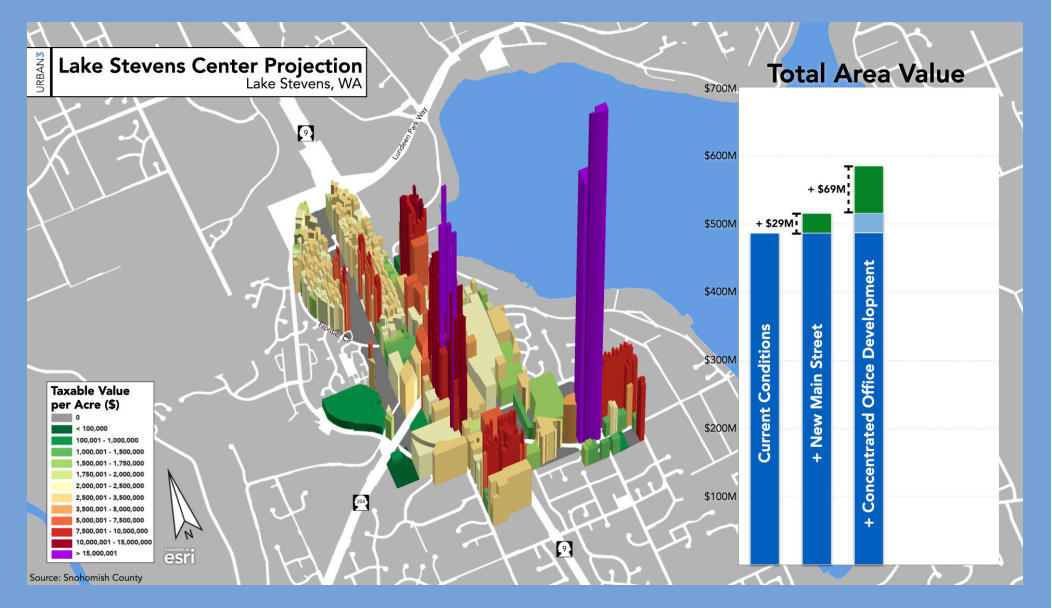


Figure 26 - Lake Stevens Center Projection with New Office 3D Model, Adding \$69 Million in Value

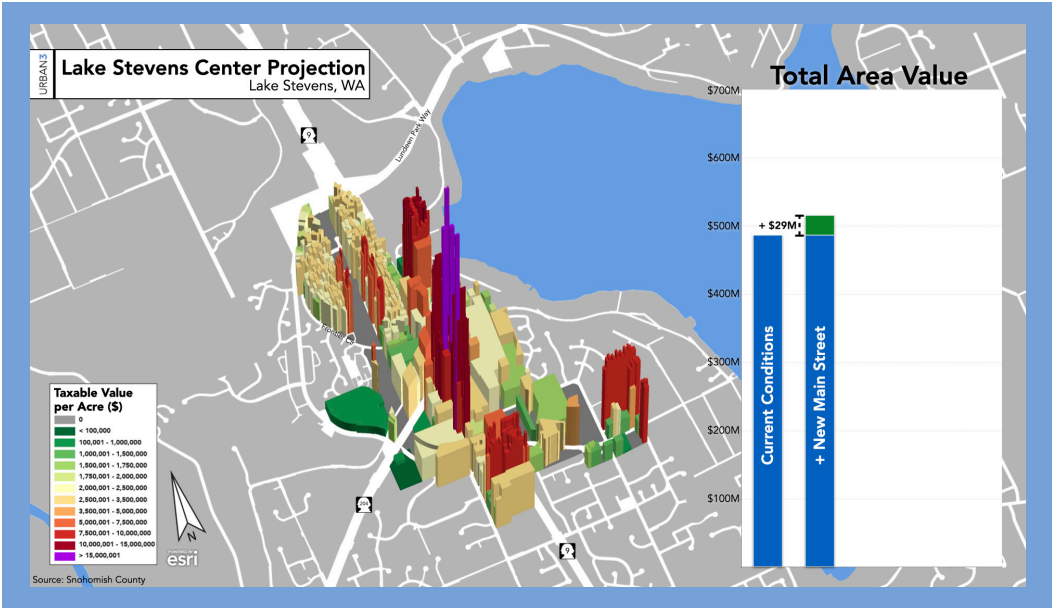


Figure 25 - Lake Stevens Center Projection with New Main Street 3D Model, Adding \$29 Million in Value

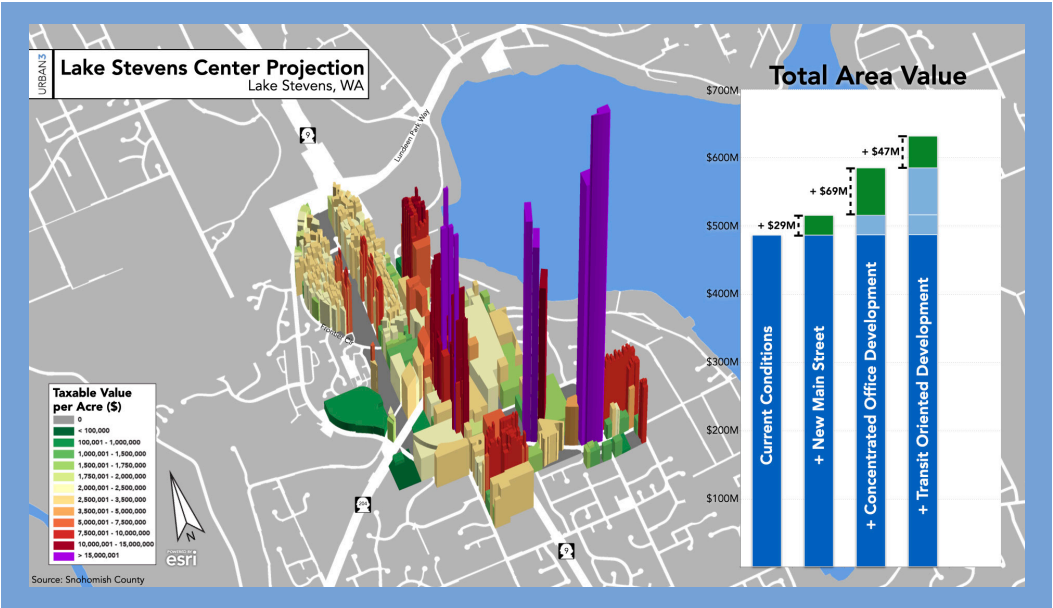


Figure 27 - Lake Stevens Center Projection with TOD 3D Model, Adding \$47 Million in Value

LAKE STEVENS CENTER

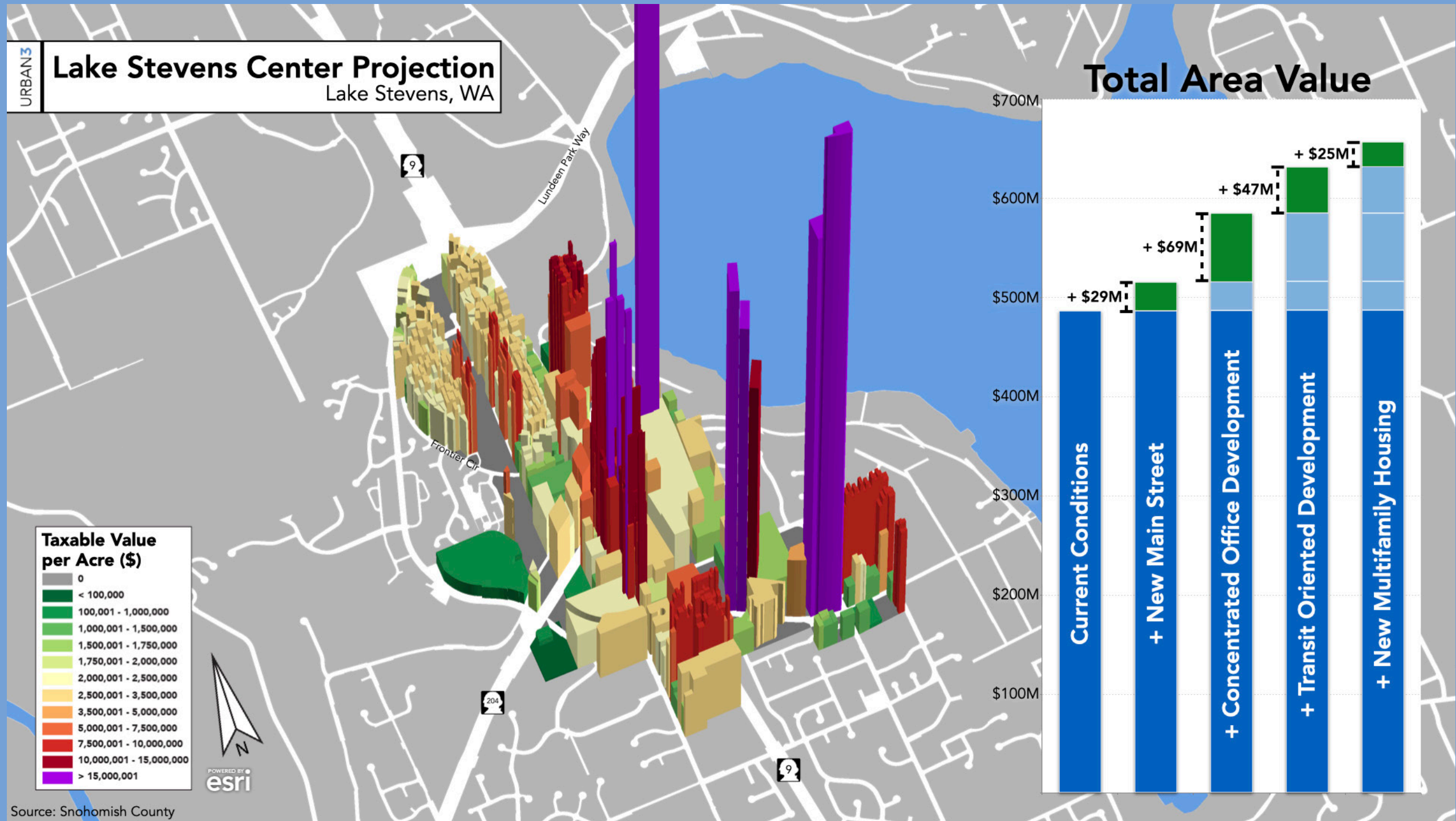


Figure 28 - Lake Stevens Center Projection with Multifamily Housing, Adding \$25 Million in Value. Full Build-Out of Projection Adds \$169 Million in Value.

20TH STREET SE CORRIDOR

The 20th Street SE Corridor is a primary east-west transportation corridor on the south side of Lake Stevens, with some commercial development adjacent to it and residential development filling out the majority of the area. Highway 9 intersects 20th Street SE in the middle of the subarea, forming the busiest intersection in this section of the city. The subarea is approximately 845 acres in size.

In January of 2011, Lake Stevens started a subarea planning process for the 20th Street SE Corridor. The process took a year and half and culminated in the adoption of the 20th Street SE Corridor Subarea Plan in September of 2012. The plan envisions a dynamic district with robust employment opportunities and retail attractions, complementing existing natural amenities in the area.

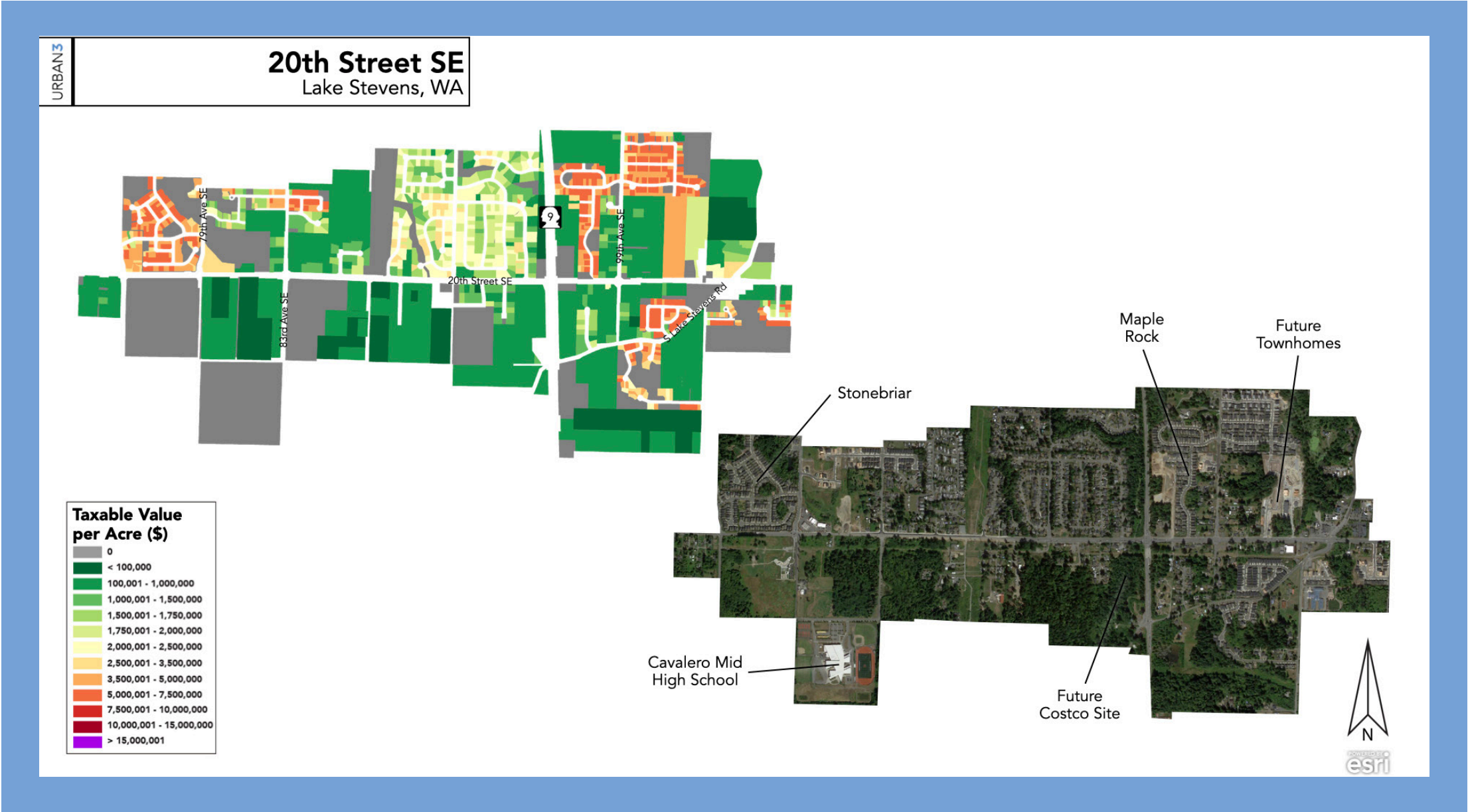


Figure 29 - 20th Street SE Overview

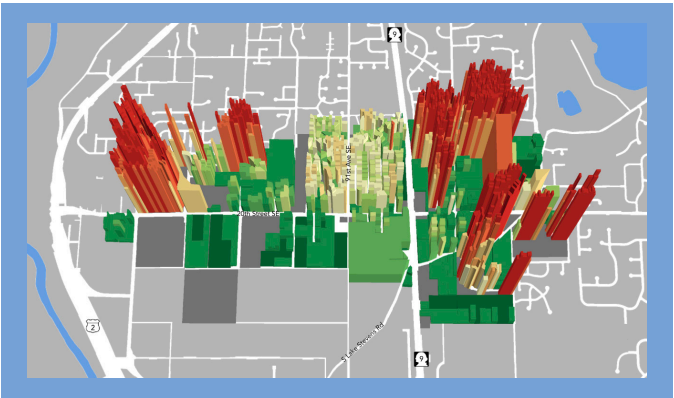


Figure 30 - 20th Street SE 3D Model

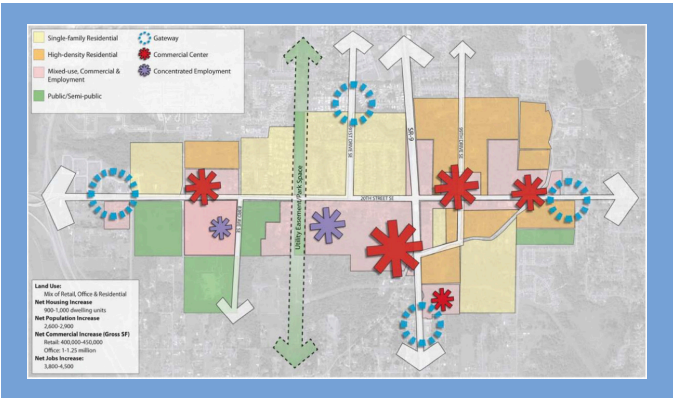


Figure 31 - 20th Street SE Subarea Plan Preferred Alternative Map

20TH STREET SE CORRIDOR

Before pulling in development samples from the broader region, we were able to examine a new development that is currently under construction. Recently, the development of a 37 acre site for a Costco began near the intersection of 20th Street SE and Highway 9. Compared to current uses on the site, the Costco is projected to bring a significant boost in tax revenue for Lake Stevens. Using property values from other Costcos in the area, we were able to estimate future property values for the site. We projected a value per acre of \$1.2 million, generating approximately \$44.5 million in taxable value. Though this is a significant improvement from the current taxable value of the site, this is not a very productive development overall.

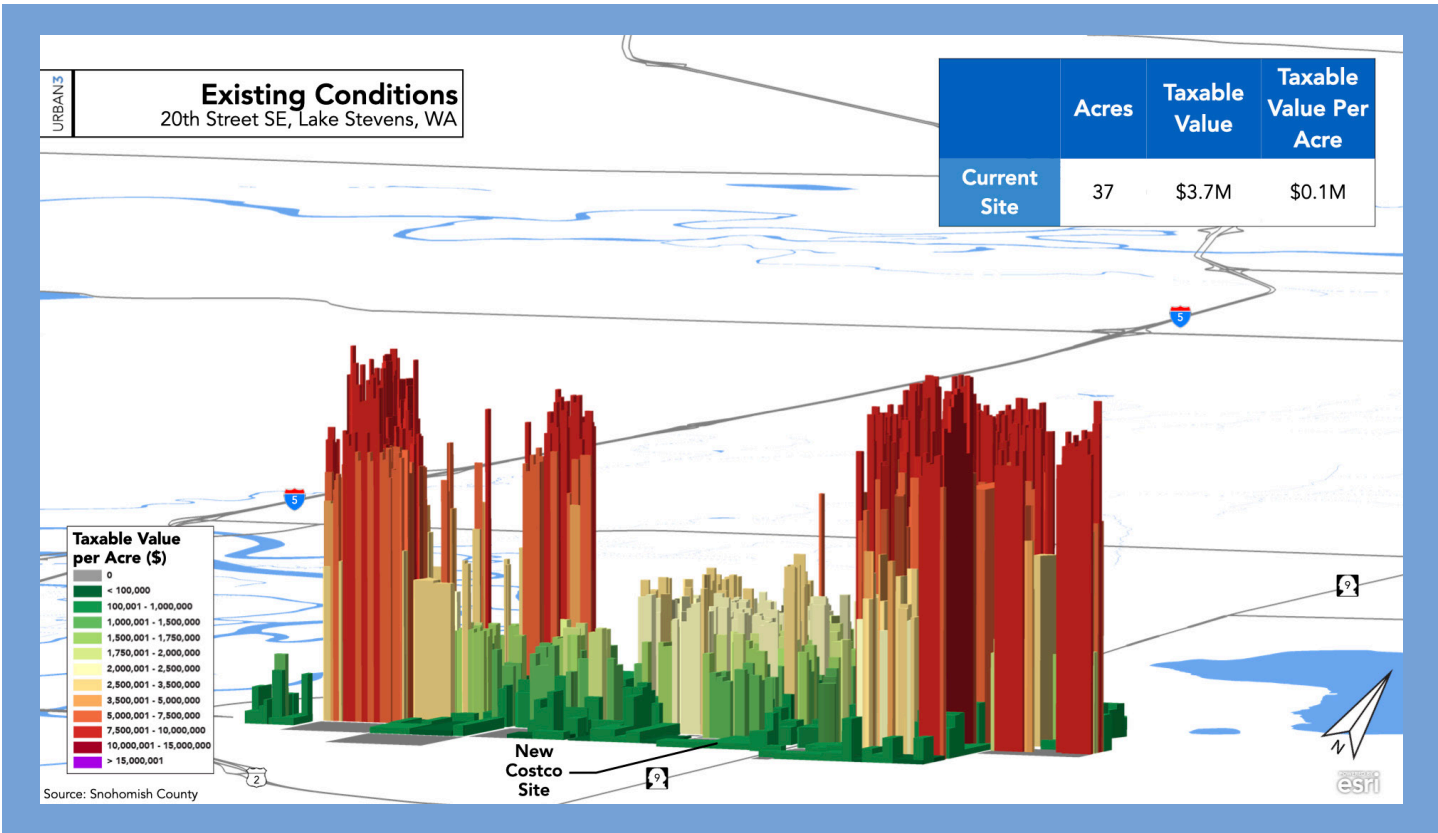


Figure 32 - 20th Street SE - Costco Site Current Conditions

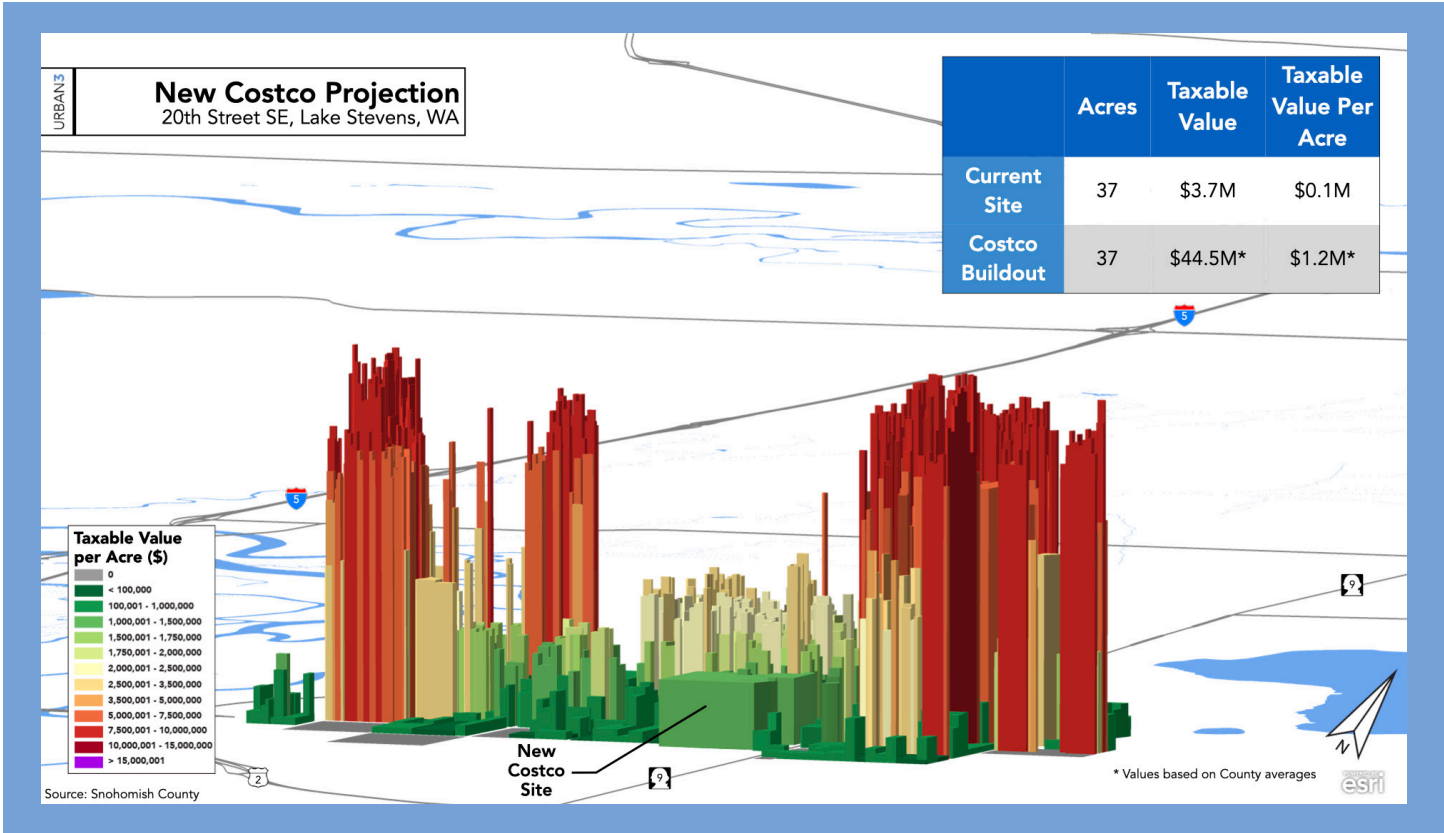


Figure 33 - 20th Street SE - Costco Site Projected Property Value

20TH STREET SE CORRIDOR

Though property tax revenues are an important consideration, many jurisdictions view the sales tax revenue that Costcos, and similar commercial developments, produce as the real value they bring to local budgets. Using numbers quoted by Costco representatives, we were able to estimate the annual taxable sales the site is projected to produce. Overall, the Costco is predicted to produce about \$132 million in taxable sales. This translates to about \$3.6 million in taxable sales per acre. However, to make the data comparable to other taxable sales data we have for the county, we must add this projected taxable sales production to the current taxable sales data we have for the census tract where the Costco site is located. When we do this, it lifts the taxable sales per acre value from about \$6,000 to \$74,000. This is a much lower productivity, though, compared to the \$3.6 million per acre on the site alone.

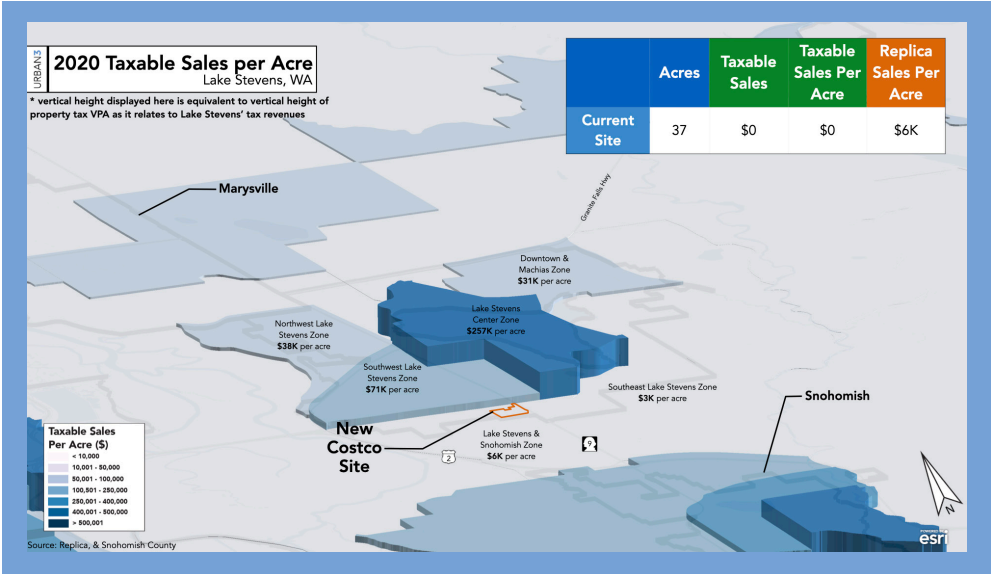


Figure 34 - Overview of Taxable Sales per Acre Data, Highlighting New Costco Site

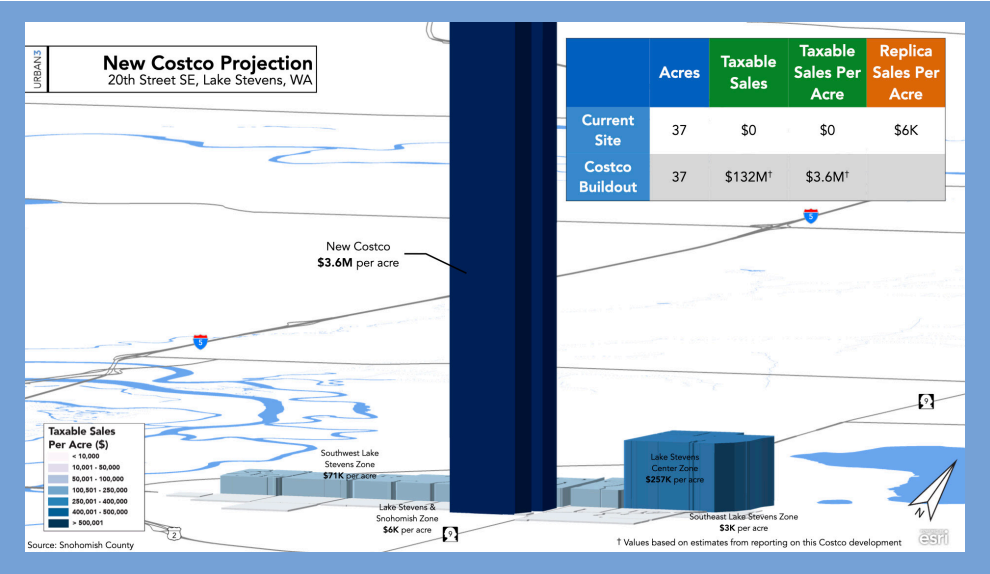


Figure 36 - Projected 20th Street SE Taxable Sales per Acre Data Applied Only to Costco Site

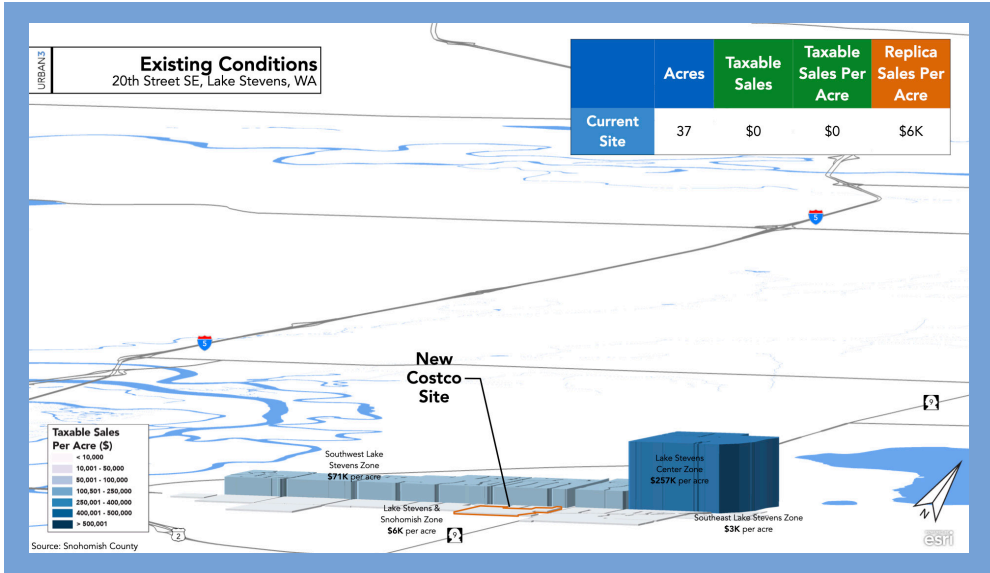


Figure 35 - Current 20th Street SE Taxable Sales per Acre Data, Highlighting New Costco Site

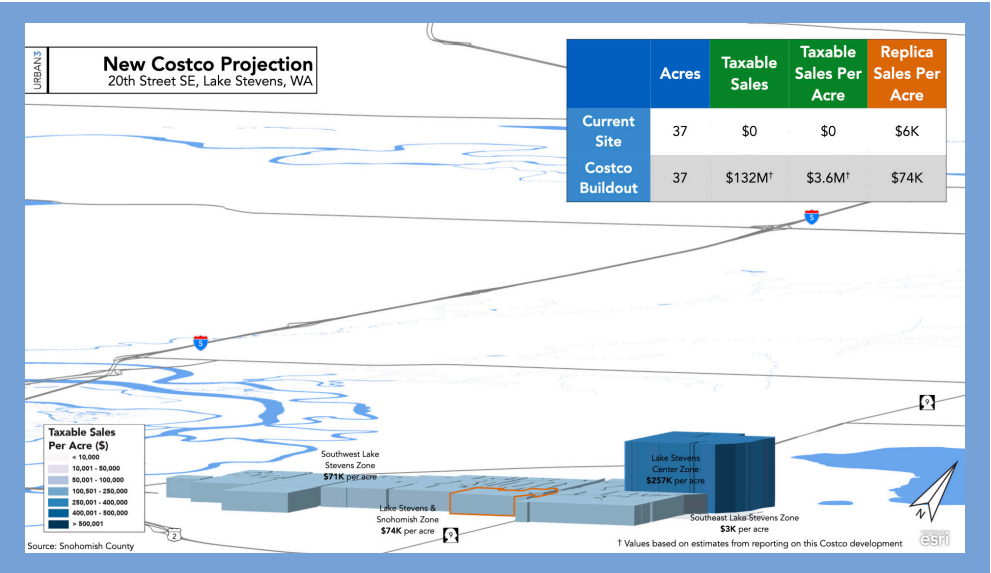


Figure 37 - Projected 20th Street SE Taxable Sales per Acre Data Spread Across Census Tract

20TH STREET SE CORRIDOR

In the figures below, we combined the property tax and sales tax values for the Costco development. By laying the per acre values on top of each other, we can see the changes that the Costco brings to the 20th Street SE subarea. Overall, the Costco development will have a positive impact on property and sales tax values, especially when considering the current productivity of the site. However, the sheer size of the development works to mute these increases when considering the value per acre metrics.

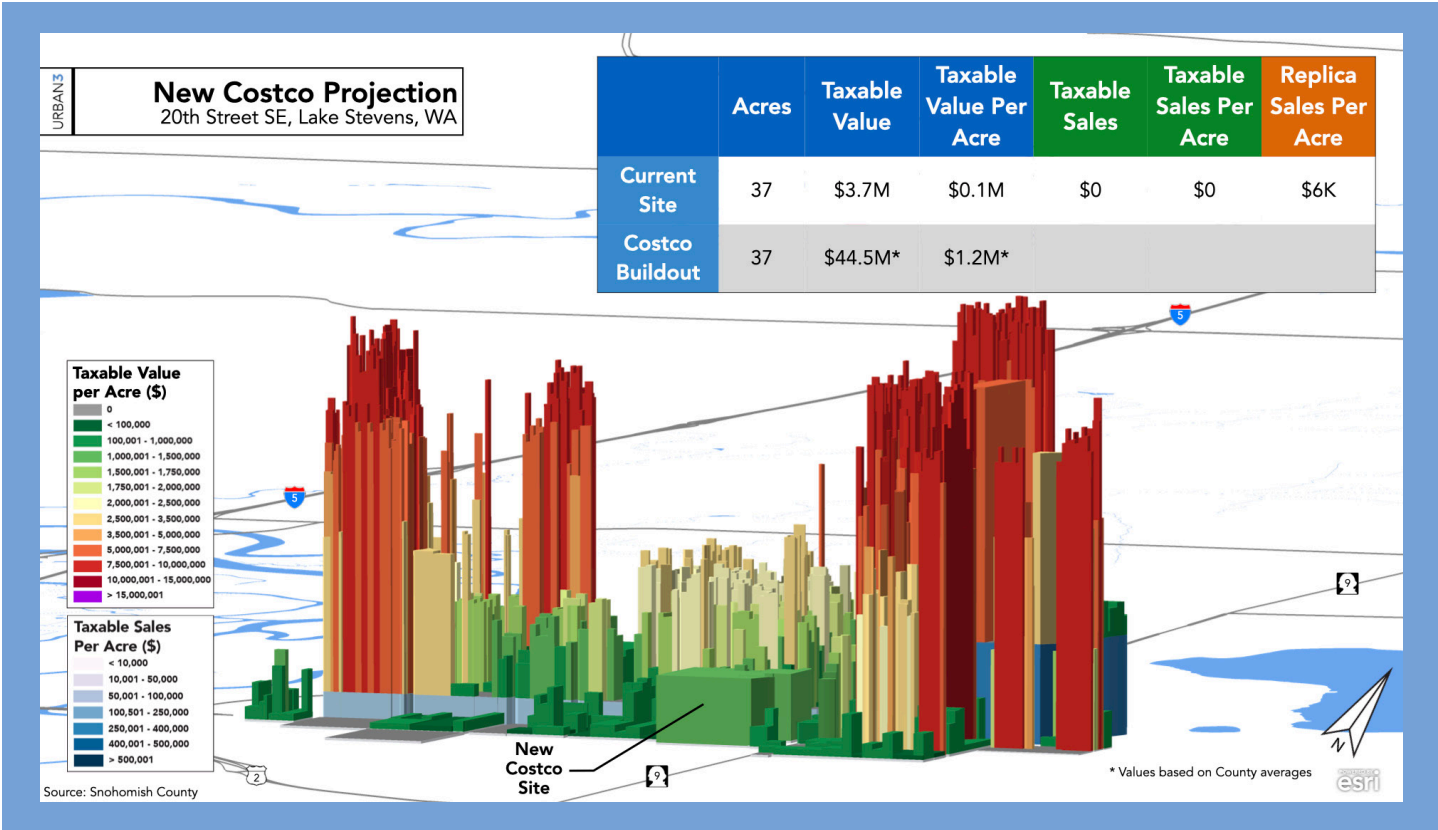


Figure 38 - 20th Street SE with Taxable Sales Data - Costco Site Projected Property Value and Current Taxable Sales

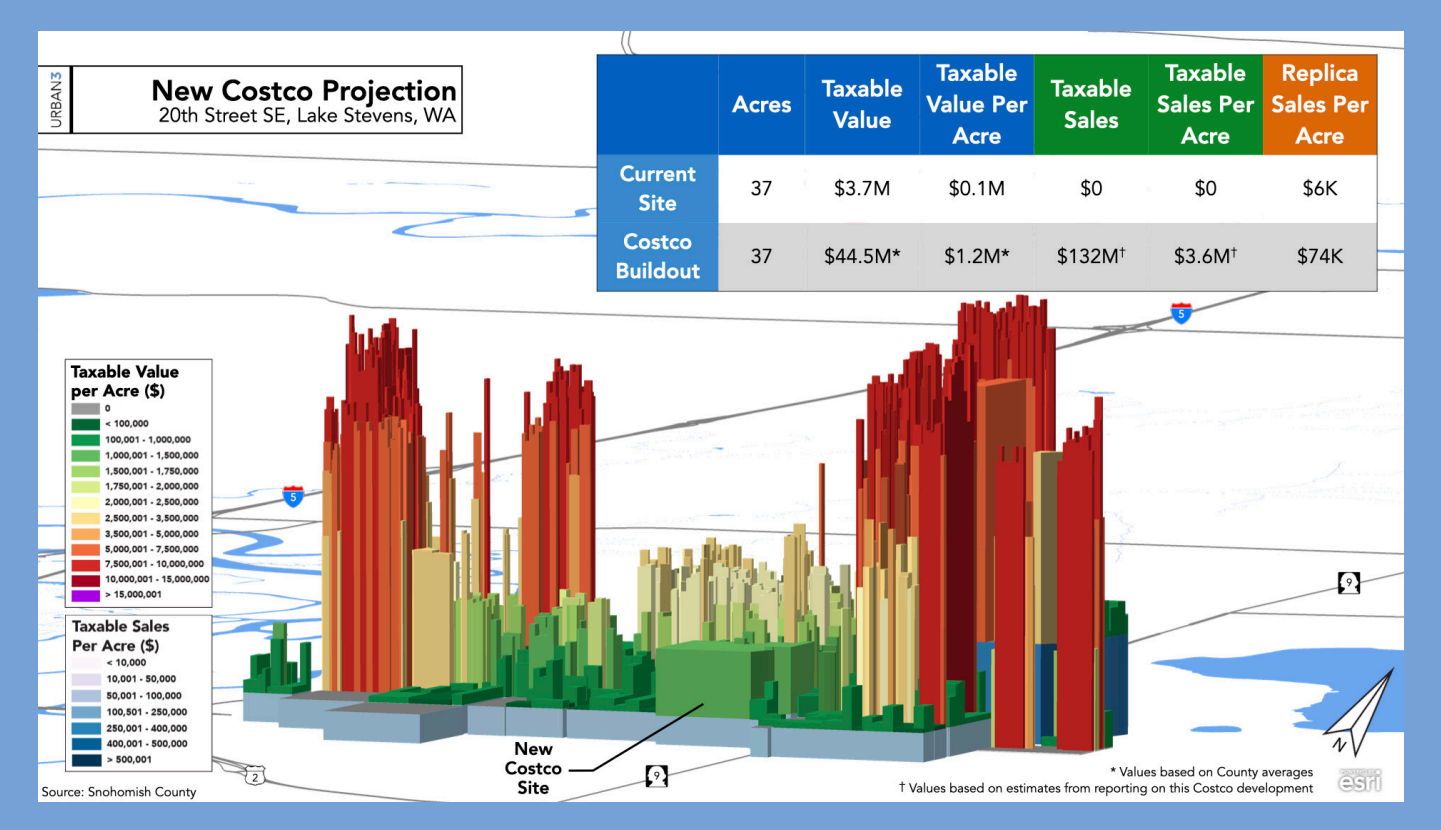


Figure 39 - 20th Street SE with Taxable Sales Data - Costco Site Projected Property Value and Projected Taxable Sales

20TH STREET SE CORRIDOR

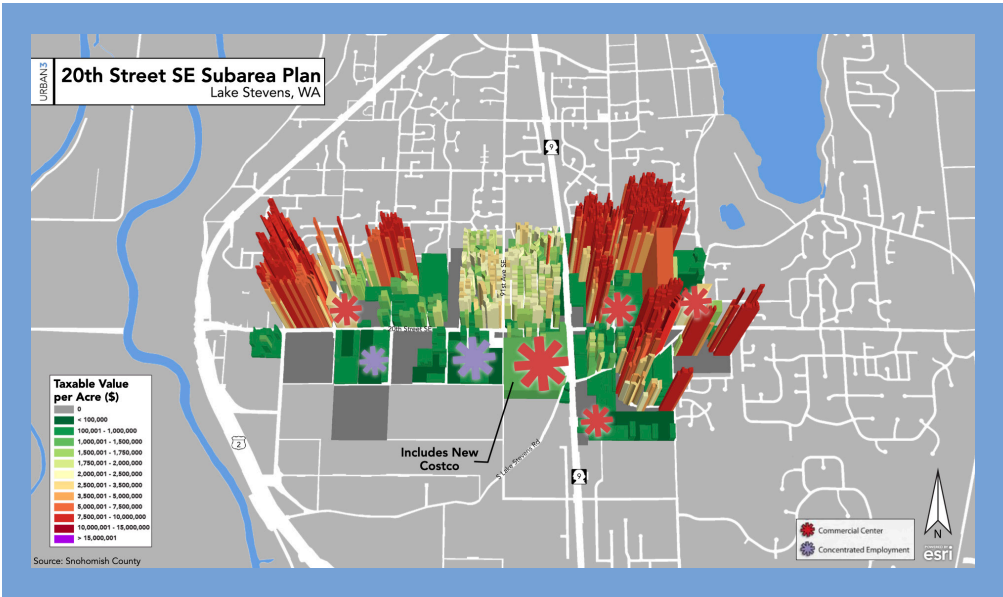


Figure 40 - 20th Street SE 3D Model and Key Development Sites



Figure 41 - 20th Street SE Projection Development Examples

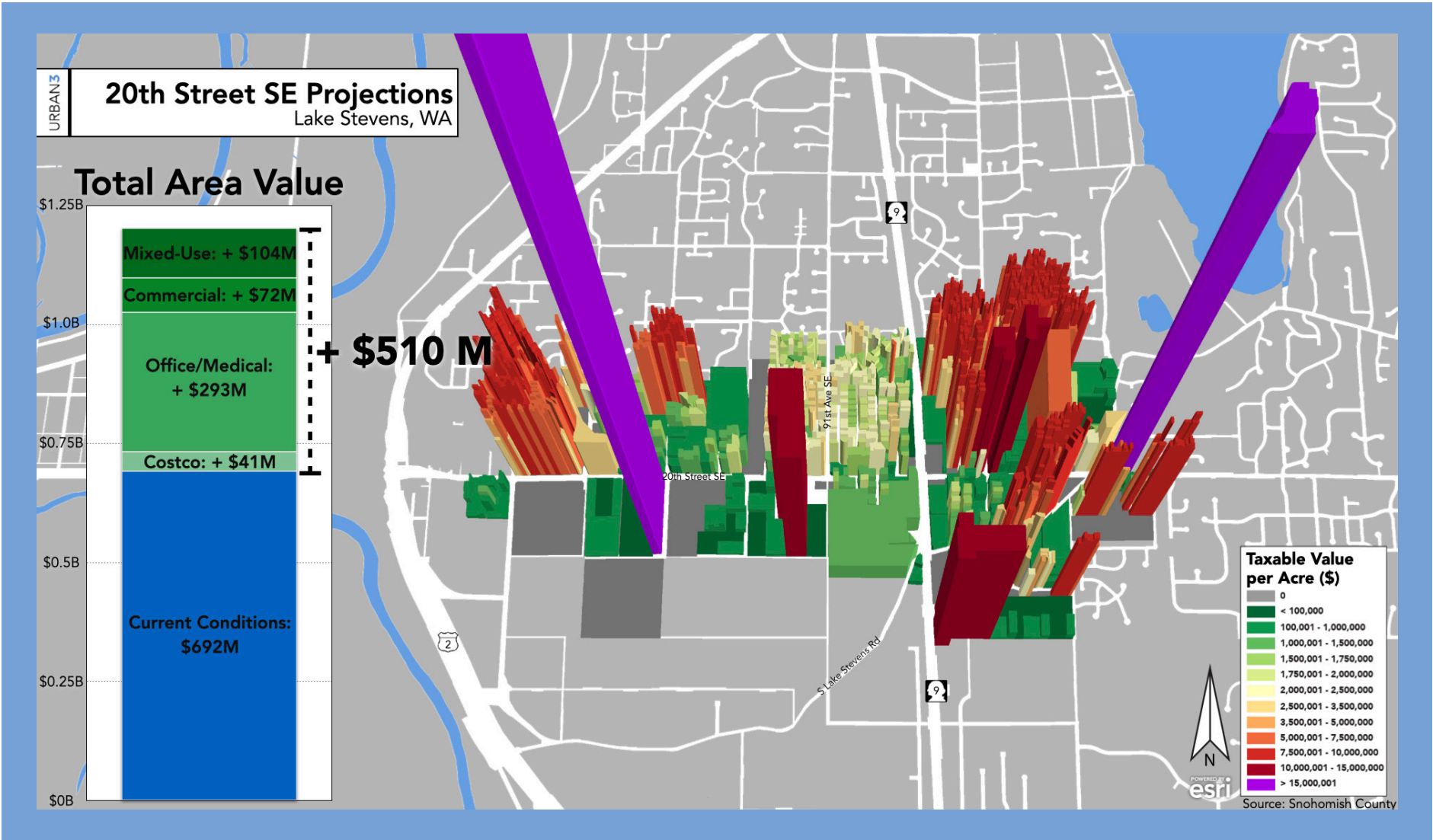


Figure 42 - 20th Street SE Projection 3D Model

After modeling the Costco, we brought in other development samples to fill out the vision of the subarea provided in the plan. By adding in high value employment and commercial centers, we were able to increase the property value of the area by \$510 million. This was done while only redeveloping about 73 acres of land, less than 10% of the subarea. This projected boost in property value brought the average value per acre for the subarea from about \$1.4 million/acre to about \$2.7 million/acre, nearly doubling the initial productivity.

DOWNTOWN

Lake Stevens' downtown lies in the northeastern portion of the city and partially borders the lake. The focal point of downtown is North Cove Park, which was recently renovated to improve public facilities that include City Hall and The Mill. The subarea is about 40 acres in size.

Due to the time of Lake Stevens development and growth, a classic downtown never truly formed. Lake Stevens' downtown is situated around the City's civic center and public amenities, but there is a lack of robust retail and employment attractors that draw people to the area. That being said, the City has a great opportunity to encourage development of a lively downtown destination that attracts people from the community as well as the broader region.



Figure 43 - Downtown Overview

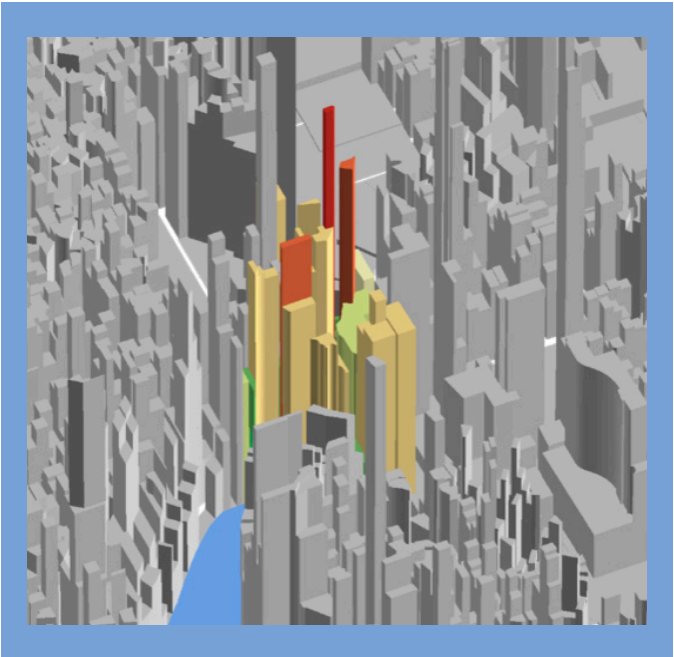


Figure 44 - Downtown 3D Model

DOWNTOWN

In July of 2016, Lake Stevens began a subarea planning process for the Downtown. The process took two years and culminated in the adoption of the Downtown Lake Stevens Subarea Plan in July of 2018. The plan outlines a future downtown that is reinvigorated and draws in people from surrounding areas to enjoy community amenities, like North Cove Park, and improved restaurant and retail options. The plan also envisions an increase in housing options in the subarea to support the desired vibrant atmosphere.

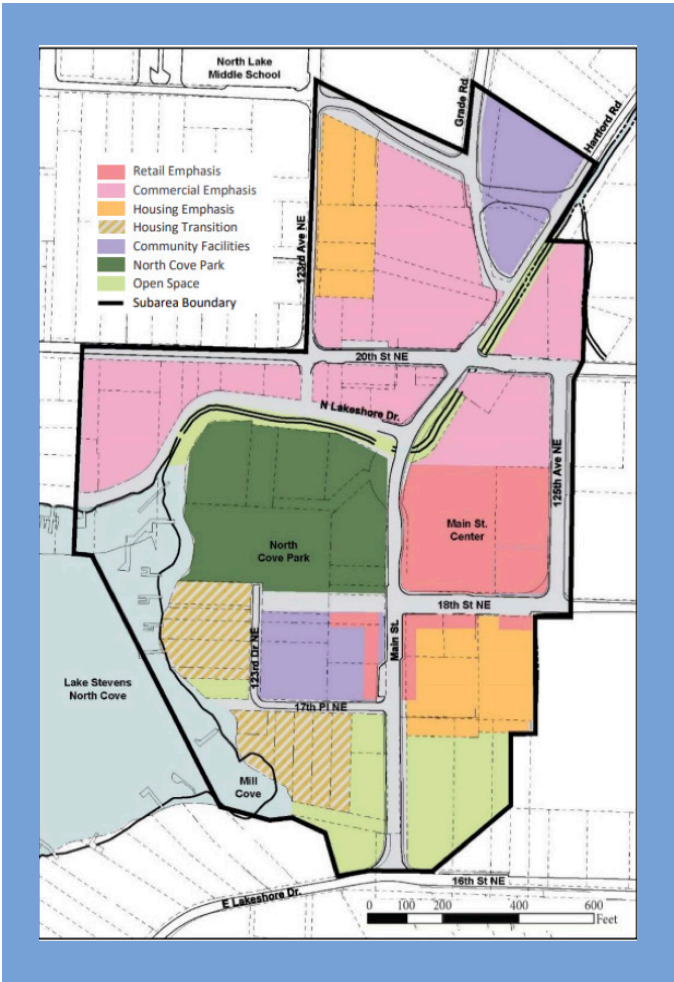


Figure 45 - Downtown Subarea Plan Preferred Alternative Map



Figure 46 - Downtown Subarea Plan Conceptual Development Overview

DOWNTOWN

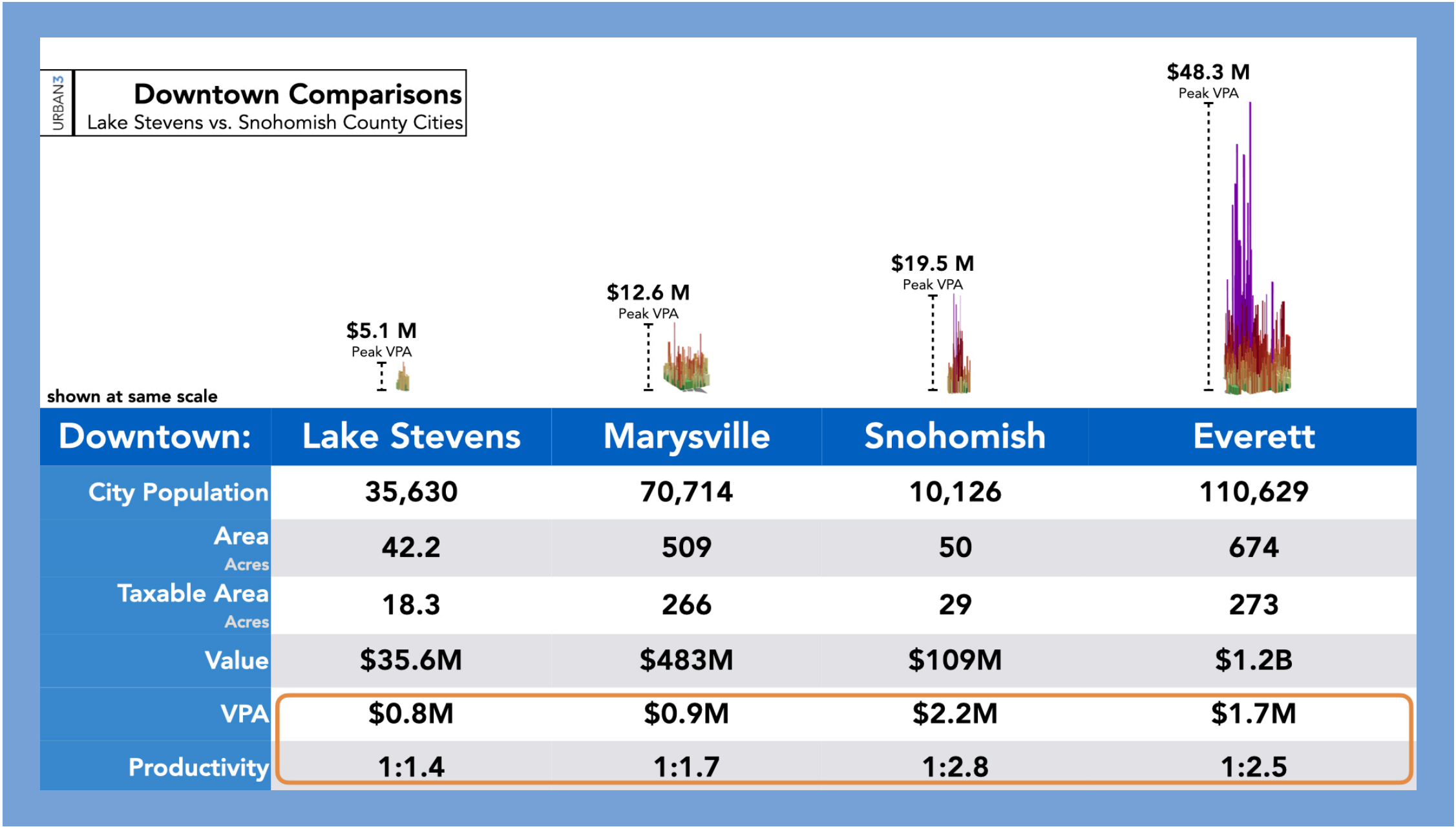


Figure 47 - Current Downtowns Comparison Chart

Before creating a projection for the downtown, we compared the downtowns of other cities in the county to Lake Stevens. Marysville, Snohomish, and Everett were selected to provide a variety of downtown forms and stages of development. Looking at data from downtowns in these cities shows that Lake Stevens’ downtown is underperforming, but great strides can be made to match and exceed the productivity of these downtowns. Marysville and Everett both have significantly larger downtowns compared to Lake Stevens and do have overall higher average value per acre numbers. However, it is Snohomish, with its historic and compact downtown, that is the most productive. Snohomish’s downtown is about two times as productive as Lake Stevens’ and even beats out the metropolitan center of Everett in productivity (percent of taxable value divided by percent of taxable area).

DOWNTOWN

Using details from the downtown subarea plan, Urban3 created a scenario providing examples of future development on less productive parcels and locations of interest in the subarea. We pulled sample high value developments from surrounding areas to project future development in Lake Stevens' downtown. Examples include three-story mixed-use developments like 437 5th Ave S and The Gregory from Edmonds. We also added a portion of Snohomish's downtown, a stretch on the northern side of 1st Street from Avenue A to Avenue D. With the sample developments, we were able to increase the value per acre of the downtown from about \$800,000/acre to over \$5 million/acre, while redeveloping only about 5.5 acres of land. The improvements in this projection vaulted the productivity of Lake Stevens' downtown ahead of the three other cities used as comparisons, nearly tripling current property value productivity.



Figure 48 - Downtown Projection Development Examples

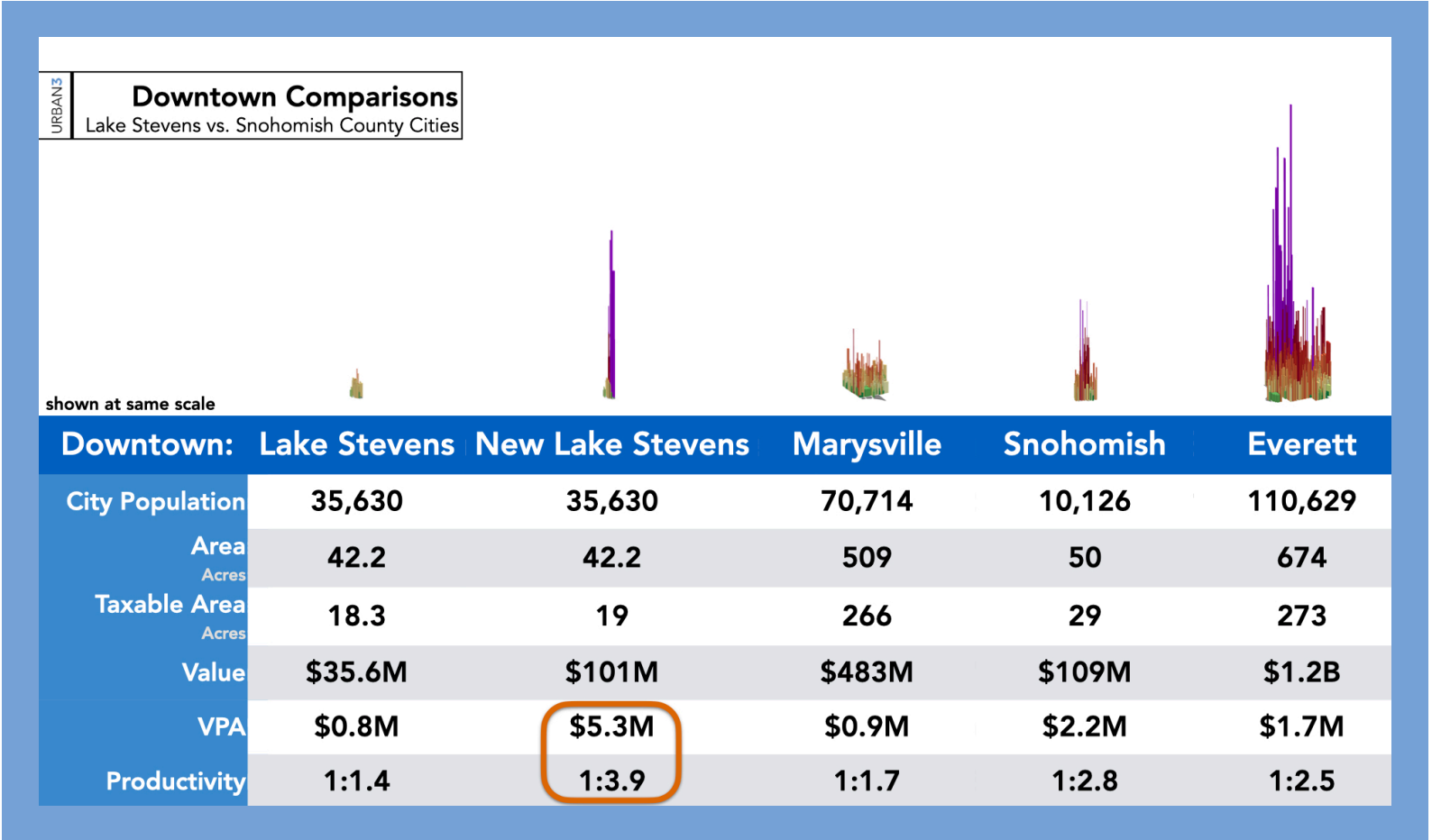


Figure 50 - Downtown Comparison Chart with New Projected Downtown Lake Stevens

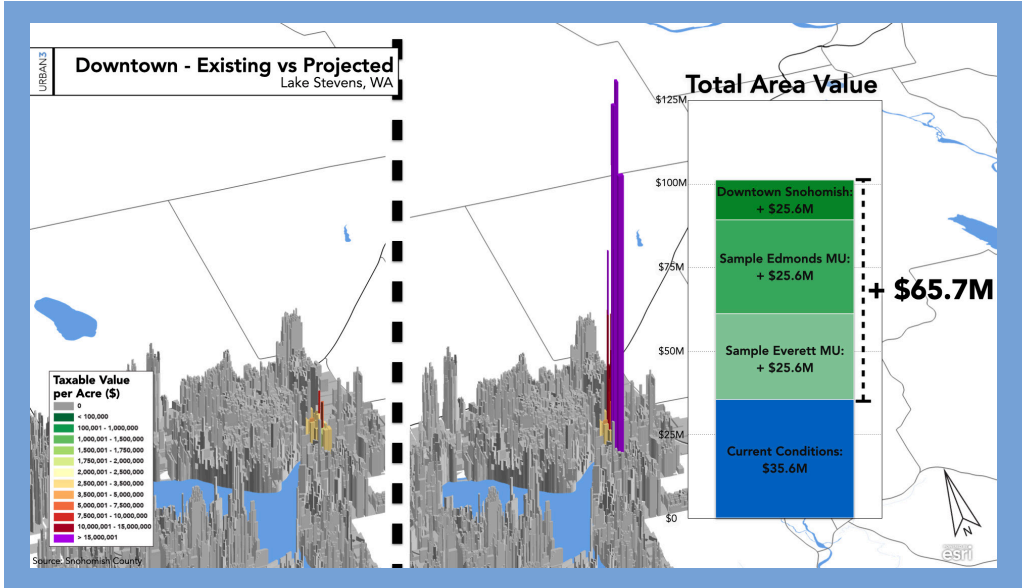


Figure 49 - Downtown Lake Stevens 3D Model - Existing v.s. Projected

TAKEAWAYS

Our work in Lake Stevens centered on understanding existing land use and development patterns and analyzing future development opportunities in four key areas of the city. The results show that Lake Stevens generally has an unremarkable development pattern that is similar to much of the suburban land use patterns throughout Snohomish County.

One area where Lake Stevens lags behind some cities in the county is in the lack of a downtown core which serves as a value peak in the community. However, this means the City has an opportunity to pick and choose typologies that have worked in other places and implement them in Lake Stevens. Learning from others' successes is a simple strategy that can lead to big benefits for the community.

Many people imagine that in order to have a highly productive downtown or other activity center, large buildings are required. But the fact is that using space efficiently and encouraging smaller developments with lasting value can be even more effective for promoting productivity. Little buildings can have a big impact.

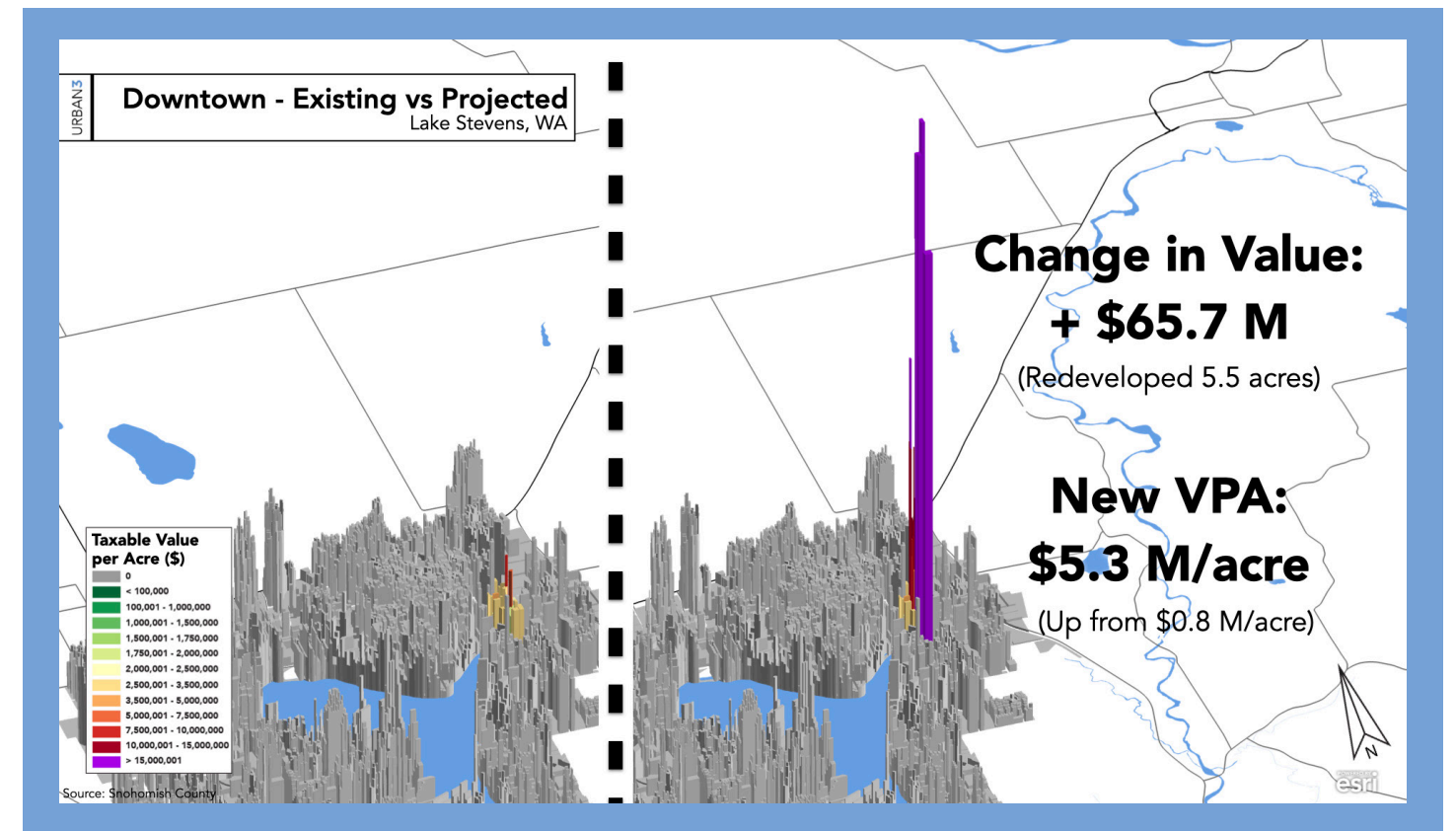


Figure 52 - Downtown Lake Stevens 3D Model - Existing v.s. Projected

In the projections we completed for the subareas, we were able to review the existing subarea plans and saw many encouraging goals and objectives in them. The plans that city staff and the community worked to create are pointing the city in a positive direction. There are various tools available to help the City continue working towards these visions. The city can re-evaluate zoning regulations to promote envisioned development, employ public-private partnerships to facilitate investment where appropriate, and make thoughtful capital investments to ensure infrastructure and land use mesh with a focus on value added steps as identified for each focus area. A single action or solution is unlikely to lead to the desired outcomes, but sustained effort and smart choices will, over time, lead to positive changes in productivity.

We appreciate having had the opportunity to work with Lake Stevens Staff and Officials during this project. We hope that we have been able to plainly outline characteristics of land use in Lake Stevens and highlight productive development options available to the city moving forward. Thanks for letting us do the math!

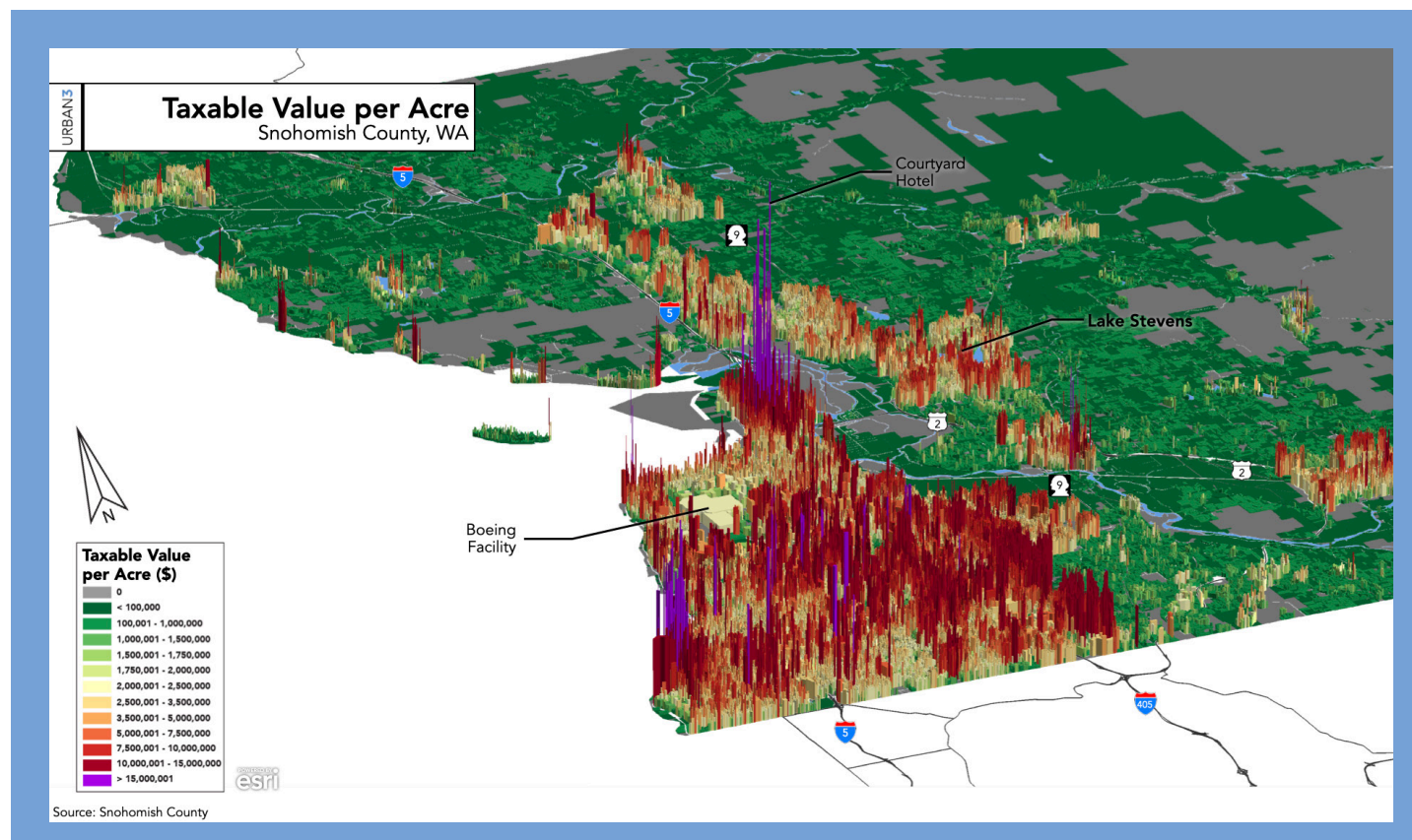


Figure 51 - Urban3's 3D Property Tax Model for Snohomish County

CREDITS AND ATTRIBUTIONS

All data used in this analysis and report, unless otherwise noted, was provided by the City of Lake Stevens and Snohomish County. All maps are created with ESRI software.

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URBAN3

Data-driven storytelling

Principal
Chief Operating Officer
Senior Planning Analyst
Project Analyst

Joe Minicozzi, AICP
Cate Ryba
Phillip Walters, AICP
Adam Carr, AICP

CITY COUNCIL STAFF REPORT



Council Agenda Date: 2/11/2022

Subject: Retail Strategies

Contact Person/Department: Russ Wright, Community Development

Budget Impact: NA

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:

No Action

SUMMARY/BACKGROUND:

The City Council approved funding through its ARPA allocation to promote economic recovery and expansion. The city engaged Retail Strategies to help engage conversations between national companies and local property owners to increase economic development. Retail Strategies sent team members to Lake Stevens to tour the market directly and meet with the Mayor, City Administrator and me to discuss priority areas. In our tour, we emphasized the redevelopment of 91st Ave NE, properties near Cavelero Park and around the Costco site. We showed them the single commercially zoned waterfront property off Vernon. We also discussed different priority businesses from prior leakage analyses, including recreation facilities and a sporting goods store. To date, Retail Strategies has produced a demographic overview (Attachment 1), an updated market tapestry profile (Attachment 2) and market guide (Attachment 3) for the city and surrounding area. Retail Strategies represented the city at the International Conference of Shopping Centers (ICSC) in December and met with multiple retail businesses, brokers and developers (Attachment 4).

APPLICABLE CITY POLICIES:

Comprehensive Plan Land Use Development Strategy

ATTACHMENTS:

1. Lake Stevens, WA Demographic Overview
2. Lake Stevens, WA Tapestry Segmentation
3. Lake Stevens, WA Market Guide
4. ICSC Here We Go - Lake Stevens



Target
Target

3 miles

5 miles

0-5 min

0-10 min

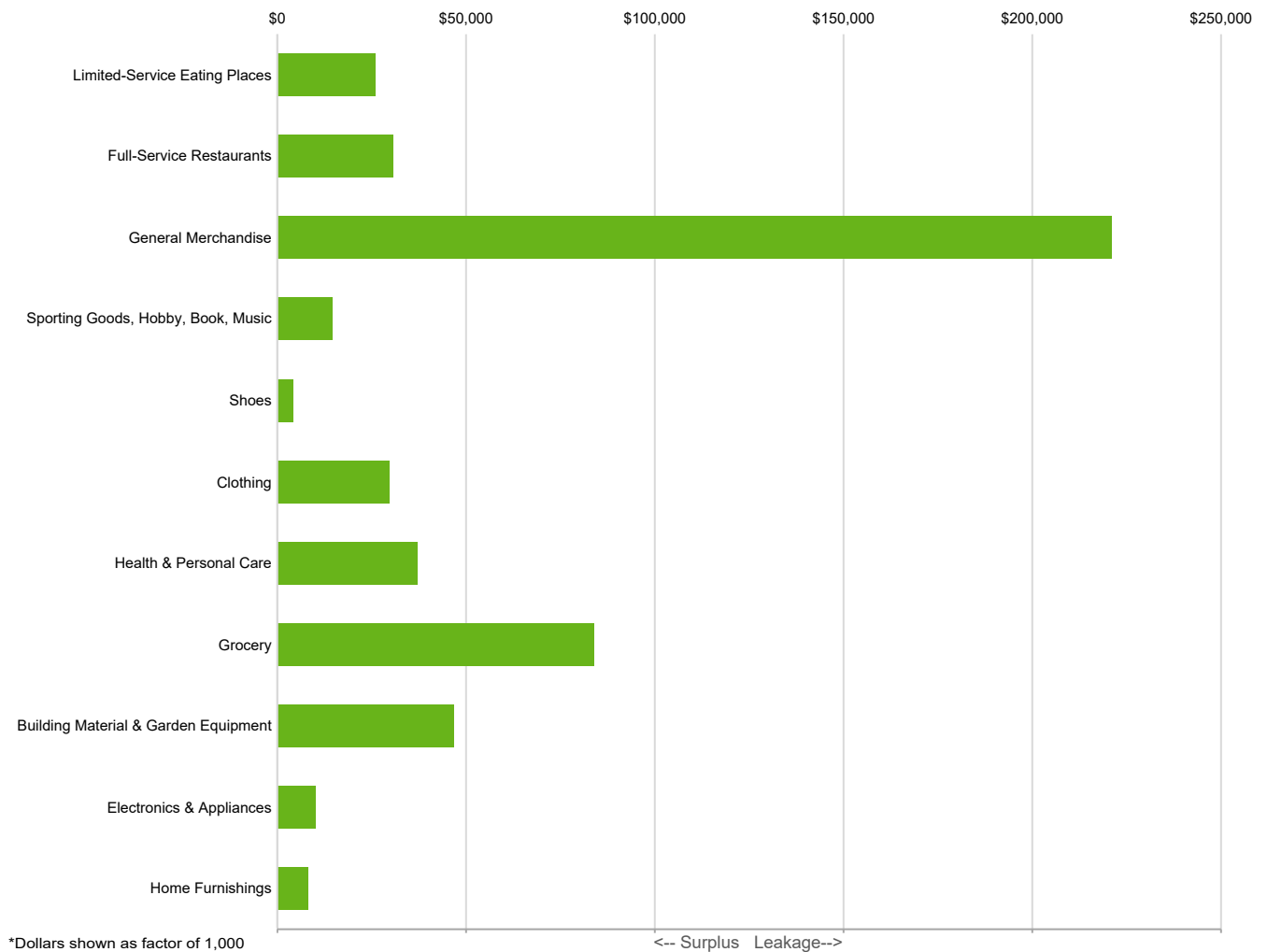
2021

DEMOGRAPHIC
OVERVIEW

Current Year Estimated Population	59,524	117,311	19,871	78,519
Number of Households	20,555	41,600	7,031	26,962
Average Home Value	\$ 680,411	\$ 659,955	\$ 635,473	\$ 672,639
Population Growth % ('21-'26)	17.3%	11.0%	19.7%	14.1%
Current Year Average Age	37.7	38.8	37.0	38.1
Current Year Median Household Income	\$ 100,701	\$ 91,502	\$ 95,344	\$ 100,113
Current Year % Bachelor's Degree	30.5%	27.0%	29.7%	29.2%
Number of Businesses	683	1,790	384	1,060
Total Number of Employees	5,962	19,909	3,111	9,986
Daytime Population	37,597	87,466	15,396	52,239

Opportunity Gap within 10 min

CONSUMER DEMAND AND SUPPLY (OPPORTUNITY GAP)



NUMBER
OF
STUDENTS

3 miles

5 miles

0-5 min

0-10 min

Post-Secondary students	2,663	9,359	1,051	3,500
9th grade to 12th grade	3,217	5,975	1,259	4,190
Pre-K to 8th grade	6,469	12,260	2,651	8,439

Tapestry Segmentation Area Profile

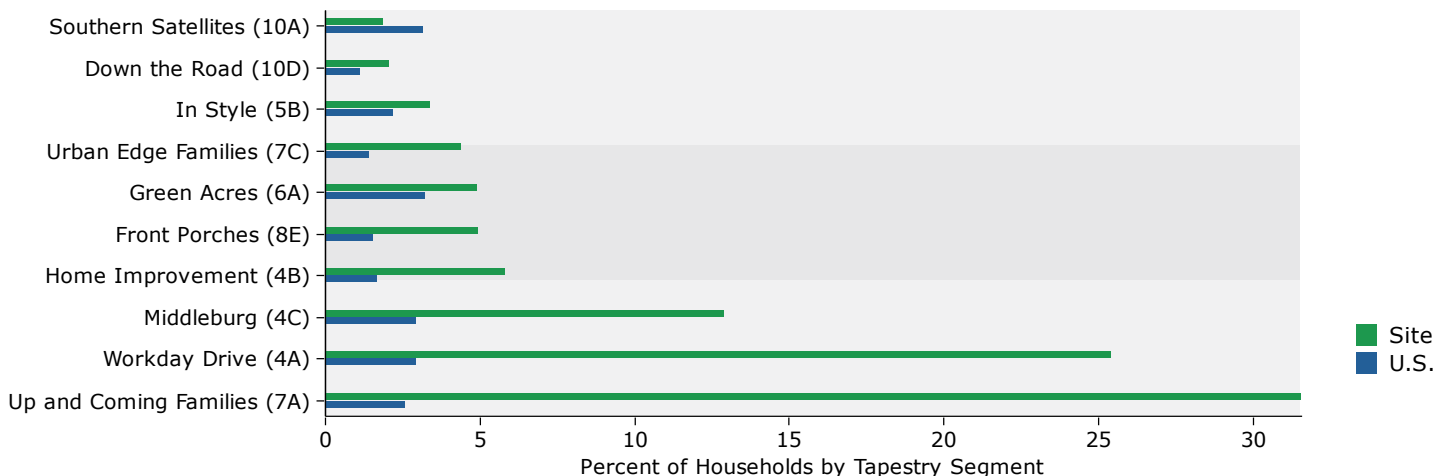
Target
Ring: 3 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

Top Twenty Tapestry Segments

Rank	Tapestry Segment	2021 Households		2021 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Up and Coming Families (7A)	31.6%	31.6%	2.6%	2.6%	1210
2	Workday Drive (4A)	25.5%	57.0%	3.0%	5.6%	857
3	Middleburg (4C)	12.9%	69.9%	3.0%	8.5%	435
4	Home Improvement (4B)	5.8%	75.8%	1.7%	10.2%	345
5	Front Porches (8E)	5.0%	80.7%	1.6%	11.8%	316
Subtotal		80.8%		11.9%		
6	Green Acres (6A)	4.9%	85.7%	3.3%	15.1%	151
7	Urban Edge Families (7C)	4.4%	90.1%	1.5%	16.5%	301
8	In Style (5B)	3.4%	93.5%	2.2%	18.8%	153
9	Down the Road (10D)	2.1%	95.6%	1.2%	19.9%	183
10	Southern Satellites (10A)	1.9%	97.5%	3.2%	23.1%	59
Subtotal		16.7%		11.4%		
11	Parks and Rec (5C)	1.8%	99.4%	2.0%	25.1%	94
12	Savvy Suburbanites (1D)	0.3%	99.7%	3.0%	28.0%	11
13	Rural Resort Dwellers (6E)	0.3%	100.0%	1.0%	29.1%	31
Subtotal		2.4%		6.0%		
Total		100.0%		29.1%		344

Top Ten Tapestry Segments Site vs. U.S.



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

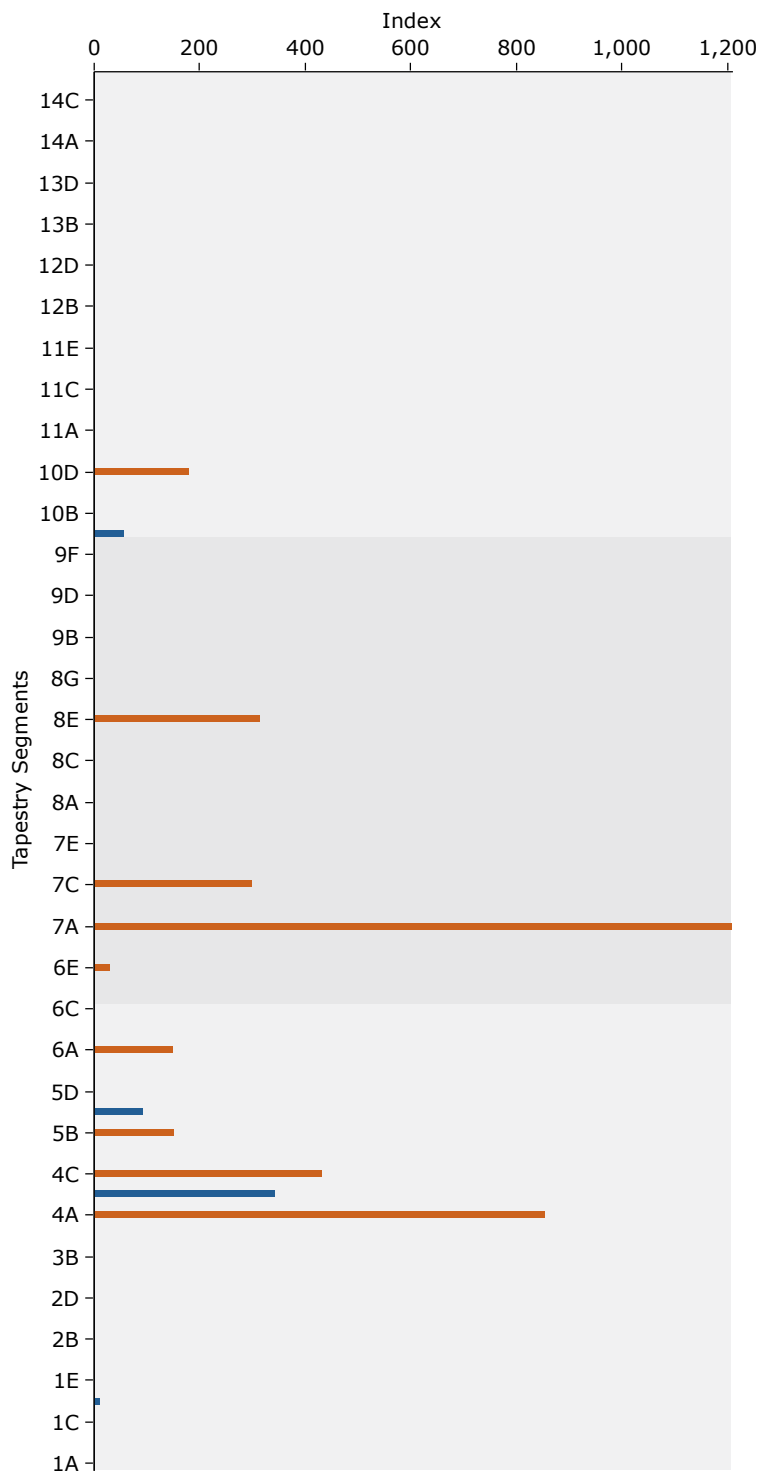
Source: Esri

Tapestry Segmentation Area Profile

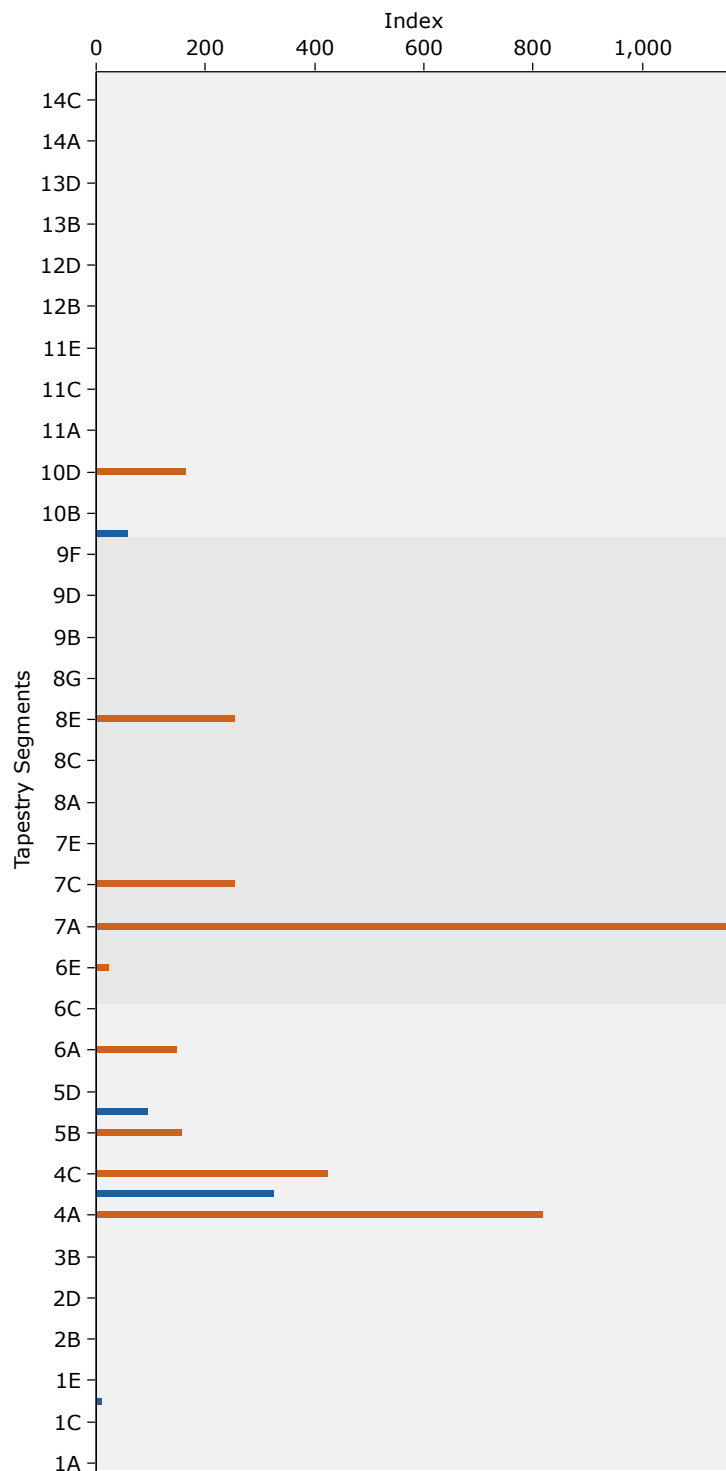
Target
Ring: 3 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

2021 Tapestry Indexes by Households



2021 Tapestry Indexes by Total Population 18+



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

Target
Ring: 3 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

Tapestry LifeMode Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	18,211	100.0%		39,595	100.0%	
1. Affluent Estates	58	0.3%	3	152	0.4%	4
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	58	0.3%	11	152	0.4%	12
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
2. Upscale Avenues	0	0.0%	0	0	0.0%	0
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
3. Uptown Individuals	0	0.0%	0	0	0.0%	0
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
4. Family Landscapes	8,050	44.2%	579	17,718	44.7%	561
Workday Drive (4A)	4,635	25.5%	857	10,327	26.1%	819
Home Improvement (4B)	1,064	5.8%	345	2,373	6.0%	328
Middleburg (4C)	2,351	12.9%	435	5,018	12.7%	427
5. GenXurban	956	5.2%	47	2,045	5.2%	48
Comfortable Empty Nesters (5A)	0	0.0%	0	0	0.0%	0
In Style (5B)	622	3.4%	153	1,315	3.3%	159
Parks and Rec (5C)	334	1.8%	94	730	1.8%	97
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	0	0.0%	0	0	0.0%	0
6. Cozy Country Living	955	5.2%	43	2,124	5.4%	45
Green Acres (6A)	898	4.9%	151	2,025	5.1%	151
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	57	0.3%	31	99	0.3%	26
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
7. Sprouting Explorers	6,556	36.0%	500	14,483	36.6%	437
Up and Coming Families (7A)	5,750	31.6%	1,210	12,789	32.3%	1,169
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	806	4.4%	301	1,694	4.3%	255
Forging Opportunity (7D)	0	0.0%	0	0	0.0%	0
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

Target
Ring: 3 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

Tapestry LifeMode Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	18,211	100.0%		39,595	100.0%	
8. Middle Ground	904	5.0%	46	1,529	3.9%	39
City Lights (8A)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	904	5.0%	316	1,529	3.9%	256
Old and Newcomers (8F)	0	0.0%	0	0	0.0%	0
Hometown Heritage (8G)	0	0.0%	0	0	0.0%	0
9. Senior Styles	0	0.0%	0	0	0.0%	0
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
10. Rustic Outposts	732	4.0%	48	1,544	3.9%	46
Southern Satellites (10A)	344	1.9%	59	767	1.9%	60
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Economic BedRock (10C)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	388	2.1%	183	777	2.0%	167
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
11. Midtown Singles	0	0.0%	0	0	0.0%	0
City Strivers (11A)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	0	0.0%	0	0	0.0%	0
Metro Fusion (11C)	0	0.0%	0	0	0.0%	0
Set to Impress (11D)	0	0.0%	0	0	0.0%	0
City Commons (11E)	0	0.0%	0	0	0.0%	0
12. Hometown	0	0.0%	0	0	0.0%	0
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
Small Town Simplicity (12C)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
13. Next Wave	0	0.0%	0	0	0.0%	0
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	0	0.0%	0	0	0.0%	0
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
14. Scholars and Patriots	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

Target
Ring: 3 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

Tapestry Urbanization Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	18,211	100.0%		39,595	100.0%	
1. Principal Urban Center	0	0.0%	0	0	0.0%	0
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
City Strivers (11A)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	0	0.0%	0	0	0.0%	0
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
2. Urban Periphery	806	4.4%	27	1,694	4.3%	24
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	806	4.4%	301	1,694	4.3%	255
Forging Opportunity (7D)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0
City Lights (8A)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	0	0.0%	0	0	0.0%	0
Metro Fusion (11C)	0	0.0%	0	0	0.0%	0
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
3. Metro Cities	1,526	8.4%	46	2,844	7.2%	43
In Style (5B)	622	3.4%	153	1,315	3.3%	159
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	904	5.0%	316	1,529	3.9%	256
Old and Newcomers (8F)	0	0.0%	0	0	0.0%	0
Hometown Heritage (8G)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	0	0.0%	0	0	0.0%	0
Set to Impress (11D)	0	0.0%	0	0	0.0%	0
City Commons (11E)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

Target
Ring: 3 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

Tapestry Urbanization Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	18,211	100.0%		39,595	100.0%	
4. Suburban Periphery	11,841	65.0%	203	26,371	66.6%	203
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	58	0.3%	11	152	0.4%	12
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
Workday Drive (4A)	4,635	25.5%	857	10,327	26.1%	819
Home Improvement (4B)	1,064	5.8%	345	2,373	6.0%	328
Comfortable Empty Nesters (5A)	0	0.0%	0	0	0.0%	0
Parks and Rec (5C)	334	1.8%	94	730	1.8%	97
Midlife Constants (5E)	0	0.0%	0	0	0.0%	0
Up and Coming Families (7A)	5,750	31.6%	1,210	12,789	32.3%	1,169
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
5. Semirural	2,739	15.0%	160	5,795	14.6%	161
Middleburg (4C)	2,351	12.9%	435	5,018	12.7%	427
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	388	2.1%	183	777	2.0%	167
Small Town Simplicity (12C)	0	0.0%	0	0	0.0%	0
6. Rural	1,299	7.1%	42	2,891	7.3%	43
Green Acres (6A)	898	4.9%	151	2,025	5.1%	151
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	57	0.3%	31	99	0.3%	26
Southern Satellites (10A)	344	1.9%	59	767	1.9%	60
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Economic BedRock (10C)	0	0.0%	0	0	0.0%	0
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

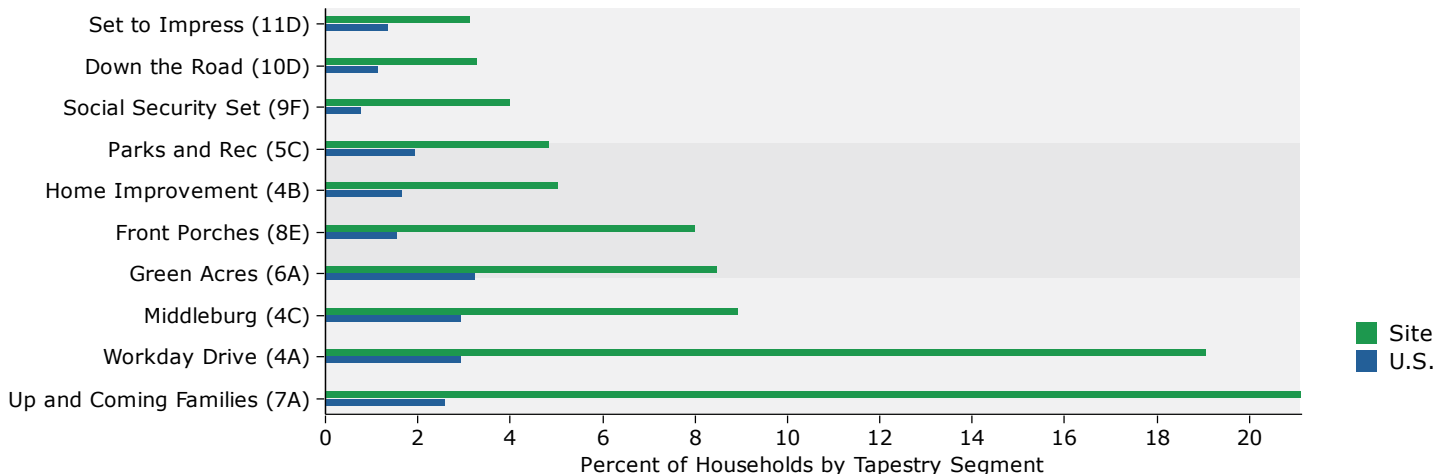
Target
Ring: 5 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

Top Twenty Tapestry Segments

Rank	Tapestry Segment	2021 Households		2021 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Up and Coming Families (7A)	21.1%	21.1%	2.6%	2.6%	810
2	Workday Drive (4A)	19.1%	40.2%	3.0%	5.6%	643
3	Middleburg (4C)	9.0%	49.2%	3.0%	8.5%	301
4	Green Acres (6A)	8.5%	57.7%	3.3%	11.8%	261
5	Front Porches (8E)	8.0%	65.7%	1.6%	13.4%	513
Subtotal		65.7%		13.5%		
6	Home Improvement (4B)	5.1%	70.8%	1.7%	15.1%	300
7	Parks and Rec (5C)	4.9%	75.7%	2.0%	17.0%	250
8	Social Security Set (9F)	4.0%	79.7%	0.8%	17.8%	499
9	Down the Road (10D)	3.3%	83.0%	1.2%	19.0%	283
10	Set to Impress (11D)	3.2%	86.2%	1.4%	20.4%	228
Subtotal		20.5%		7.1%		
11	Savvy Suburbanites (1D)	2.2%	88.3%	3.0%	23.3%	73
12	Fresh Ambitions (13D)	2.2%	90.5%	0.6%	24.0%	346
13	Urban Edge Families (7C)	2.1%	92.6%	1.5%	25.4%	140
14	In Style (5B)	1.6%	94.1%	2.2%	27.7%	71
15	Southern Satellites (10A)	1.2%	95.3%	3.2%	30.9%	38
Subtotal		9.3%		10.5%		
16	Metro Fusion (11C)	1.1%	96.5%	1.4%	32.3%	82
17	Midlife Constants (5E)	1.1%	97.6%	2.5%	34.7%	47
18	Rural Resort Dwellers (6E)	0.7%	98.4%	1.0%	35.7%	72
19	Emerald City (8B)	0.7%	99.1%	1.4%	37.2%	49
20	Old and Newcomers (8F)	0.5%	99.6%	2.3%	39.5%	23
Subtotal		4.1%		8.6%		
Total		99.6%		39.5%		252

Top Ten Tapestry Segments Site vs. U.S.



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

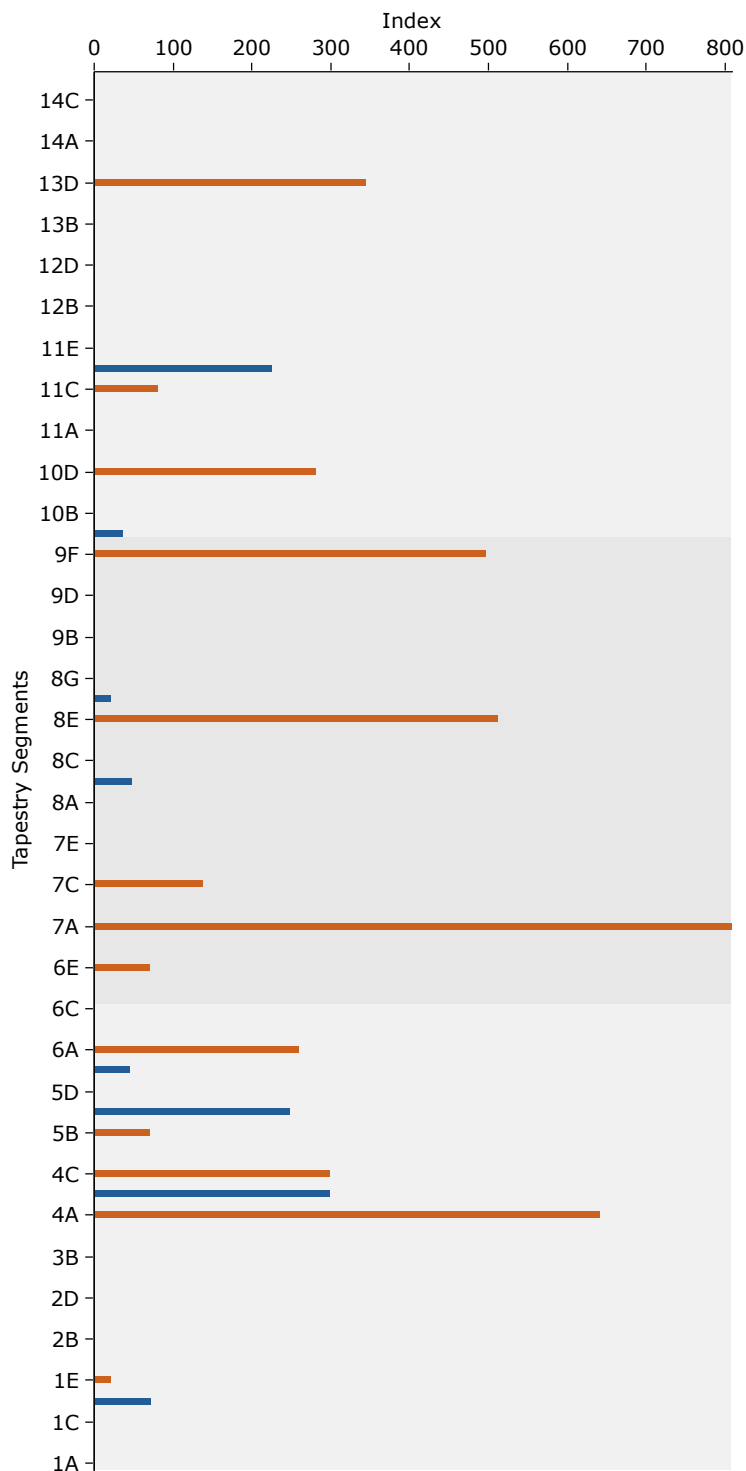
Source: Esri

Tapestry Segmentation Area Profile

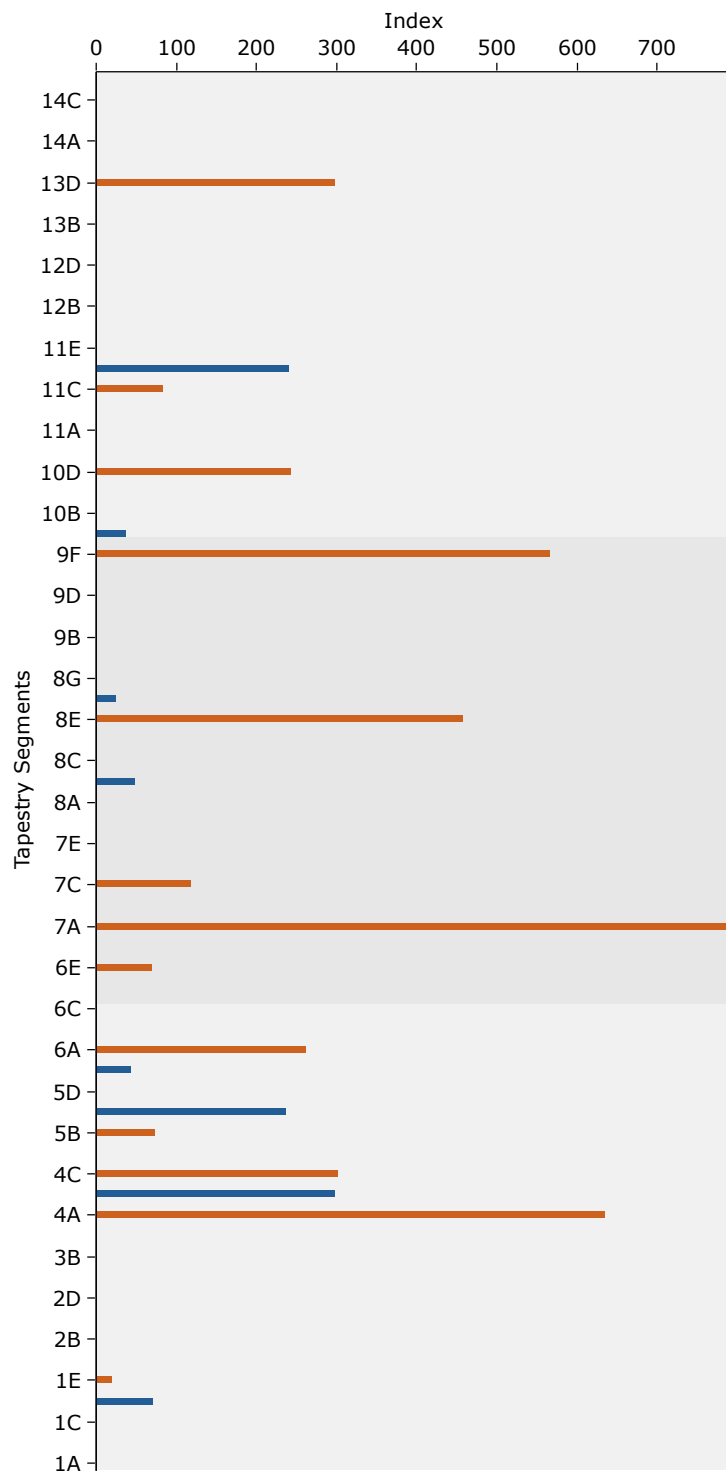
Target
Ring: 5 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

2021 Tapestry Indexes by Households



2021 Tapestry Indexes by Total Population 18+



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

Target
Ring: 5 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

Tapestry LifeMode Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	39,306	100.0%		84,344	100.0%	
1. Affluent Estates	1,025	2.6%	26	2,302	2.7%	26
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	857	2.2%	73	1,964	2.3%	72
Exurbanites (1E)	168	0.4%	22	338	0.4%	21
2. Upscale Avenues	0	0.0%	0	0	0.0%	0
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
3. Uptown Individuals	0	0.0%	0	0	0.0%	0
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
4. Family Landscapes	13,013	33.1%	434	29,257	34.7%	435
Workday Drive (4A)	7,503	19.1%	643	17,078	20.2%	636
Home Improvement (4B)	1,992	5.1%	300	4,595	5.4%	298
Middleburg (4C)	3,518	9.0%	301	7,584	9.0%	303
5. GenXurban	2,994	7.6%	68	6,020	7.1%	66
Comfortable Empty Nesters (5A)	0	0.0%	0	0	0.0%	0
In Style (5B)	622	1.6%	71	1,315	1.6%	75
Parks and Rec (5C)	1,922	4.9%	250	3,818	4.5%	238
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	450	1.1%	47	887	1.1%	45
6. Cozy Country Living	3,628	9.2%	77	8,094	9.6%	81
Green Acres (6A)	3,339	8.5%	261	7,534	8.9%	264
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	289	0.7%	72	560	0.7%	70
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
7. Sprouting Explorers	9,116	23.2%	322	20,274	24.0%	287
Up and Coming Families (7A)	8,310	21.1%	810	18,580	22.0%	797
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	806	2.1%	140	1,694	2.0%	120
Forging Opportunity (7D)	0	0.0%	0	0	0.0%	0
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

Target
Ring: 5 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

Tapestry LifeMode Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	39,306	100.0%		84,344	100.0%	
8. Middle Ground	3,637	9.3%	86	6,751	8.0%	80
City Lights (8A)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	270	0.7%	49	503	0.6%	49
Bright Young Professionals (8C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	3,163	8.0%	513	5,819	6.9%	458
Old and Newcomers (8F)	204	0.5%	23	429	0.5%	26
Hometown Heritage (8G)	0	0.0%	0	0	0.0%	0
9. Senior Styles	1,583	4.0%	69	3,141	3.7%	74
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	1,583	4.0%	499	3,141	3.7%	567
10. Rustic Outposts	1,768	4.5%	54	3,495	4.1%	49
Southern Satellites (10A)	473	1.2%	38	1,060	1.3%	39
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Economic BedRock (10C)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	1,295	3.3%	283	2,435	2.9%	245
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
11. Midtown Singles	1,690	4.3%	70	3,312	3.9%	72
City Strivers (11A)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	0	0.0%	0	0	0.0%	0
Metro Fusion (11C)	451	1.1%	82	923	1.1%	84
Set to Impress (11D)	1,239	3.2%	228	2,389	2.8%	241
City Commons (11E)	0	0.0%	0	0	0.0%	0
12. Hometown	0	0.0%	0	0	0.0%	0
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
Small Town Simplicity (12C)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
13. Next Wave	852	2.2%	57	1,698	2.0%	46
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	0	0.0%	0	0	0.0%	0
Fresh Ambitions (13D)	852	2.2%	346	1,698	2.0%	299
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
14. Scholars and Patriots	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

Target
Ring: 5 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

Tapestry Urbanization Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	39,306	100.0%		84,344	100.0%	
1. Principal Urban Center	852	2.2%	31	1,698	2.0%	30
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
City Strivers (11A)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	0	0.0%	0	0	0.0%	0
Fresh Ambitions (13D)	852	2.2%	346	1,698	2.0%	299
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
2. Urban Periphery	1,257	3.2%	19	2,617	3.1%	18
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	806	2.1%	140	1,694	2.0%	120
Forging Opportunity (7D)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0
City Lights (8A)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	0	0.0%	0	0	0.0%	0
Metro Fusion (11C)	451	1.1%	82	923	1.1%	84
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
3. Metro Cities	7,081	18.0%	100	13,596	16.1%	96
In Style (5B)	622	1.6%	71	1,315	1.6%	75
Emerald City (8B)	270	0.7%	49	503	0.6%	49
Front Porches (8E)	3,163	8.0%	513	5,819	6.9%	458
Old and Newcomers (8F)	204	0.5%	23	429	0.5%	26
Hometown Heritage (8G)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	1,583	4.0%	499	3,141	3.7%	567
Young and Restless (11B)	0	0.0%	0	0	0.0%	0
Set to Impress (11D)	1,239	3.2%	228	2,389	2.8%	241
City Commons (11E)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

Target
Ring: 5 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

Tapestry Urbanization Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	39,306	100.0%		84,344	100.0%	
4. Suburban Periphery	21,202	53.9%	169	47,260	56.0%	171
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	857	2.2%	73	1,964	2.3%	72
Exurbanites (1E)	168	0.4%	22	338	0.4%	21
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
Workday Drive (4A)	7,503	19.1%	643	17,078	20.2%	636
Home Improvement (4B)	1,992	5.1%	300	4,595	5.4%	298
Comfortable Empty Nesters (5A)	0	0.0%	0	0	0.0%	0
Parks and Rec (5C)	1,922	4.9%	250	3,818	4.5%	238
Midlife Constants (5E)	450	1.1%	47	887	1.1%	45
Up and Coming Families (7A)	8,310	21.1%	810	18,580	22.0%	797
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
5. Semirural	4,813	12.2%	130	10,019	11.9%	131
Middleburg (4C)	3,518	9.0%	301	7,584	9.0%	303
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	1,295	3.3%	283	2,435	2.9%	245
Small Town Simplicity (12C)	0	0.0%	0	0	0.0%	0
6. Rural	4,101	10.4%	62	9,154	10.9%	64
Green Acres (6A)	3,339	8.5%	261	7,534	8.9%	264
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	289	0.7%	72	560	0.7%	70
Southern Satellites (10A)	473	1.2%	38	1,060	1.3%	39
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Economic BedRock (10C)	0	0.0%	0	0	0.0%	0
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

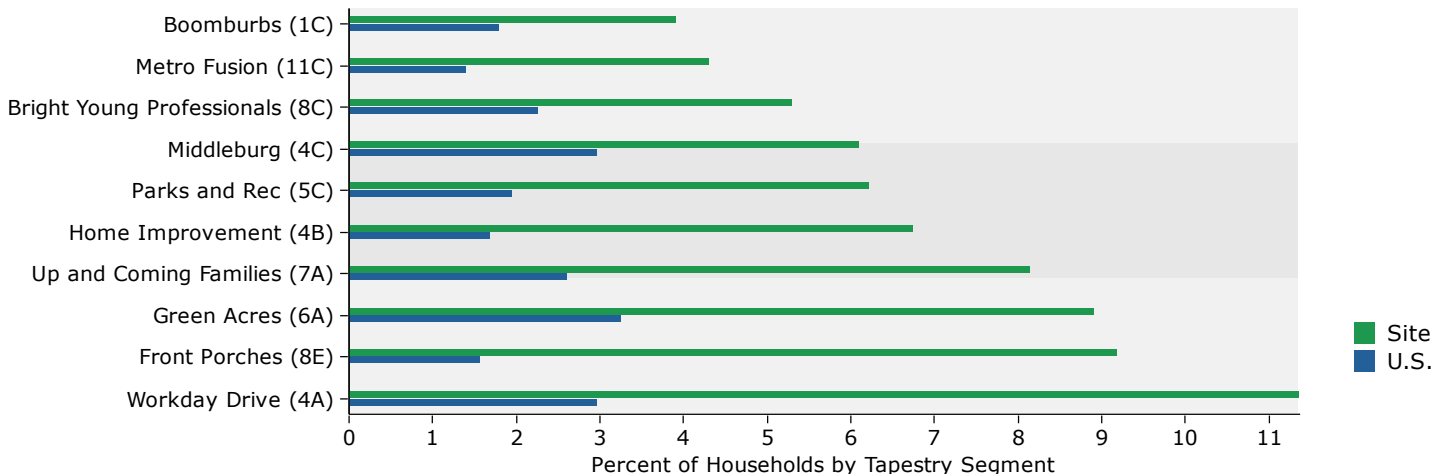
Target
Ring: 10 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

Top Twenty Tapestry Segments

Rank	Tapestry Segment	2021 Households		2021 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Workday Drive (4A)	11.4%	11.4%	3.0%	3.0%	383
2	Front Porches (8E)	9.2%	20.6%	1.6%	4.5%	586
3	Green Acres (6A)	8.9%	29.5%	3.3%	7.8%	274
4	Up and Coming Families (7A)	8.2%	37.6%	2.6%	10.4%	313
5	Home Improvement (4B)	6.7%	44.4%	1.7%	12.1%	399
Subtotal		44.4%		12.2%		
6	Parks and Rec (5C)	6.2%	50.6%	2.0%	14.1%	318
7	Middleburg (4C)	6.1%	56.7%	3.0%	17.0%	206
8	Bright Young Professionals (8C)	5.3%	62.0%	2.3%	19.3%	234
9	Metro Fusion (11C)	4.3%	66.3%	1.4%	20.7%	307
10	Boomburbs (1C)	3.9%	70.3%	1.8%	22.5%	217
Subtotal		25.8%		10.5%		
11	Set to Impress (11D)	3.9%	74.1%	1.4%	23.9%	281
12	Savvy Suburbanites (1D)	3.5%	77.6%	3.0%	26.9%	117
13	Old and Newcomers (8F)	2.8%	80.4%	2.3%	29.2%	120
14	Social Security Set (9F)	1.9%	82.3%	0.8%	30.0%	241
15	Young and Restless (11B)	1.9%	84.2%	1.8%	31.7%	107
Subtotal		14.0%		9.3%		
16	Pleasantville (2B)	1.7%	85.9%	2.1%	33.8%	81
17	The Great Outdoors (6C)	1.5%	87.4%	1.6%	35.4%	96
18	Urban Edge Families (7C)	1.4%	88.9%	1.5%	36.9%	96
19	In Style (5B)	1.3%	90.2%	2.2%	39.1%	60
20	Midlife Constants (5E)	1.3%	91.5%	2.5%	41.6%	53
Subtotal		7.2%		9.9%		
Total		91.5%		41.6%		220

Top Ten Tapestry Segments Site vs. U.S.



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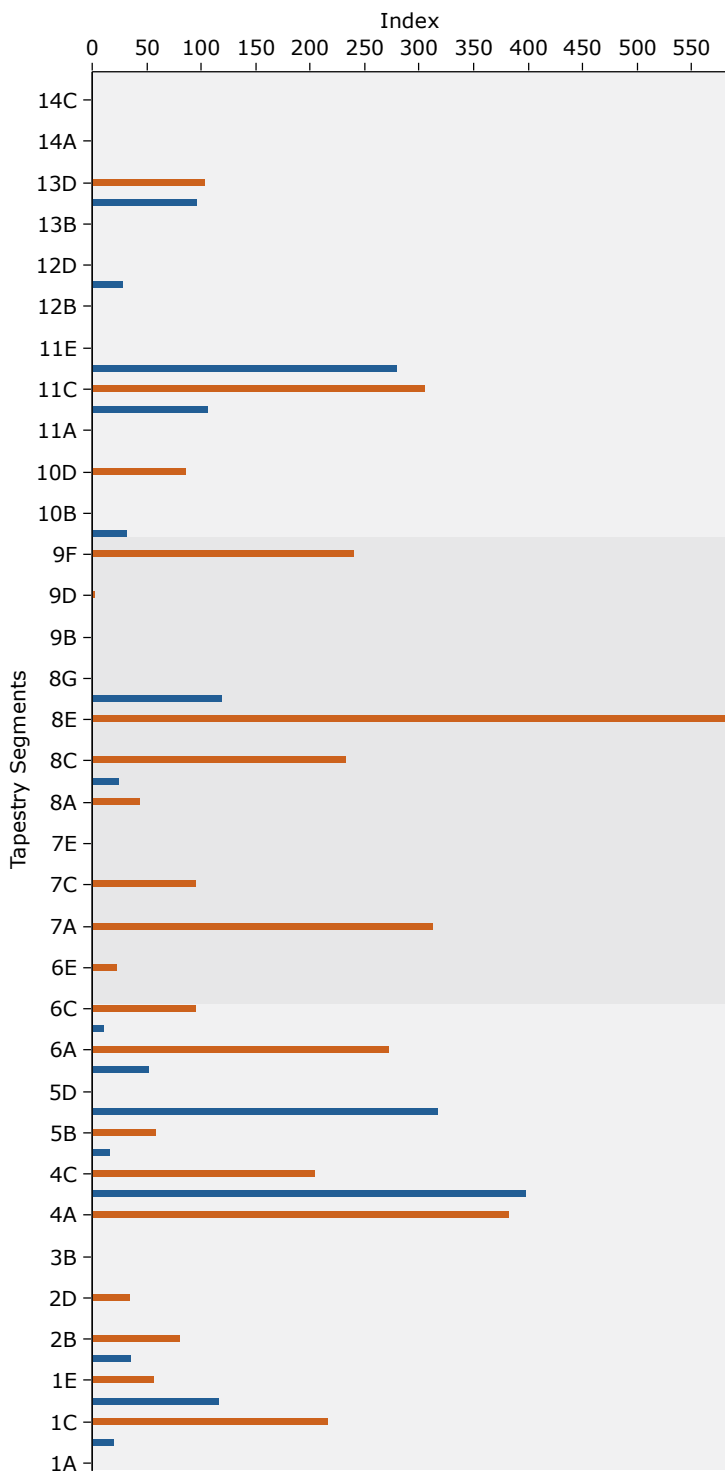
Source: Esri

Tapestry Segmentation Area Profile

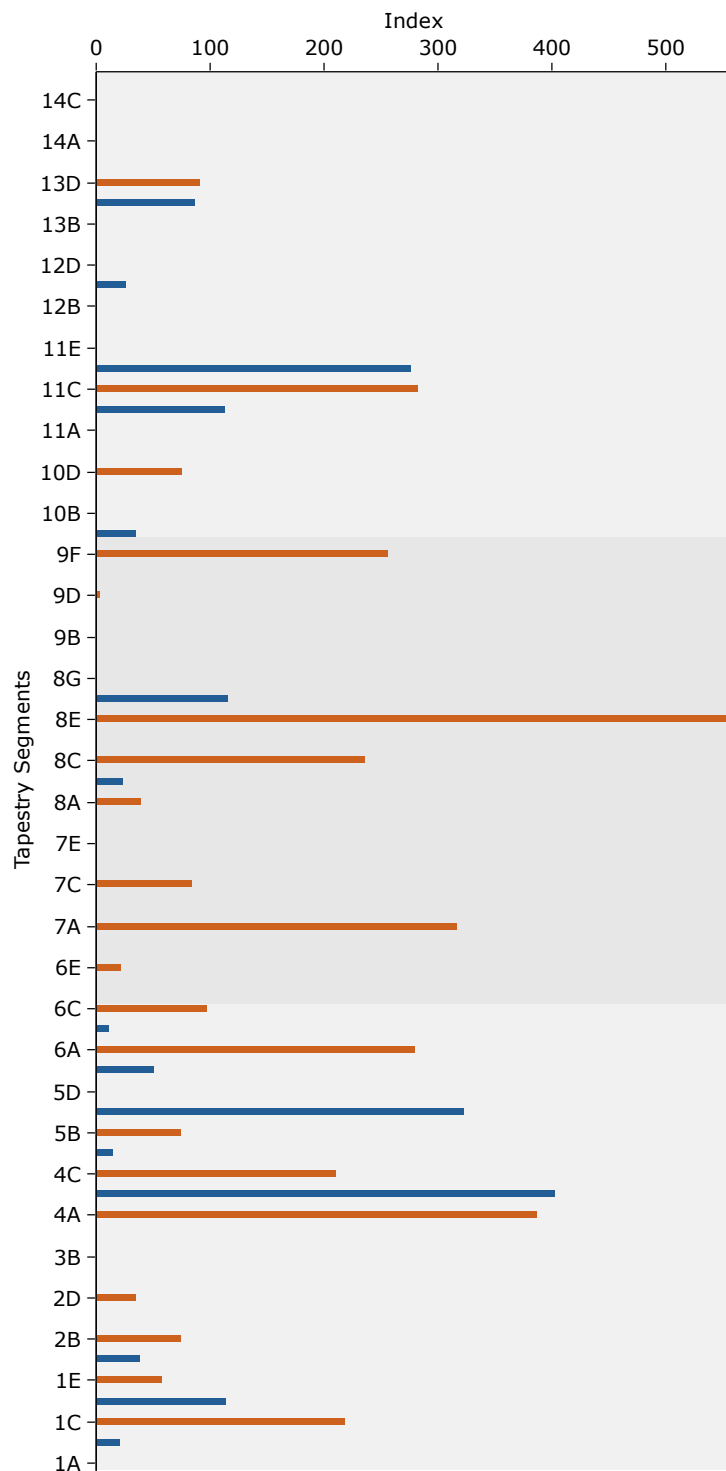
Target
Ring: 10 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

2021 Tapestry Indexes by Households



2021 Tapestry Indexes by Total Population 18+



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

Target
Ring: 10 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

Tapestry LifeMode Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	130,847	100.0%		273,835	100.0%	
1. Affluent Estates	11,604	8.9%	89	25,896	9.5%	89
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	453	0.3%	21	1,077	0.4%	21
Boomburbs (1C)	5,124	3.9%	217	11,519	4.2%	219
Savvy Suburbanites (1D)	4,552	3.5%	117	10,164	3.7%	115
Exurbanites (1E)	1,475	1.1%	58	3,136	1.1%	59
2. Upscale Avenues	3,531	2.7%	49	7,517	2.7%	47
Urban Chic (2A)	615	0.5%	36	1,313	0.5%	39
Pleasantville (2B)	2,265	1.7%	81	4,902	1.8%	75
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	651	0.5%	35	1,302	0.5%	36
3. Uptown Individuals	0	0.0%	0	0	0.0%	0
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
4. Family Landscapes	31,697	24.2%	317	71,232	26.0%	326
Workday Drive (4A)	14,877	11.4%	383	33,823	12.4%	388
Home Improvement (4B)	8,827	6.7%	399	20,241	7.4%	404
Middleburg (4C)	7,993	6.1%	206	17,168	6.3%	211
5. GenXurban	12,173	9.3%	83	25,582	9.3%	87
Comfortable Empty Nesters (5A)	565	0.4%	18	1,068	0.4%	16
In Style (5B)	1,760	1.3%	60	4,303	1.6%	75
Parks and Rec (5C)	8,141	6.2%	318	16,915	6.2%	324
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	1,707	1.3%	53	3,296	1.2%	52
6. Cozy Country Living	14,425	11.0%	91	31,682	11.6%	97
Green Acres (6A)	11,664	8.9%	274	25,976	9.5%	281
Salt of the Earth (6B)	468	0.4%	12	971	0.4%	12
The Great Outdoors (6C)	1,988	1.5%	96	4,145	1.5%	98
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	305	0.2%	23	590	0.2%	23
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
7. Sprouting Explorers	12,532	9.6%	133	28,007	10.2%	122
Up and Coming Families (7A)	10,680	8.2%	313	24,038	8.8%	318
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	1,852	1.4%	96	3,969	1.4%	86
Forging Opportunity (7D)	0	0.0%	0	0	0.0%	0
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

Target
Ring: 10 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

Tapestry LifeMode Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	130,847	100.0%		273,835	100.0%	
8. Middle Ground	23,912	18.3%	169	45,179	16.5%	165
City Lights (8A)	843	0.6%	45	1,583	0.6%	40
Emerald City (8B)	481	0.4%	26	842	0.3%	25
Bright Young Professionals (8C)	6,949	5.3%	234	13,246	4.8%	237
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	12,034	9.2%	586	23,165	8.5%	561
Old and Newcomers (8F)	3,605	2.8%	120	6,343	2.3%	117
Hometown Heritage (8G)	0	0.0%	0	0	0.0%	0
9. Senior Styles	2,591	2.0%	34	4,719	1.7%	34
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	44	0.0%	4	96	0.0%	4
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	2,547	1.9%	241	4,623	1.7%	257
10. Rustic Outposts	2,680	2.0%	25	5,644	2.1%	25
Southern Satellites (10A)	1,359	1.0%	33	3,157	1.2%	36
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Economic BedRock (10C)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	1,321	1.0%	87	2,487	0.9%	77
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
11. Midtown Singles	13,171	10.1%	164	23,422	8.6%	157
City Strivers (11A)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	2,448	1.9%	107	4,334	1.6%	113
Metro Fusion (11C)	5,639	4.3%	307	10,125	3.7%	283
Set to Impress (11D)	5,084	3.9%	281	8,963	3.3%	278
City Commons (11E)	0	0.0%	0	0	0.0%	0
12. Hometown	704	0.5%	9	1,207	0.4%	8
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
Small Town Simplicity (12C)	704	0.5%	29	1,207	0.4%	27
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
13. Next Wave	1,827	1.4%	37	3,748	1.4%	32
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	975	0.7%	97	2,050	0.7%	88
Fresh Ambitions (13D)	852	0.7%	104	1,698	0.6%	92
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
14. Scholars and Patriots	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

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Source: Esri

Tapestry Segmentation Area Profile

Target
Ring: 10 mile radius

Prepared by Esri
Latitude: 47.99897
Longitude: -122.10157

Tapestry Urbanization Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	130,847	100.0%		273,835	100.0%	
1. Principal Urban Center	1,827	1.4%	20	3,748	1.4%	21
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
City Strivers (11A)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	975	0.7%	97	2,050	0.7%	88
Fresh Ambitions (13D)	852	0.7%	104	1,698	0.6%	92
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
2. Urban Periphery	15,283	11.7%	71	28,923	10.6%	60
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	1,852	1.4%	96	3,969	1.4%	86
Forging Opportunity (7D)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0
City Lights (8A)	843	0.6%	45	1,583	0.6%	40
Bright Young Professionals (8C)	6,949	5.3%	234	13,246	4.8%	237
Metro Fusion (11C)	5,639	4.3%	307	10,125	3.7%	283
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
3. Metro Cities	27,959	21.4%	118	52,573	19.2%	115
In Style (5B)	1,760	1.3%	60	4,303	1.6%	75
Emerald City (8B)	481	0.4%	26	842	0.3%	25
Front Porches (8E)	12,034	9.2%	586	23,165	8.5%	561
Old and Newcomers (8F)	3,605	2.8%	120	6,343	2.3%	117
Hometown Heritage (8G)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	2,547	1.9%	241	4,623	1.7%	257
Young and Restless (11B)	2,448	1.9%	107	4,334	1.6%	113
Set to Impress (11D)	5,084	3.9%	281	8,963	3.3%	278
City Commons (11E)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0

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Latitude: 47.99897
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Tapestry Urbanization Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	130,847	100.0%		273,835	100.0%	
4. Suburban Periphery	59,932	45.8%	143	132,794	48.5%	148
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	453	0.3%	21	1,077	0.4%	21
Boomburbs (1C)	5,124	3.9%	217	11,519	4.2%	219
Savvy Suburbanites (1D)	4,552	3.5%	117	10,164	3.7%	115
Exurbanites (1E)	1,475	1.1%	58	3,136	1.1%	59
Urban Chic (2A)	615	0.5%	36	1,313	0.5%	39
Pleasantville (2B)	2,265	1.7%	81	4,902	1.8%	75
Enterprising Professionals (2D)	651	0.5%	35	1,302	0.5%	36
Workday Drive (4A)	14,877	11.4%	383	33,823	12.4%	388
Home Improvement (4B)	8,827	6.7%	399	20,241	7.4%	404
Comfortable Empty Nesters (5A)	565	0.4%	18	1,068	0.4%	16
Parks and Rec (5C)	8,141	6.2%	318	16,915	6.2%	324
Midlife Constants (5E)	1,707	1.3%	53	3,296	1.2%	52
Up and Coming Families (7A)	10,680	8.2%	313	24,038	8.8%	318
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
5. Semirural	10,062	7.7%	82	20,958	7.7%	84
Middleburg (4C)	7,993	6.1%	206	17,168	6.3%	211
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	44	0.0%	4	96	0.0%	4
Down the Road (10D)	1,321	1.0%	87	2,487	0.9%	77
Small Town Simplicity (12C)	704	0.5%	29	1,207	0.4%	27
6. Rural	15,784	12.1%	71	34,839	12.7%	75
Green Acres (6A)	11,664	8.9%	274	25,976	9.5%	281
Salt of the Earth (6B)	468	0.4%	12	971	0.4%	12
The Great Outdoors (6C)	1,988	1.5%	96	4,145	1.5%	98
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	305	0.2%	23	590	0.2%	23
Southern Satellites (10A)	1,359	1.0%	33	3,157	1.2%	36
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Economic BedRock (10C)	0	0.0%	0	0	0.0%	0
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



retail strategies

LAKE STEVENS, WASHINGTON

Market Guide

City Contact Information



Brett Gailey
Mayor
bgailey@lakestevenswa.gov
O: (452) 622-9400
1812 Main Street
P.O. Box 257
Lake Stevens, WA 98528
www.lakestevenswa.gov

Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.

For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.



Demographics

(10 Min Drive Time)



Population
78,519



Average Age
38.1



Household Income (Median)
\$100,113



Number of Households
26,962



Household Income (Average)
\$112,591

Peer Analysis

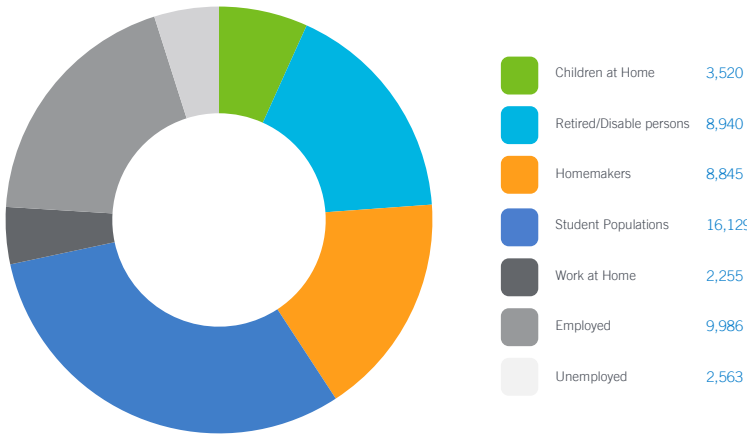
The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

Peer Trade Areas

Henderson NV 695 S Green Valley Pkwy
Colorado Springs CO 9670 Prominent Pt
Parker CO 11150 S Twenty Mile Rd
Papillion NE 718 N Washington St

Daytime Population 52,239

(10 Min Drive Time)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



Clothing Stores



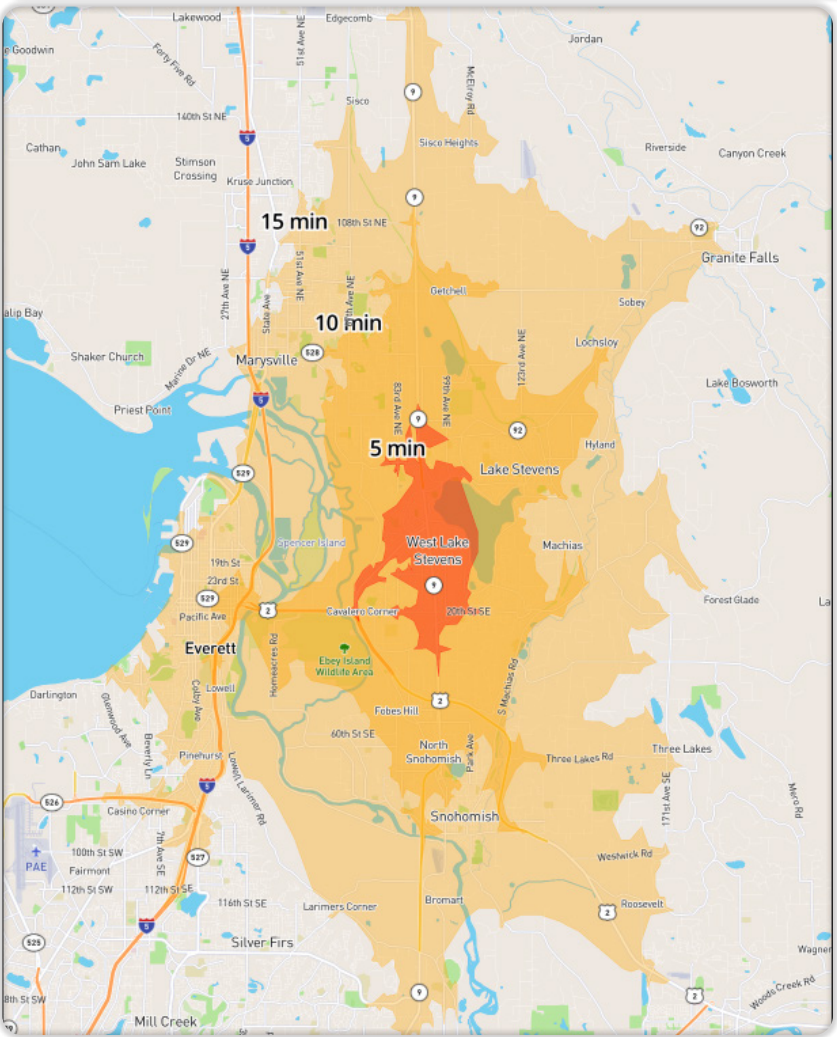
Home & Garden



Restaurants



General Merchandise



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2021 Estimated Population	59,524	117,311	360,236
Daytime Population	37,597	87,466	307,772
Median HH Income	\$100,701	\$91,502	\$85,931
Number of Households	20,555	41,600	132,828

	5 Minute DT	10 Minute DT	15 Minute DT
2021 Estimated Population	19,871	78,519	186,843
Daytime Population	15,396	52,239	162,744
Median HH Income	\$95,344	\$100,113	\$84,550
Number of Households	7,031	26,962	68,882

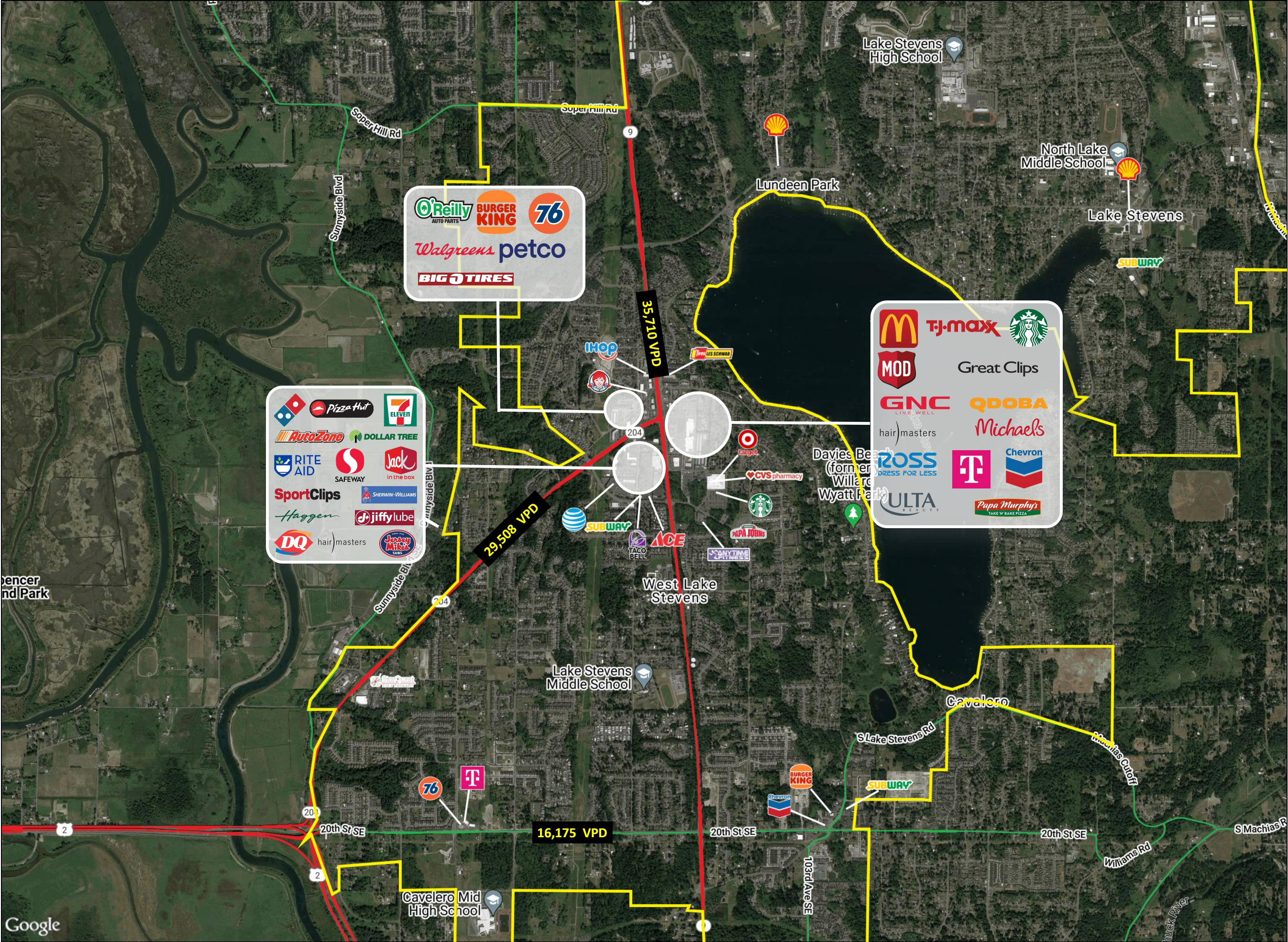
*Source: STI PopStats



Brookley Valencia
Portfolio Director
bvalencia@retailstrategies.com
205.563.2910 cell



John Mark Boozer
Retail Recruiter, Western Region
jboozer@retailstrategies.com
205.495.6979 cell





LAKE STEVENS, WASHINGTON

Major Retail & Restaurant



Here, We Go. 2021

Las Vegas, NV / Dec 6-7, 2021



retail strategies

POST CONFERENCE REPORT

Lake Stevens, WA





POST CONFERENCE REPORT

Lake Stevens, WA



2
DAYS

9,500
ATTENDEES

100+
RETAILERS

453
EXHIBITORS

Here, We Go. 2021

"Here, We Go. 2021" was a show of **quality over quantity**. The 9,500 in attendance was manageable and the meetings impactful. Our team had face time with key companies to strengthen personal relationships and create focus on real estate opportunities in our client communities.

We heard from many retailers in growth mode. They are actively seeking sites. Secondary markets are hot and second-generation space is in demand. Retail closures of dying brands are freeing up space for new and emerging brands. Investors have realized the false hype of the retail apocalypse with a renewed confidence in brick-and-mortar investment. Despite the challenges of the labor force, supply chain, and construction costs, retail sales remain at historical highs for year-over-year sales.

~ Lacy Beasley, President



Congratulations to Lacy Beasley on her induction to the ICSC Board of Trustees!

Lake Stevens, WA



82

Retail Meetings

47

Broker & Developer Meetings

14

Networking Events

216

Meetings in 2 days



The industry is alive and well. Being in person brought a refreshing wave of enthusiasm needed to close out 2021 strong and begin plans for a successful 2022.

~ Lacy Beasley, President



WHO WE MET WITH

Retailers



WHO WE MET WITH

Retailers



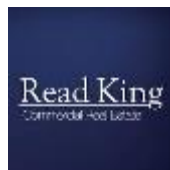
WHO WE MEET WITH

Brokers & Developers



WHO WE MET WITH

Brokers & Developers



Here, We Go. 2021 Retail Recap

Potential Interest

Buffalo Wild Wings: We met with Kenny Burdi, and he said they have specific interest in Lake Stevens. They generally need a second-generation space, or lots of incentive from the landlord/seller for a new building. They take 4,500 SF, need a patio and a walk-up window. We are following-up with Kenny to discuss the market further.

Heartland Dental: We met with Matt Koester at Heartland Dental. He said they are growing in Washington and Oregon and asked us to send his brokers at Tenant Advocates sites for approval. He said they chase newly developed grocery-anchored centers and need 4,200 SF freestanding and 3,200-3,600 SF in-line. They need a \$50k income within an undefined trade area.

RNR Tire: We met with Vince Ficarrotta about their expansion, and he said they would consider anywhere with 50k population and \$30k income. He asked us to send him information on Lake Stevens he would and run the demographics to see if it would fit. He has franchisees in the state of Washington.

Not Yet/Maybe Later

Jimmy John's: We met with Tim Hammond, and he said they are training new people for the Pacific Northwest. He asked to reach out and he will share contact information and initial feedback on the market for franchisee development.

Launch Trampoline Park: Launch would operate anywhere with a franchisee on the Pacific Northwest, but they are looking for more people, according to Tim Lumpkin. They have broad demographics requirements, so he asked for all opportunities. They are very interested in city owned and leased boxes. Corporate locations are on East Coast and Midwest. They need between 35k & 60k SF.

Here, We Go. 2021 Retail Recap

No Interest

Zaxby's: We met with Dan Pellissier, who in the past said there are no plans to move on the Pacific Northwest. He still said there is no desire, but he does expect it to happen at in the future as they are a continuously growing brand.

Curacao: Mauricio Fux spoke on Curacao and their expansion. They are a hard-goods retailer mainly in California, Arizona, and Nevada, growing at a slower rate, and mostly taking 2nd generation big box stores in large regional malls. He said their population requirement is 100,000 people within 5 miles. The state of Washington is not a part of their current expansion plan, but it is an opportunity to continue watching in the future.

Additional Meetings to Note

Boot Barn: We met with Charlie Arbing to discuss Boot Barn's growth across the nation, and he asked us to send information and follow-up about growth in Washington.

Chipotle: We spoke with Bryan Bauer, who covers parts of California. He referred me to speak with Shana Alles, who covers Washington. He informed us that they are opening 200 locations per year with a strict drive-thru requirement. He and his colleagues are willing to speak and work with cities that assist with and are involved in development.

Hooters/Hoots Wings: We met with Bret White who just joined the company. They are planning to add 250 Hoots Wings that are in the pipeline now, which are all franchisee driven. For Hooters, they own 70% of their stores and will buy or ground lease.

Popeye's: We had a long and in-depth conversation with multiple people at Popeye's. Neither person we spoke with is applicable for Washington, as they are currently hiring Justin Gutierrez to cover the territory. Jonathan Amaya and Kevin Bourke both want to discuss further and said they can run cities through their software and give initial thoughts.

Here, We Go. 2021 Retail Recap

Additional Meetings to Note (cont.)

Checker's/Rally's: We met with their real estate director to discuss their expansion on the Pacific Northwest. There are currently no stores in Washington, and she did not indicate any plans for expansion.

Little Caesar's: We met with John Walsh, who does not cover Washington, but indicated they are expanding through corporate and franchisee growth across the nation. They would look at in-line and endcap spaces with a pick-up window between 1,400-1,600 SF. He asked for follow-up, and he will put us in contact with an appropriate person.

Dutch Bros: We met with Aaron Harris & Branden Schan to discuss general growth and store performance, as they are performing well with smaller space and growing very quickly. We have a strong relationship with them and will discuss expansion north of Seattle.

CITY COUNCIL STAFF REPORT



Council Agenda Date: 2/11/2022

Subject: Market/Infrastructure Analysis for Hartford

Contact Person/Department: Russ Wright, Community Development

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:

No Action

SUMMARY/BACKGROUND:

Background

In 2021, staff briefed Council about undertaking a major infrastructure analysis of the Hartford/Machias Industrial areas. Council discussed its desire to reimagine the uses of this area at last year's retreat. Council approved two separate 2022 budget line items to begin work on infrastructure and marketing analyses.

The staff began analyzing the combined Lake Stevens Industrial Area. Currently, these areas cover approximately 250 acres. Historic shortcomings include substandard sewer and transportation facilities. The work completed by Urban 3 identified the baseline productivity of this area in comparison to other cities and noted that some of the low-intensity uses contribute to the lack of productivity in the area.

A scoping meeting was held to discuss stormwater, sewer and water system needs with city staff, the Sewer District and PUD. Future meetings will focus on broadband and communication infrastructure.

- In 2021, staff started discussing basic sewer needs with the Lake Stevens Sewer District.
- Two sewer studies have been prepared in the past for these areas: a 1998 CHS Engineering study for the city and a 2006 G&O study for the district.

- Factors identified by LSSD for future planning in this area include defined boundaries, number of affected properties, competing projects, developer interest, and potential funding mechanisms, such as a Local Improvement District (LID) or Utility LID.
- The district has provided a list of affected basins that would need to be considered to expand sewer to the industrial area and improve service in the northeastern portion of the city.
- The district has provided a draft map of unsewered areas for future study.
- PUD has determined that there is sufficient water capacity and infrastructure to support intensified uses. Electricity (power) needs will be analyzed with specific developments.
- The city has started preliminary designs for some capital projects in the vicinity, including the bridge replacement at 36th, which is a key access point and truck route. Staff is looking for funding opportunities for the bridge replacement.

Next Steps

Staff will be recruiting a consultant to provide an infrastructure assessment for sewer, stormwater, roads and availability of high-speed internet capability to support desired industrial and other commercial uses as discussed at the last retreat. The market analysis will build from the Urban 3 report and infrastructure analysis to identify the highest and best uses for the Industrial Area, specifically emphasizing where the Lake Stevens Industrial Area can complement the regional industrial market, as one of the first steps in developing a subarea plan for this area. Once this subarea plan is completed, the city will have completed its current growth strategy for its major commercial areas.

APPLICABLE CITY POLICIES:

Comprehensive Plan Land Use and Capital Facilities Elements

ATTACHMENTS:

None

CITY COUNCIL STAFF REPORT



Council Agenda Date: 2/11/2022

Subject: City Hall Planning

Contact Person/Department: Russ Wright, Community Development

Budget Impact: Financing a new City Hall

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:

Direction on preferred option

SUMMARY/BACKGROUND:

Background

The city of Lake Stevens, Sno-Isle Libraries and the Lake Stevens Sewer District have coordinated with Stowe Development to design a municipal campus. Community outreach included surveys and public meetings. City Council received several status reports in 2021 and reviewed design alternatives. The council recommended a preferred alternative based on public comment, agency missions, shared space(s), environmental impact, public space, cost and private development potential. The final Stowe reports are available on the [city's website](#).

The preferred alternative includes separate buildings for city services and the library situated around a shared courtyard. The preferred alternative provides shared parking and infrastructure along with outdoor gathering and learning areas. The new City Hall would be 20,235 square feet. This estimate includes 1,500 square feet for a café and 4,500 square feet for council chambers. **The combined City Hall cost would be \$16.7 million.** The total project cost with the library is estimated at \$30.3 million.

Recently, Sno-Isle Libraries has received state grant funding for a portion of its project and will be allocating other financial resources to develop a library. As Sno-Isle is moving forward ahead of the city, they may need to adapt their site plan to Alternative 3, which would place the library entirely on Sno-Isle properties. The city is continuing to

engage with Sno-Isle on the project.

The city has considered four City Hall options over the last 15 years. The first civic campus idea was to place City Hall off a property on Grade Road, which the city sold several years ago. The city considered placing City Hall downtown while developing the Downtown Lake Stevens Subarea Plan, but this idea did not gain traction. The city has contemplated two joint projects with Sno-Isle at the Chapel Hill site. As the city considers next steps, staff would like clear direction from Council on its preferred location for City Hall.

1. Option 1 is to move forward with the Chapel Hill project and begin looking at funding options. A public private partnership is unlikely to be the best funding mechanism based on the project cost. The city has significant bond capacity but lacks a dedicated revenue stream to construct the project as envisioned. Sale of assets to help finance could generate between \$4.6 and \$5 million.
 - The city could sell the properties at 1819 South Lake Stevens Road (police station) and 2211 Grade Road (old police station), which have assessed values of \$1.32 million and \$2.13 million respectively, but would have higher sales prices on the open market.
 - The city would also sell the current City Hall portables, which have an assessed value of \$562,000 but could have a sales price lower due to depreciation with a move.

A variation of this option would be to build a smaller facility and add-on in the future. Under this scenario, the city would eliminate the Council Chambers and some office space, with Council meetings continuing to be held at the Mill. **The revised building size would be between 12,000 and 14,000 square feet with an estimated cost range between \$9.8 and \$11.5 million.**

1. Option 2 would be to sell the Chapel Hill property and move City Hall into the building adjacent to the Police Station at 1819 South Lake Stevens Road and purchase additional property for growth. The estimated land value of the Chapel property is \$3.3 million, not including the existing stormwater vault. The building at 1819 South Lake Stevens Road is 7,609 square feet and would need to be remodeled. It also contains several tenants that would need to be relocated at an unknown cost. At the average remodel cost of \$260 per square foot for the recent Police Station and Public Works Shop tenant improvements, the total renovation cost could fall between \$1.9 million and \$2.5 million.

This option would be sufficient for several years but falls 6,300 square feet below the

space required for city employment growth per the needs assessment prepared in 2021. This option assumes Council Chambers remain downtown in the Mill. Negatives to this option include the lack of adequate parking and the displacement of active businesses. Positives include a central location adjacent to the Police Station, which was a goal of the city in past campus plans. Sale of assets to help finance could generate about \$6 million. Future expansion could include purchasing nearby residential properties to the east of the police station evidence room or purchasing an additional 10,500 square foot office building.

- The total cost of residential properties with acquisition and construction is estimated to be approximately \$6 million. **The total project cost would be between \$7.9 million and \$8.5 million.**
 - The total cost of an office building with acquisition and construction is estimated to be between \$5 million and \$6 million. This option would provide the greatest potential for growth and would meet the needs for a City Hall and Council Chambers from the Needs Assessment. **The total project cost would be between \$6.9 million and \$8.5 million, including the remodel of the existing commercial building.**
1. Option 3 would be to sell the Chapel Hill property and move into the current library building (old police station) after the library moves into its new building. This would be a temporary option as the building is 4,700 square feet, which is smaller than the current City Hall. There is no room for expansion at this site due to the presence of critical areas. The estimated remodel cost would be approximately \$1.2 million. Under this scenario, the Council Chambers would remain downtown in the Mill and the new Parks Department would be relocated to Lundeen Park in the VIC and concession building. The concession building would need to be remodeled (total cost estimated at \$286,000). Negatives to this option include further dispersion of city services in different parts of the city, the need to secure a permanent location in the future at a higher cost, and a loss of lease revenue from the Chamber and concessions.
 - The total cost would be \$1.49 million.

APPLICABLE CITY POLICIES:

Capital Facilities Plan

ATTACHMENTS:

None

CITY COUNCIL STAFF REPORT



Council Agenda Date: 2/11/2022

Subject: Museum Planning

Contact Person/Department: Russ Wright, Community Development

Budget Impact: Future museum construction

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:

SUMMARY/BACKGROUND:

Background

The city hosted several community workshops in 2016 and 2017 during the development of the Downtown Lake Stevens Subarea Plan. The public and various stakeholders expressed strong support for the following fundamental elements shown in the graphic below.

These goals were refined to include a series of implementation projects that aimed to rejuvenate the downtown over a period of five-years.

- 1) Construct a Community Center (completed).
- 2) Build multi-modal improvements along Main Street (North Lakeshore to 18th Street NE completed – grant funding in place for future improvements in 2023).
- 3) Expand and improve nearby North Cove Park (Phase 1 & Phase 2 complete / Phase 3 underway).
- 4) Construct a regional attractor (Festival Street and additional downtown parking underway).
- 5) Provide additional Main Street retail (underway – two pending mixed-use projects).

Project Status



Mill Spur Festival Street – Adjacent to North Cove Park and the Mill, the city is constructing a festival street. With the construction of Mill Spur, the library was moved to the old Police Station off Grade Road, the Rowing Club was moved to a property adjacent to the boat launch and the historical museum was moved to the old evidence building off 123rd Ave NE. The festival street creates retail frontage near Main Street and Mill Spur. The Downtown Plan envisioned space for a new museum downtown off Mill Spur. The Grimm House has already been relocated to a new location off Mill Spur.

Staff worked with the Historical Society on site and building designs for the museum in early 2021. The design of the museum is about 90 percent complete. The current design is for a two-story museum with an overall size of 5,876 square feet; the old museum was approximately 2,200 square feet. The museum as currently designed includes space for a first-floor gallery, restrooms and an elevator. The upstairs has additional restrooms, extra gallery space, storage and a meeting room. As designed, the main areas are wide open and can accommodate additional uses.



Based on the cost projections from the Stowe Civic Campus analysis, we estimate the hard building construction costs (\$500 per square foot) to be approximately \$2.9 million. Construction depends on future funding availability. No city funding or Historical Society funding has been identified yet. In mid-2021, the city launched a survey to gauge community interest and receive input on community desires, preferences and expectations for a new museum. Results are attached as Exhibit 1.

As a follow-up, the executive staff visited two museums in LaConner at its recent retreat. What the staff observed was that each facility had space devoted to rotating displays, permanent exhibits, technological integration and gift shops. City management believes the new museum should contain a retail component on the first floor to sell local artisan goods, local art and museum memorabilia to generate revenue for maintenance and operations. Adding a retail space would also help activate Mill Spur and bring patrons to the museum.

As the city is considering an additional investment in the downtown with the construction of the museum, staff wanted to check in with the City Council on any desires as we move forward. Other potential topics for discussion include how to structure a modern lease agreement with the Historical Society that establishes the terms of use and lease rates of the new building, as we have done with other non-profit organizations.

Other Considerations

The city has also had preliminary discussions about the need for a larger Senior

Center. The city owns the building that the Senior Center is in at Eagle Ridge Park. The current Senior Center is nearly 2,800 square feet with a detached 900 square foot garage and nearly 40 parking spaces. The city could acquire the adjacent residential property between the two lobes of Eagle Ridge Park as a future location for around \$550,000. The Senior Center Board of Directors would finance the design and build on this site with a new agreement with the city.

APPLICABLE CITY POLICIES:

Capital Facilities Plan

ATTACHMENTS:

1. Exhibit 1 - Museum Survey Results

1. Which best describes why you visit museums, generally?

[More Details](#)

It is important to look at our h...	66
To spark curiosity and have op...	88
To convene and engage with ...	12
To engage and connect with f...	19



2. How many times have you visited the current Lake Stevens Historical Museum in the past year?

[More Details](#)

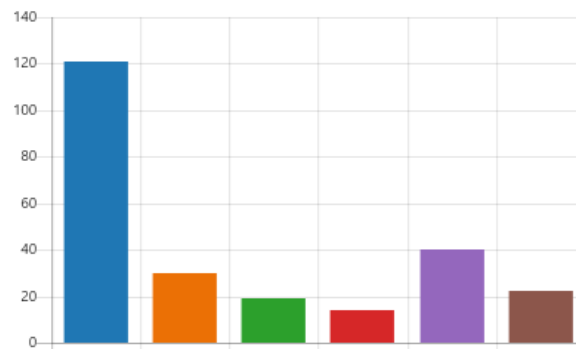
4 or more times	32
2 or 3 times	30
1 time	33
It has been more than a year s...	48
I have never visited this muse...	40



3. If you have visited the museum, what was the purpose of your visit? Select all that apply. If Other, please list.

[More Details](#)

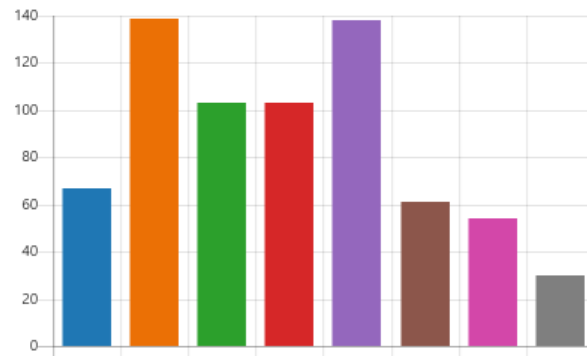
To view Lake Stevens historical...	121
Brought out-of-town guests to...	30
Museum event or fundraiser	19
Educational trip for a student	14
Part of our outing to North Co...	40
Other	22



4. What types of exhibits would you like to see in the new museum? Select all that apply. If Other, please describe.

[More Details](#)

Temporary/visiting exhibits from...	67
Exhibits that reflect the divers...	139
Interactive stations and/or dis...	103
Dioramas (full-size replica or s...	103
Photo archives	138
Multimedia exhibits	61
Art gallery	54
Other	30



5. What type of display would you find interesting from Lake Stevens history to learn more about? If Other, please describe.

[More Details](#)

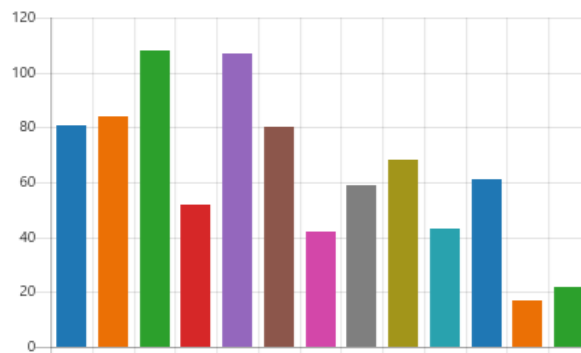
Mill era	134
Railroad	125
Post lumber and railroad – ear...	131
Recreation	84
Other	40



6. Would you like the new museum to include space for programs? If yes, select all that apply. If Other, please describe.

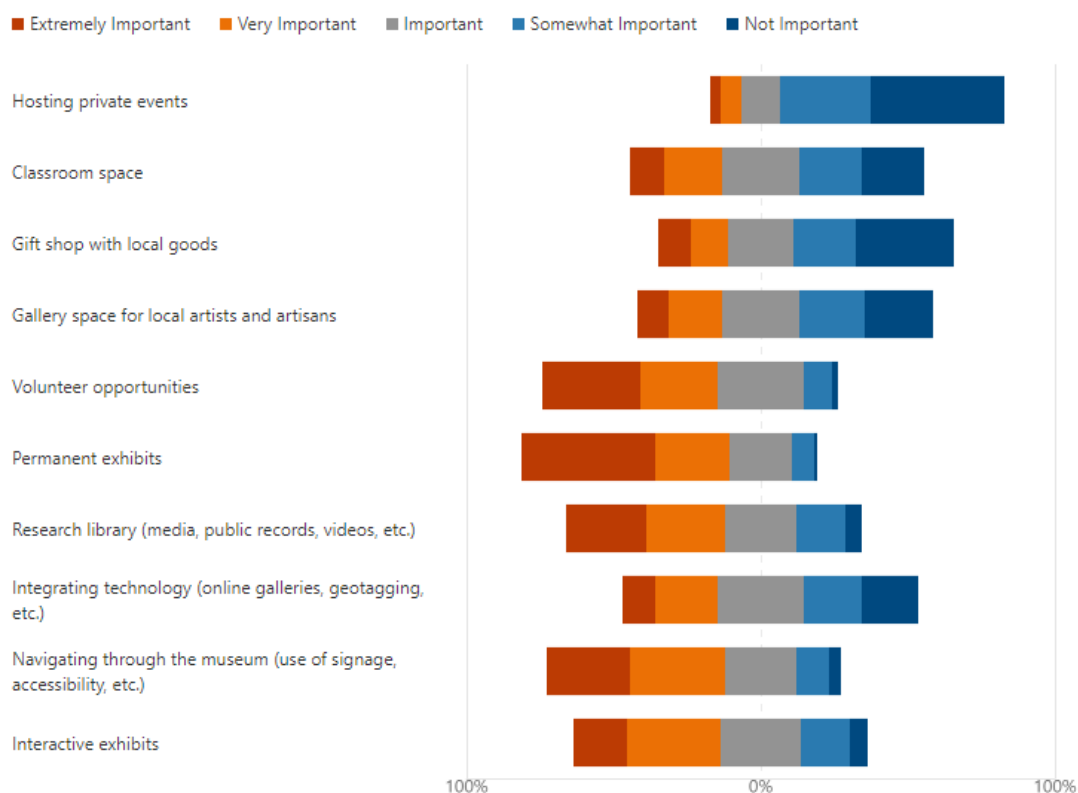
[More Details](#)

Educator and speaker series/a...	81
Cultural events (screenings, w...	84
Children and youth programs ...	108
Local book launches	52
Educational programs (K-12 fi...	107
Temporary/visiting exhibits fro...	80
Private events	42
Community events for membe...	59
Classroom/meeting space	68
Classes or seminars from colle...	43
Fundraising opportunities (Au...	61
No	17
Other	22



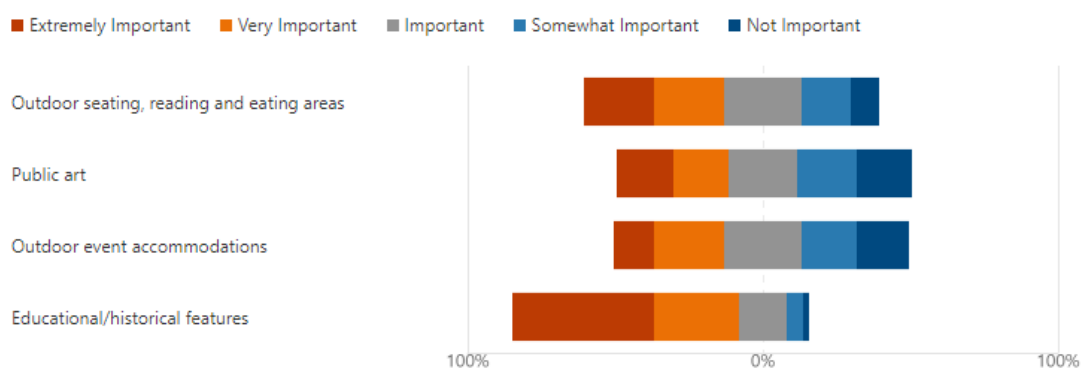
7. Please prioritize indoor features and elements that will support the museum and community experiences:

[More Details](#)



8. Please rank these categories of outdoor features you prioritize:

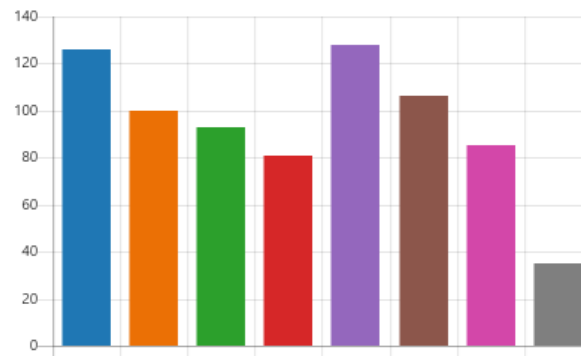
[More Details](#)



9. One possible addition to the museum is the inclusion of a gift shop to support the museum's programming. What types of products would you like to see included? Select all that apply. If Other, please describe.

[More Details](#)

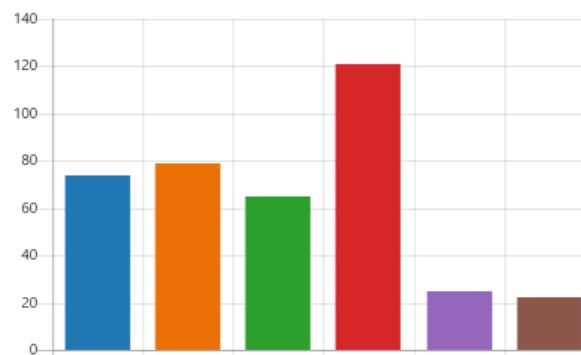
Books from local authors and ...	126
Home good items from local v...	100
Branded apparel/accessories (i...	93
Products geared for gift givin...	81
Souvenirs (i.e. postcards, muse...	128
Local artist prints	106
Seasonal and holiday gifts (i.e....	85
Other	35



13. Would you pay an admission fee? If yes, select all types of fee structures you would support. If Other, please describe

[More Details](#)

Tickets	74
Membership fee	79
Military/student rate	65
Suggested donation	121
No	25
Other	22



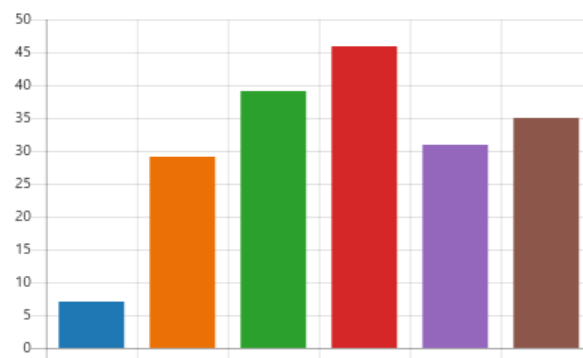
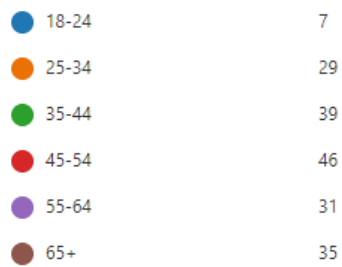
16. Are you a full-time resident of Lake Stevens?

[More Details](#)



17. What is your age range?

[More Details](#)





One Community Around The Lake

Surface Water Study Options for Downtown

SHANNON FARRANT

SURFACE WATER COORDINATOR

FEBRUARY 11, 2022



Purpose

- Explain future projects including scope, strategy and needs

Goal

- Get direction on a strategy to address downtown surface water issues



Overview

- Overview map
- Definitions
- Project map
- Discussion of identified projects
- Proposed phased approach and timeline
- Funding sources
- Call to Action



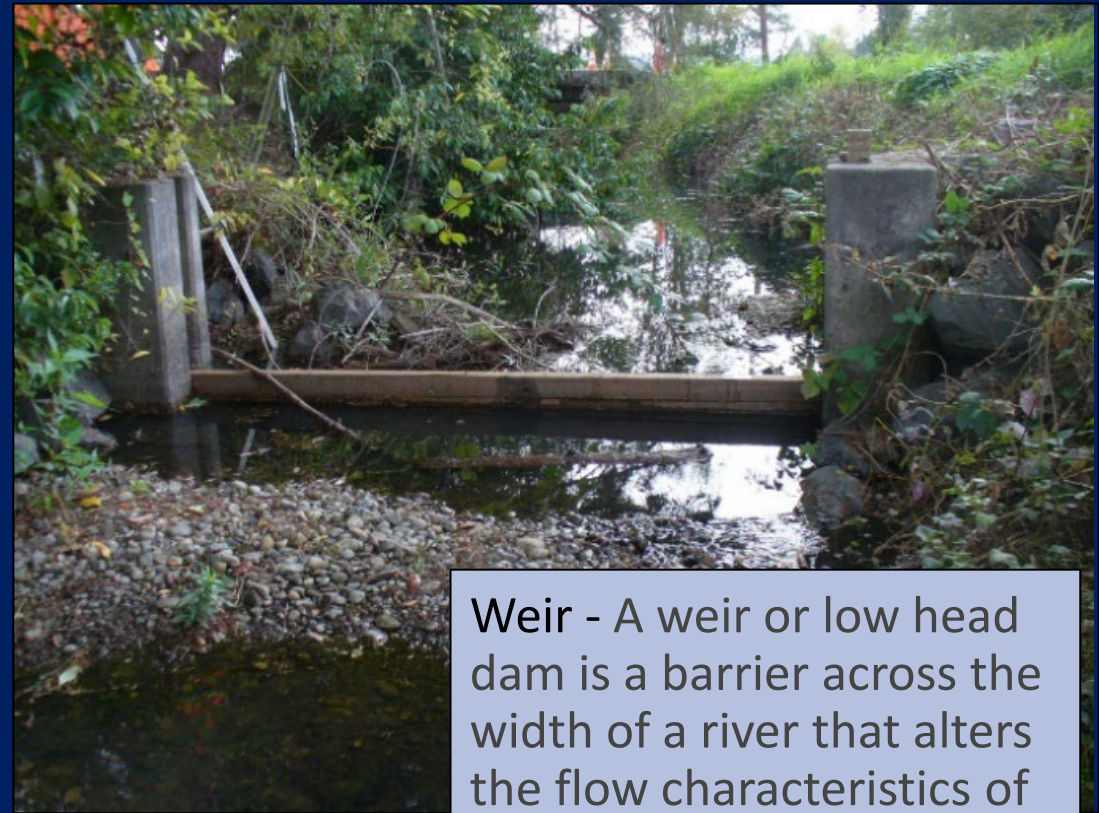
Box Culvert



Corrugated Culvert

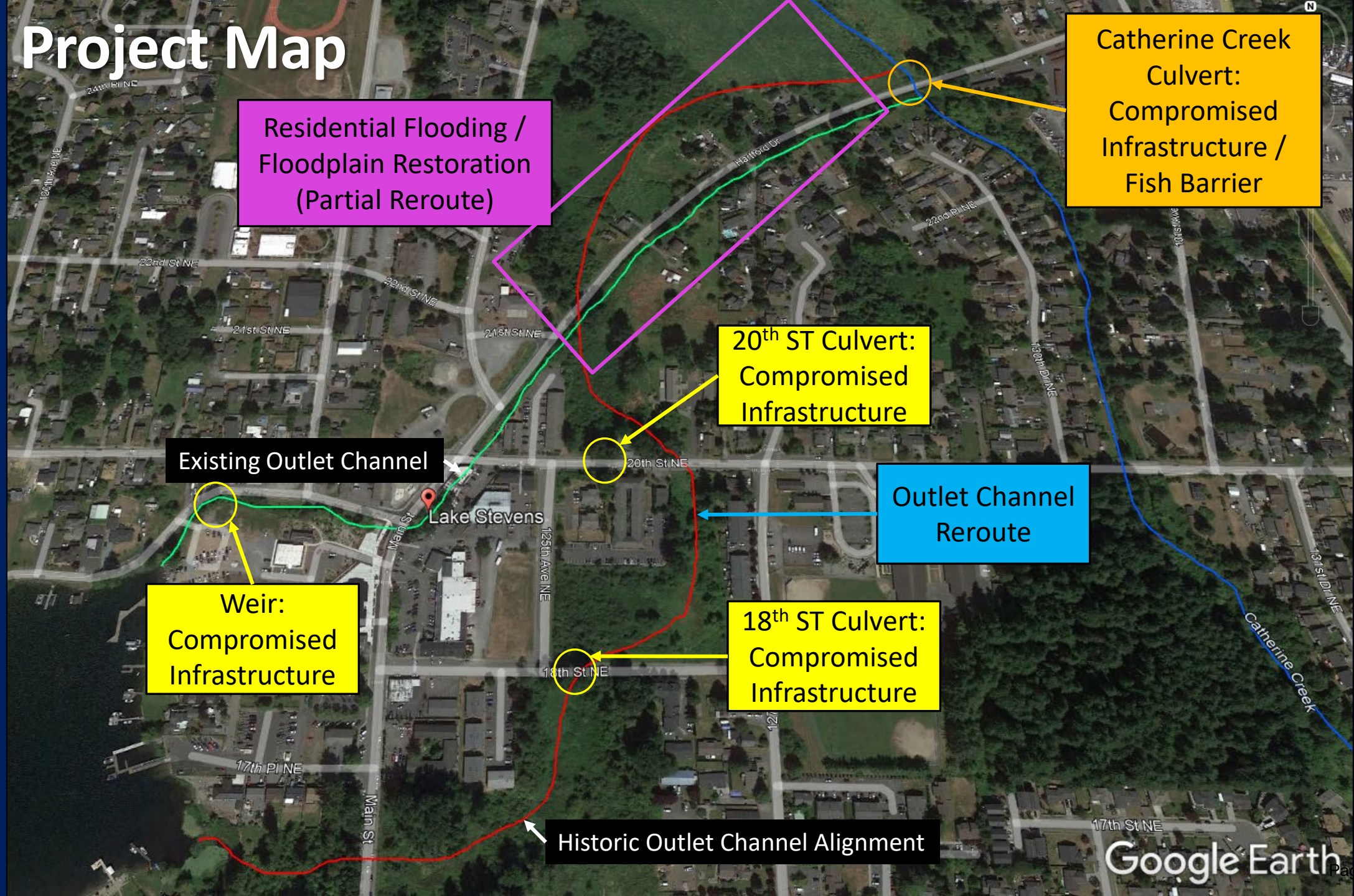


Culvert - A culvert is a structure that channels water past an obstacle or to channel a subterranean waterway. Typically embedded so as to be surrounded by soil, a culvert may be made from a pipe, reinforced concrete or other material.



Weir - A weir or low head dam is a barrier across the width of a river that alters the flow characteristics of water and usually results in a change in the height of the river level.

Project Map



Weir: Compromised Infrastructure

Existing Issues

- Flows circumnavigating the structure under N. Lakeshore DR
- Poor lake level control
- Poor low flow control
- Fish barrier

Replacement Benefits

- Fix road undercutting
- Better control of the lake level
- Maintain low flow conditions
- Improve fish passage
- Sediment Capture

Anticipated Replacement Structure

- Automated weir closer to lake
- **Approximate Cost \$1.5M**

Photo October 2019



Photo September 2021



20th ST Culvert: Compromised Infrastructure

Existing Issues

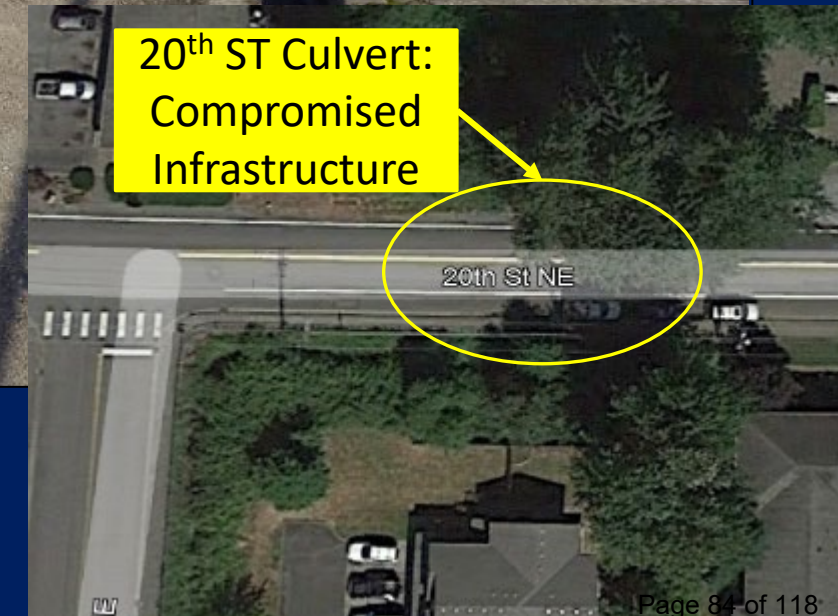
- Undersized culverts
- Water over road and sidewalks

Replacement Benefits

- Reduce / eliminate water over road and sidewalk during winter months
- Improve habitat

Anticipated Replacement Structure

- Box culvert ~20ft
- Road grade improvement
- **Approximate Cost \$1.5M**



18th ST Culvert: Compromised Infrastructure

Existing Issues

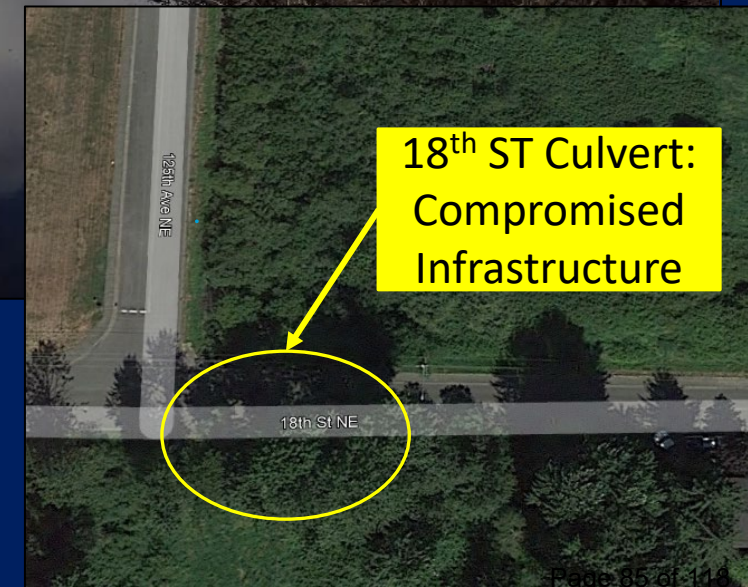
- Undersized culverts
- Water over road and sidewalks

Replacement Benefits

- Reduce / eliminate water over road and sidewalk during winter months
- Improve habitat

Anticipated Replacement Structure

- Box culvert ~20ft
- **Approximate Cost \$1.5M**



Catherine Creek Culvert: Compromised Infrastructure

Existing Issues

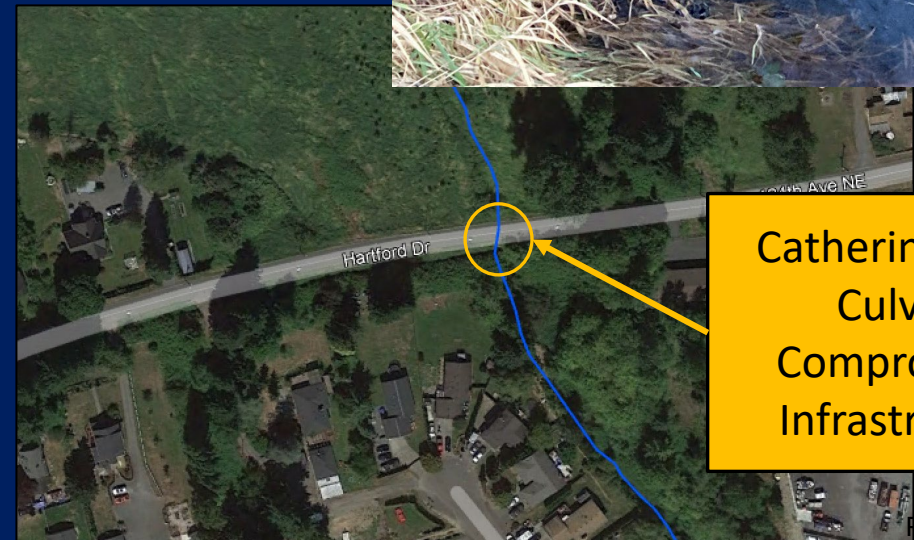
- Undersized culvert
- Backwater effect into wetland north of Hartford
- Fish barrier

Replacement Benefits

- Fish passage
- Reduced upland flooding
- Habitat improvements

Anticipated Replacement Structure

- 40+ FT Bridge
- **Approximate Cost \$2-4M**



Catherine Creek
Culvert:
Compromised
Infrastructure

Residential Flooding / Floodplain Restoration (Partial Reroute)



Flood Inundation Modeling

Potential Acquisition / Easements

Catherine Creek Crossing

Channel Restoration

Fish Passage Structure
(box culvert / bridge)

Existing Issues

- Residential flooding
- Disconnected floodplain / Poor habitat
- Poor habitat

Replacement Benefits

- Increase outlet channel capacity
- Habitat Restoration
- Address residential flooding
- Real-estate in the existing outlet channel alignment
- Agency and Tribe Support

Approximate cost \$3-6M

Total Outlet Channel Reroute

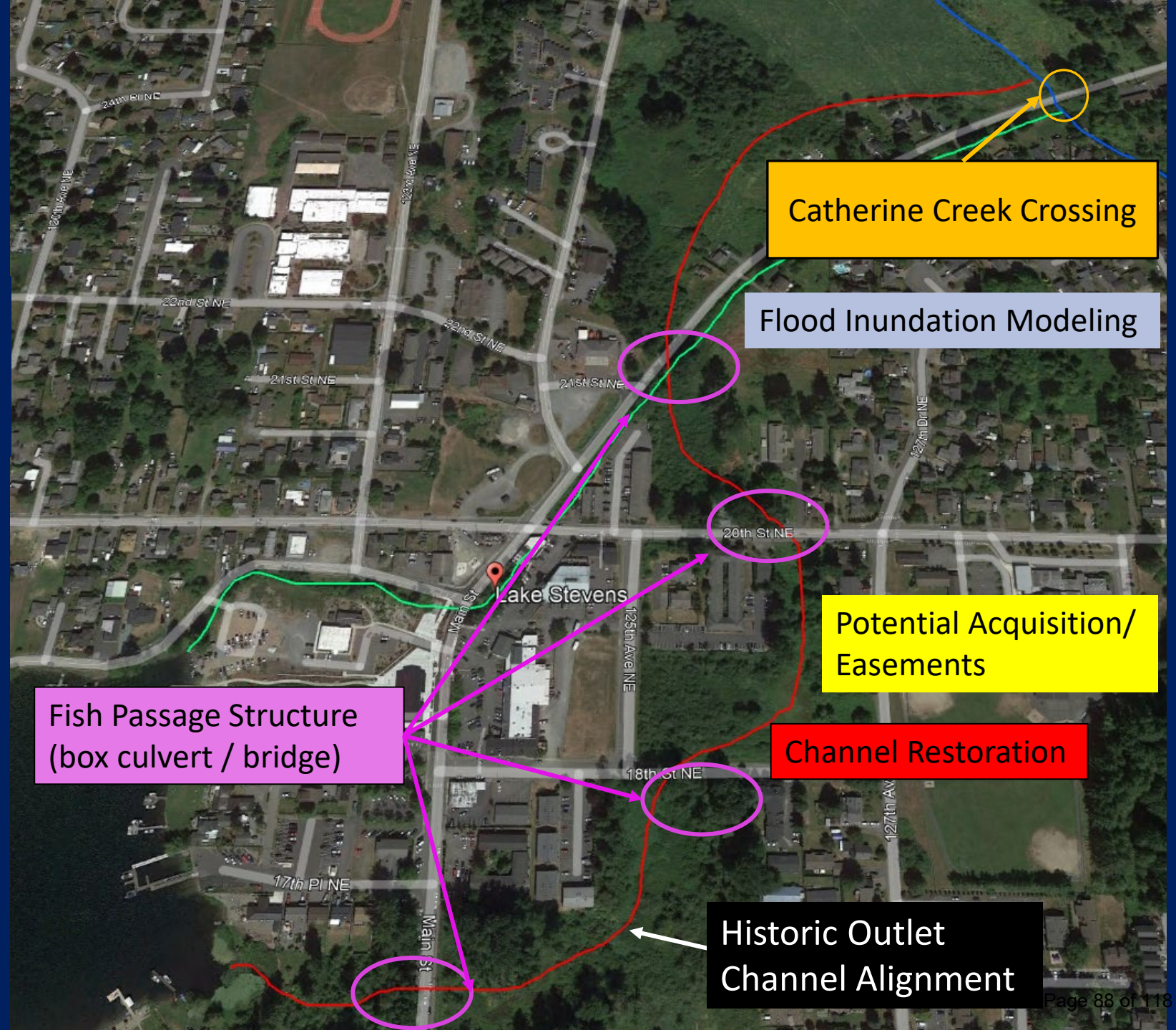
Existing Issues

- Residential flooding
- Disconnected floodplain
- Poor habitat

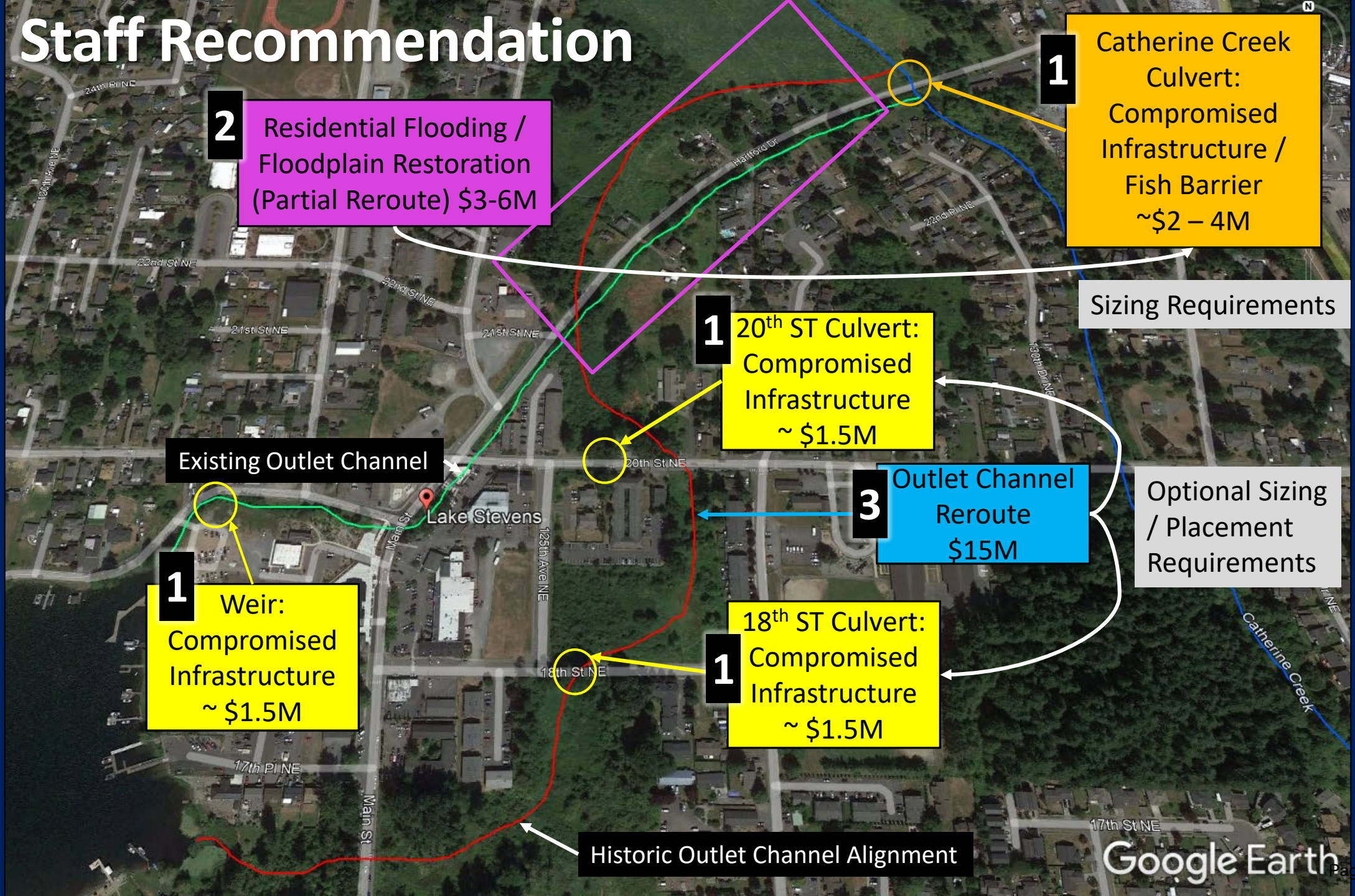
Replacement Benefits

- Increase outlet channel capacity
- Habitat Restoration
- Real-estate in the existing outlet channel alignment
- Agency and Tribe Support

Approximate cost \$15M



Staff Recommendation



Potential Timeline

Phase 1:
1 – 5 year

Weir: Compromised
Infrastructure

20th ST Culvert:
Compromised
Infrastructure

18th ST Culvert:
Compromised
Infrastructure

Catherine Creek
Culvert:
Compromised
Infrastructure

Optional Phase 3:
10+ years

Residential Flooding /
Floodplain Restoration

Optional Phase 2:
5 – 10 years

Total Outlet Channel Reroute

Stakeholders

- Department of Ecology
- Tulalip Tribe
- Washington Department of Fish and Wildlife
- City of Lake Stevens
- Citizens of Lake Stevens



Funding Sources

- FEMA
- Federal Infrastructure Stimulus
- Fish Barrier Removal
- Floodplains by Design
- Habitat Recovery
- Streamflow Restoration
- Salmon Recovery Grant



Call to Action

- What path forward do we want to pursue?
 - Phased approach
 - Channel reroute



One Community Around The Lake

2022 Pavement Preservation Program

AARON HALVERSON, INTERIM PW DIRECTOR

RYAN WIETHOLTER, PE - CITY ENGINEER

UPDATED: FEBRUARY 9, 2022



AGENDA

- Pavement – Part 1
 - Completed Projects
 - Current Roadway Condition
 - Pavement Maintenance
 - Pavement Funding
 - Proposed Projects
- Sidewalks – Part 2
 - Sidewalk Projects
 - Sidewalk Budget / Funding

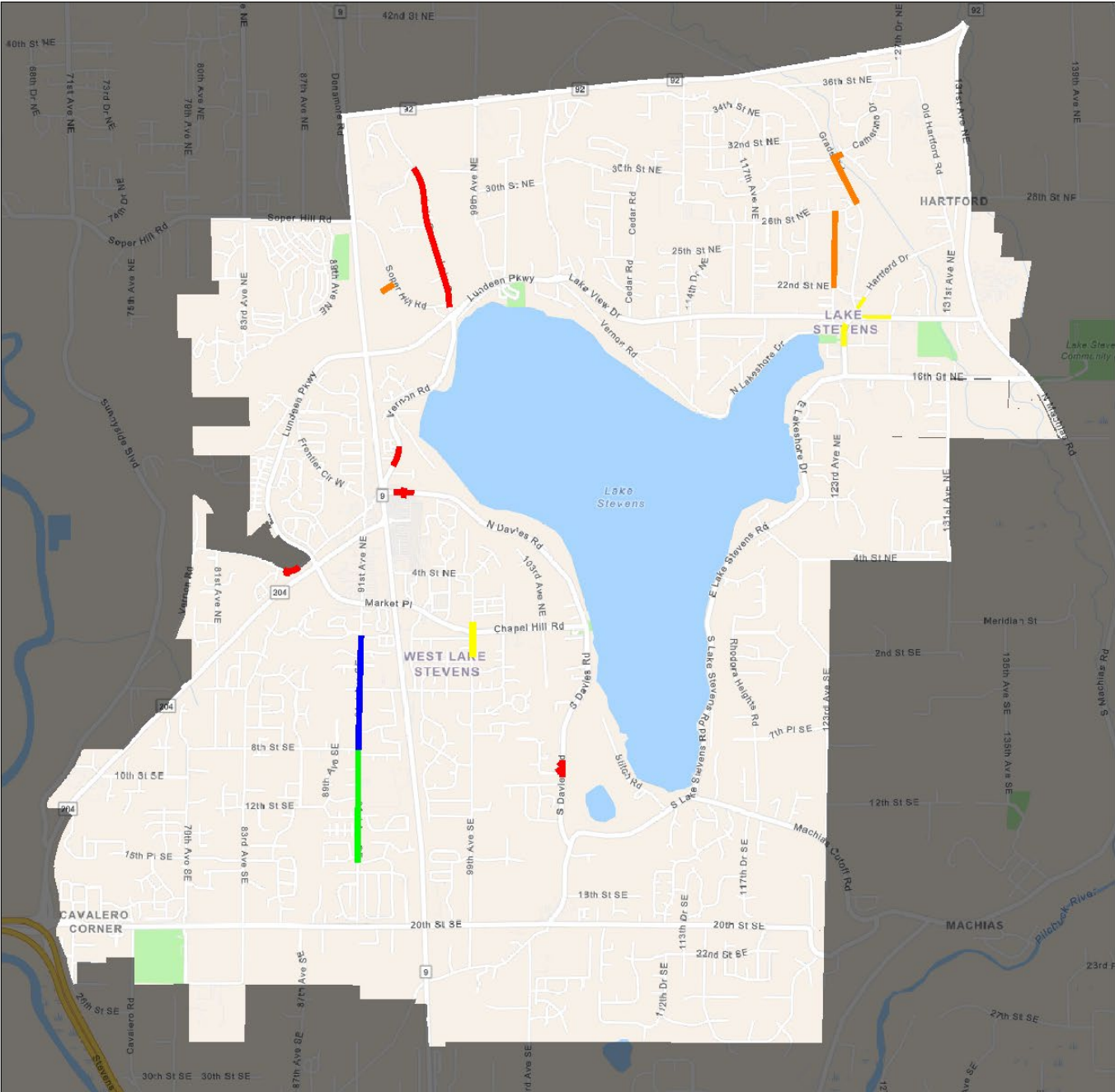


City of Lake Stevens Quick Facts

- **2016:** 94 centerline miles of roadways
 - **2021:** 126 centerline miles of roadways *after* annexations (**34% increase** in roadways maintained)
 - Annual Pavement Budget ~\$400,000 (for maintenance only)
-
- **2016:** 114 miles of sidewalks
 - **2021:** Currently being measured
 - Annual Sidewalk Budget ~\$200,000 (for maintenance only)
-
- **2021:** City of Lake Stevens: **Population 38,951**

Historical population		
Census	Pop.	%±
1950	2,586	—
1960	1,538	-40.5%
1970	1,283	-16.6%
1980	1,660	29.4%
1990	3,380	103.6%
2000	6,361	88.2%
2010	28,069	341.3%
2019 (est.)	33,911 ^[3]	20.8%
U.S. Decennial Census ^[60]		
U.S. Census Estimate (2019) ^[61]		

Completed Pavement Overlay Projects (2017-Present)



OVERLAY HISTORY

LEGEND

- 2017 █
- 2018 █
- 2019 █
- 2020 █
- 2021 █





N. DAVIES RD.

BEFORE



VILLAGE WAY ACCESS



AFTER



Completed Pavement Overlay Projects (2017-Present)



Project Year:	Budget:	Locations Overlayed:	Cost:
2017	\$400,000	Grade Road from 30th St NE to 26th St NE and 123rd Ave NE from 36th St NE to 22nd St NE. In addition, two alternative bids were included which overlay 245' Catherine Drive east of Grade Road, and the driveway of the Senior Center off Soper Hill Road	\$332,041
2018	\$400,000	91st Ave SE from Meridian to south of 8th St SE	\$313,532
2019	\$400,000	91st Ave SE from North of 15th Pl SE to south of 8th St SE	\$222,393
2020	\$400,000	99th Ave NE and Chapel Hill Road, and the second location at Mainstreet in front of the new pavilion building from 18th St. The Remainder used for the multi-use path overlay of S. Lake Stevens Road	\$386,451
2021	\$400,000	Lake Drive, N. Davies (Safeway Roundabout) S. Davies Road and 9th Place intersection, Vernon Road in front of the Lake Stevens Sewer District building, and Vernon Road near SR204	\$371,542
TOTAL			\$1,625,959



PAVEMENT:

How does Public Works
plan roadwork
maintenance?

Data Fusion
A key output from the StreetScan system is a summary condition rating for each street known as the equivalent Pavement Condition Index (ePCI). The ePCIs are obtained using a custom data fusion methodology that combines results from every sensor.

Front Camera
Useful for inspecting road assets like signage, striping, street lights, curbs, sidewalk conditions, and hydrants.

GPS
Geotags results from all sensors.

Rear Camera
Detects cracks. The types of cracks (e.g. alligator, longitudinal, transverse) and their severity.

Surface Radar Array
Detects larger scale distresses like potholes, rutting, bumps, and depressions. Additionally, detects the material of the driving surface such as pavement, gravel, water, or metal (e.g. manholes, drainage, expansion joints).

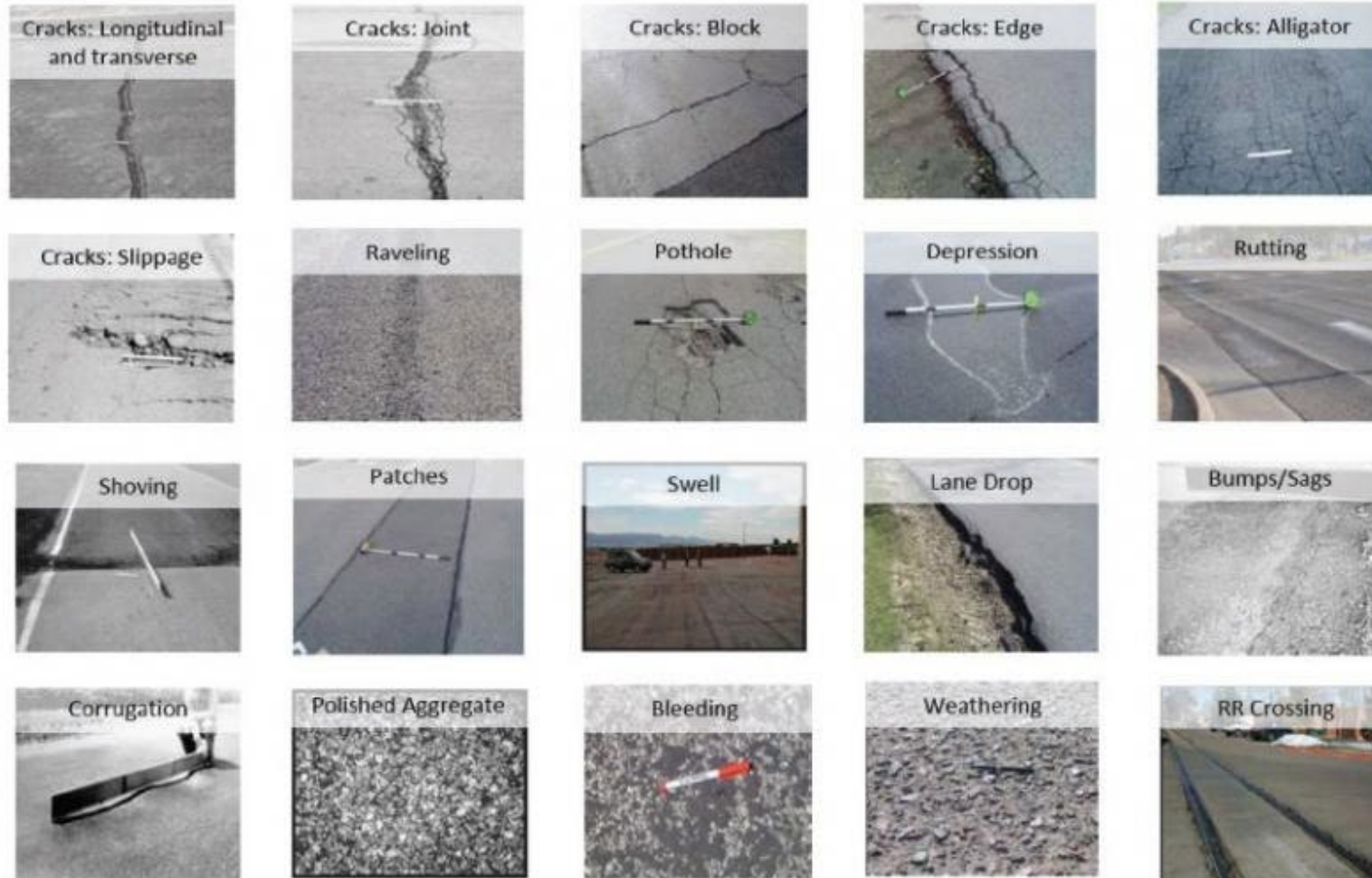
Ground Penetrating Radar Array
Measures underneath the surface to determine the thickness of each pavement layer.

Tire Pressure Sensor – Driver Side
Measures International Roughness Index (IRI), an ASTM standard related to how safe and comfortable a road is to drive on. A second tire pressure sensor is installed on the passenger side of the vehicle.

Microphone – Driver Side
Measures Mean Texture Depth (MTD), an ASTM standard related to road texture and friction. A second microphone is installed on the passenger side of the vehicle.



STREETSCAN Pavement Condition Index (PCI)



ASTM, D6433-11. (2011). "Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys."



PCI Scale Examples

100	Good
85	Satisfactory
70	Fair
55	Poor
40	Very Poor
25	Serious
10	Failed
0	



PCI = 100 (Good)



PCI = 80 (Satisfactory)



PCI = 60 (Fair)



PCI = 40 (Poor)

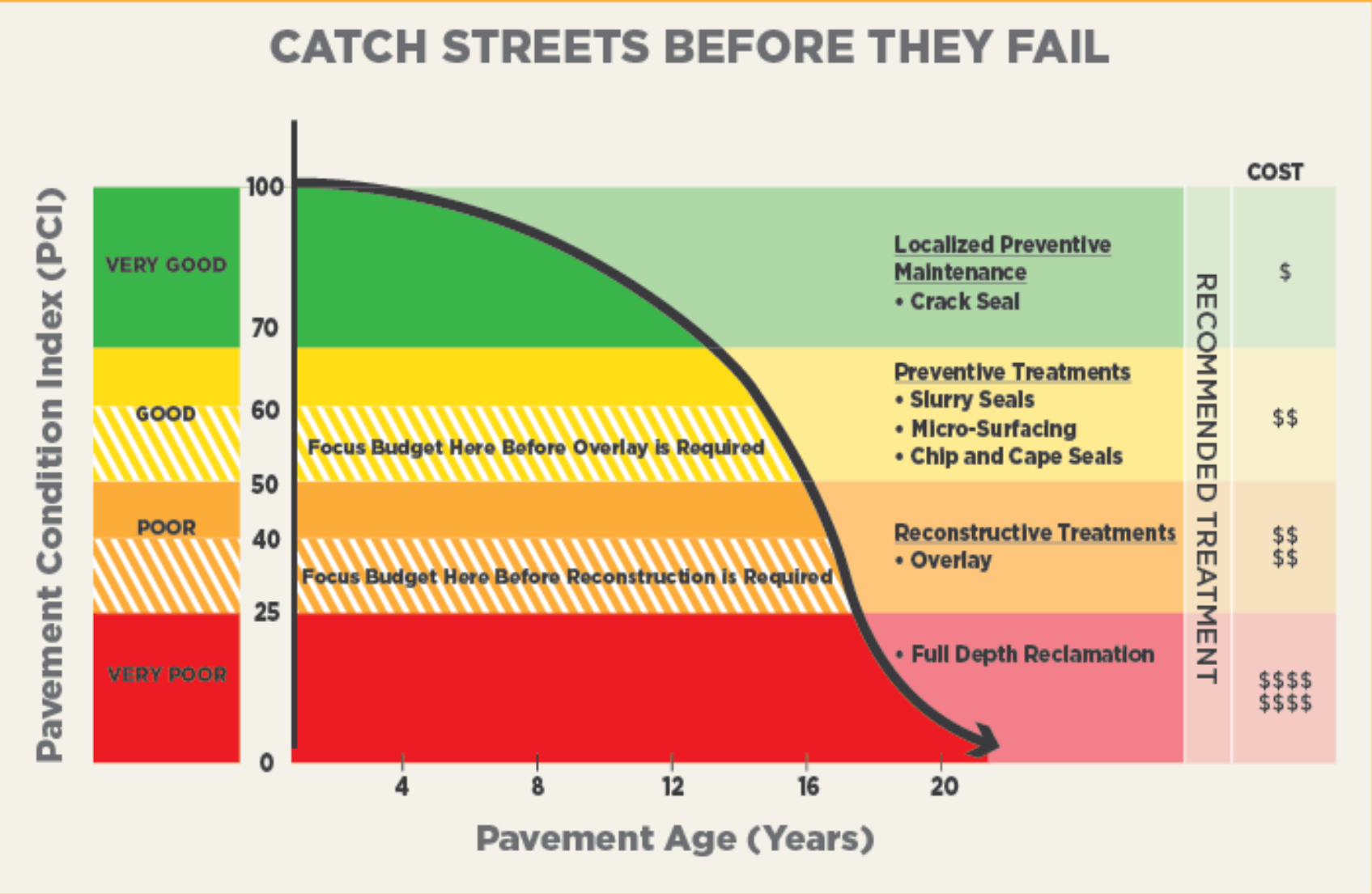


PCI = 20 (Serious)



PCI = 10 (Failed)

THE CONCEPT OF PAVEMENT PRESERVATION

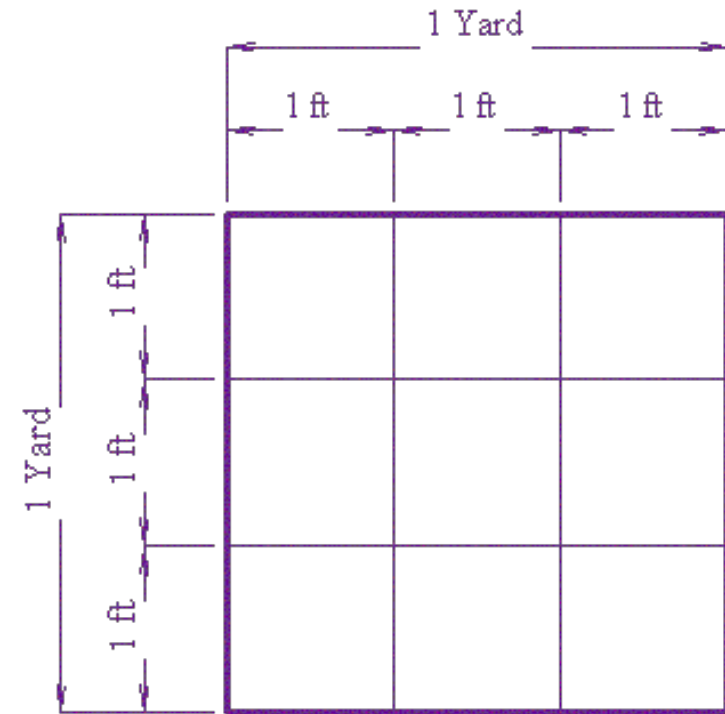


WHEN A PAVEMENT RATING DROPS BELOW 60 PCI, THE COST OF REPAIR INCREASES 6X OR GREATER.



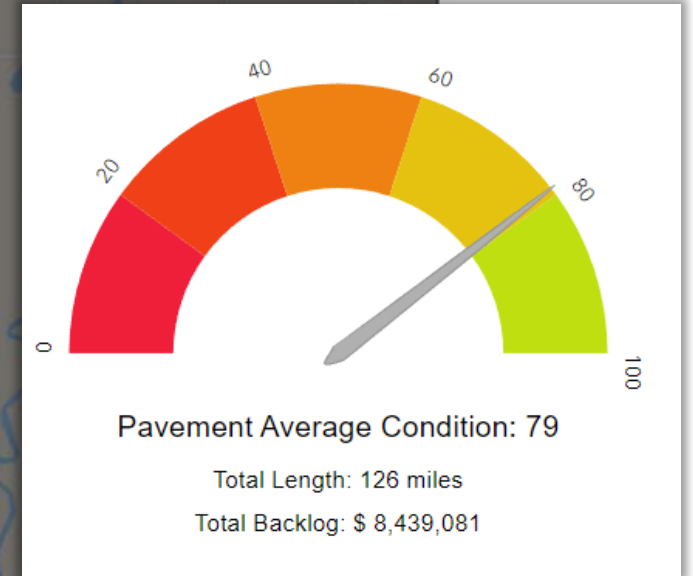
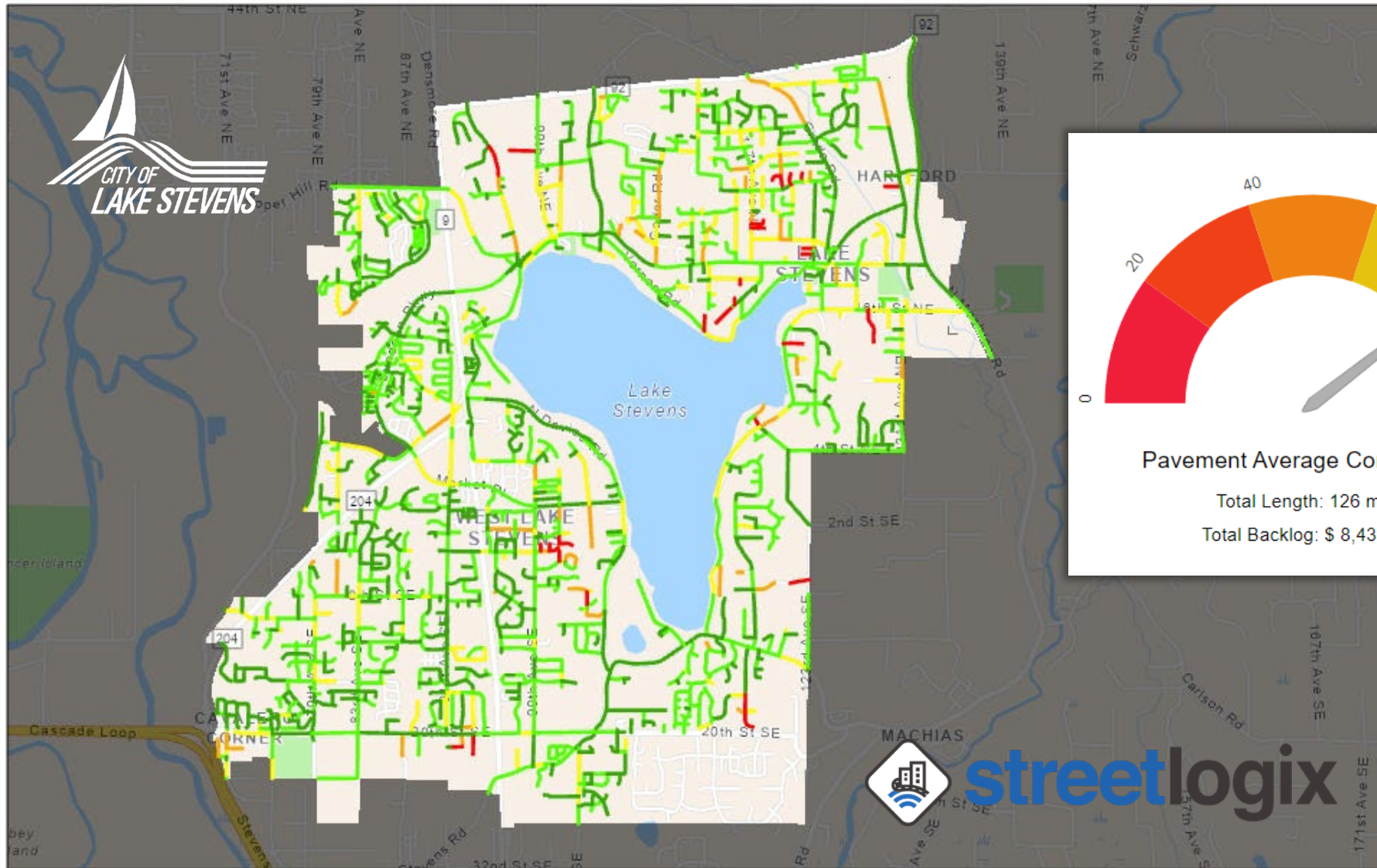
Current Pavement Maintenance Cost

<u>PCI:</u>	<u>Maintenance Type:</u>	<u>Cost/unit*</u>	<u>Unit</u>
100-80	Defer	\$0	Sq. Yard
80-60	Crackseal	\$2	Sq. Yard
60-40	Overlay	\$30	Sq. Yard
40-0	Reconstruction	\$125	Sq. Yard



*Pricing based on 2021 overlay projects

Lake Stevens PCI



10/11/2021

Pavement Condition Index

Yellow	Fair (55 - 70)	Dark Green	Excellent (85 - 100)
Red	Very Poor (25 - 40)	Light Green	Good (70 - 85)
Orange	Poor (40 - 55)	Black	Municipality Boundaries

1:72,224

0 0.4 0.8 1.6 mi

0 0.5 1 2 km

Everett Community College, WA State Parks GIS, Esri Canada, Esri, HERE,



6-YEAR ROADWAY DEGRADATION VS. FUNDING

6-YEAR PAVEMENT BUDGET COMPARISON;
CONDITION (PCI) VS. TIME

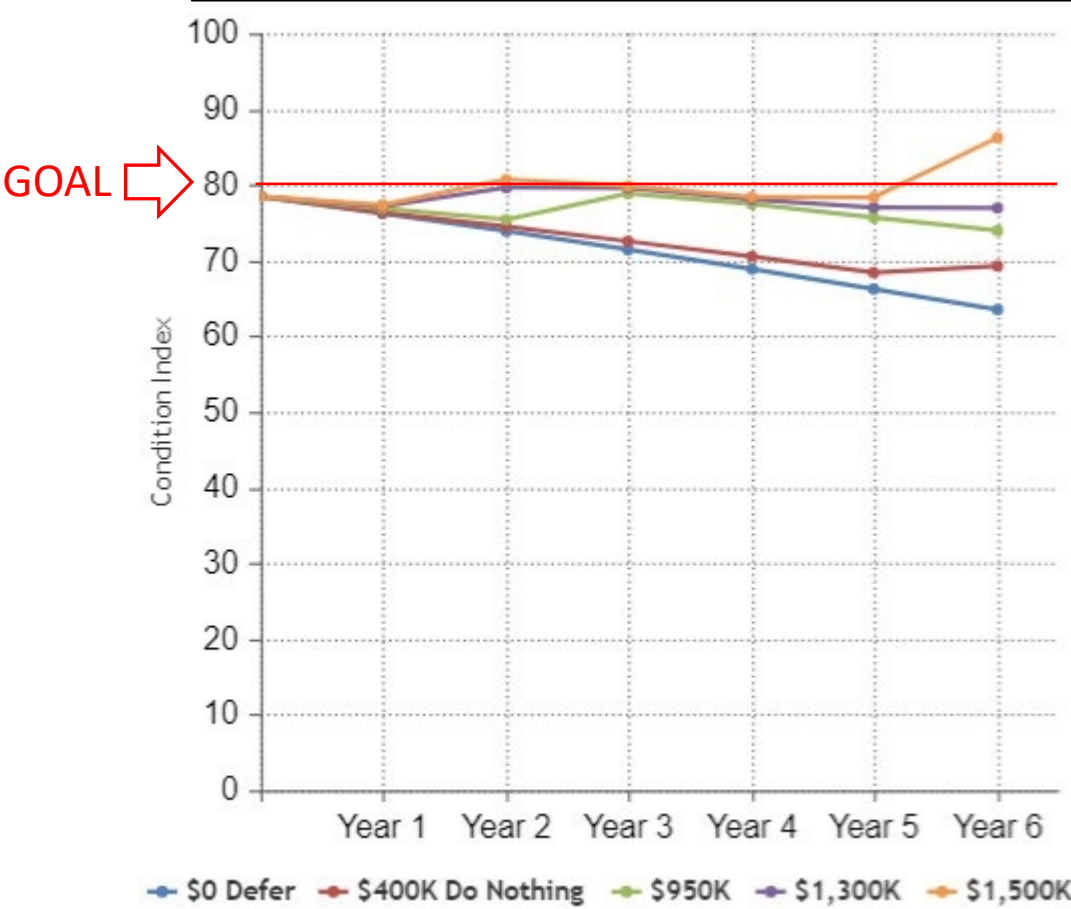


CHART DATA: 2021 City Average is PCI=79						
BUDGET	YEAR 1 (2022)	YEAR 2 (2023)	YEAR 3 (2024)	YEAR 4 (2025)	YEAR 5 (2026)	YEAR 6 (2027)
\$0 (DEFER)	76.37	74.03	71.60	69.04	66.39	63.67
\$400,000 (CURRENT)	76.51	74.66	72.70	70.69	68.56	69.44
\$950,000	77.06	75.55	79.00	77.62	75.82	74.10
\$1,300,000	77.33	79.78	79.74	78.22	77.14	77.11
\$1,500,000	77.48	80.84	79.99	78.54	78.51	86.40
THE GOAL IS TO MAINTAIN AN AVERAGE PCI >80.						



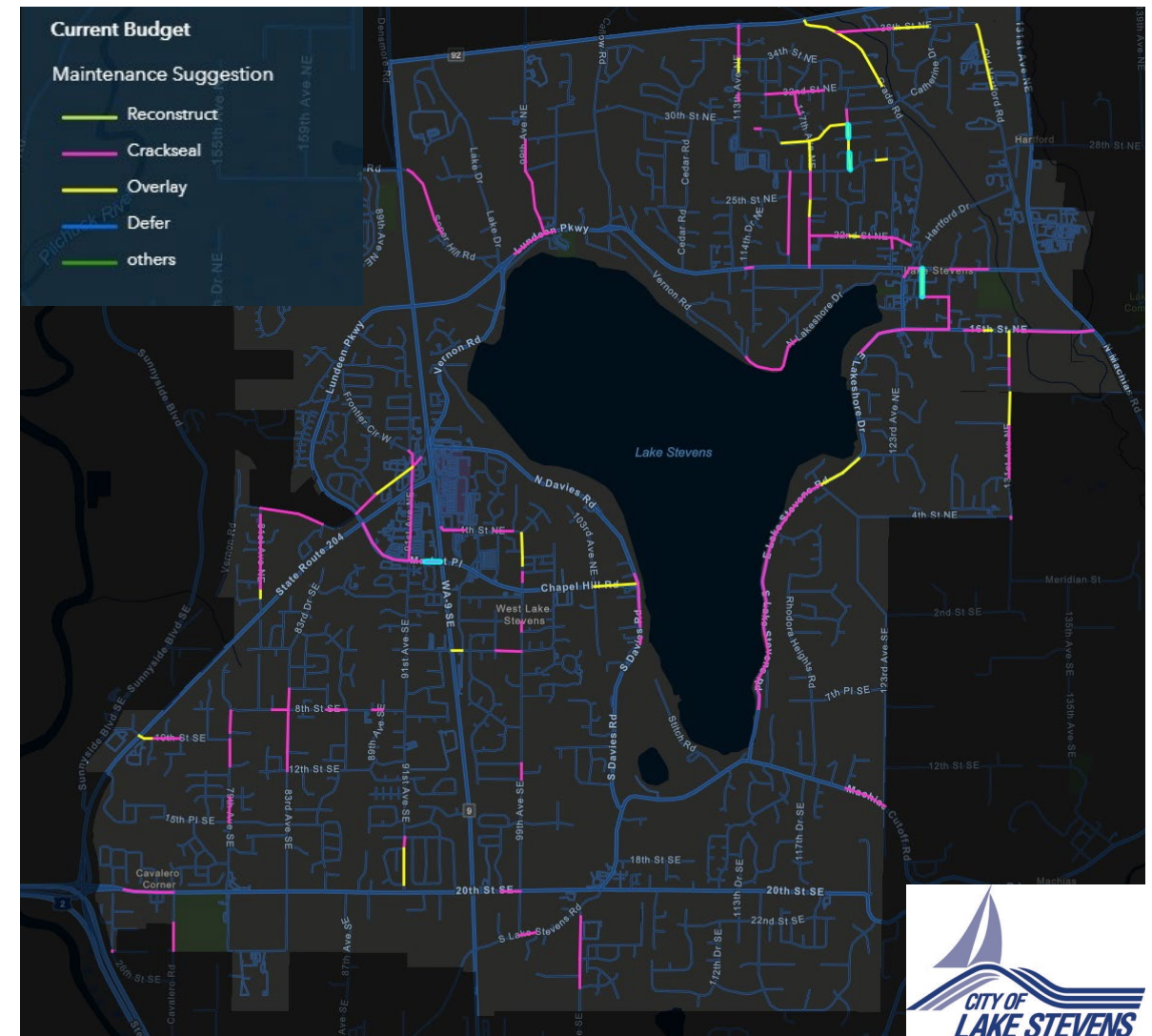
Revenue Options—Pavement Funding

Options	2027 PCI (Road Condition)	Taxes	Current Rate	Revenues	Total Roadway Funding	Notes
		Water*	6%	\$430,000	N/A	General Fund
		Garbage*	6%	\$380,000	N/A	Street Fund
		Sewer	0%	\$0	N/A	<i>Examples:</i> City of Snohomish 5.33%, Sultan 6%, Arlington 5%, Granite Falls 25%, and Stanwood 6% (2018)
A1	69.44				\$400,000	Current Maintenance Budget
B1	74.10	Transportation Benefit Dist.	0	+\$550,000	\$950,000	\$20 Vehicle Registration Fees (Tab)
C1	77.11 80.51	Sewer Tax	0	+\$900,000	\$1,300,000 \$1,350,000	Assumes 6%
D1	86.40	Transportation Benefit Dist.	0	+\$1,100,000	\$1,500,000	0.2% Sales Tax
E1		Stormwater Tax		+\$212,000	\$1,712,000	Assumes 6%

*Existing Taxes

PLANNED PREVENTATIVE MAINTENANCE ROAD WORK

Street Name	PCI	Maintenance	Functional Class	Length (ft)	Year
CHAPEL HILL ROAD	67	Overlay	Collector	967	1
120TH DRIVE NORTHEAST	40	Overlay	Collector	391	1
120TH DRIVE NORTHEAST	48	Overlay	Collector	314	2
16TH STREET NORTHEAST	58	Overlay	Collector	160	2
GRADE ROAD	44	Overlay	Minor Arterial	1590	2
GRADE ROAD	43	Overlay	Minor Arterial	780	2
125TH AVENUE NORTHEAST	44	Overlay	Collector	616	2
99TH AVENUE NORTHEAST	51	Overlay	Collector	535	3
VERNON ROAD	51	Overlay	Collector	1028	3
OLD HARTFORD ROAD	52	Overlay	Collector	1441	3
120TH DRIVE NORTHEAST	50	Overlay	Collector	305	3
113TH AVENUE NORTHEAST	53	Overlay	Collector	257	3
131ST AVENUE NORTHEAST	55	Overlay	Collector	681	4
28TH STREET NORTHEAST	53	Overlay	Collector	630	4
EAST LAKESHORE DRIVE	56	Overlay	Collector	478	4
26TH STREET NORTHEAST	58	Overlay	Collector	245	4
117TH AVENUE NORTHEAST	54	Overlay	Collector	377	4
10TH STREET SOUTHEAST	57	Overlay	Collector	284	4
EAST LAKE STEVENS ROAD	52	Overlay	Collector	563	4
22ND STREET NORTHEAST	54	Overlay	Collector	283	4
81ST AVENUE SOUTHEAST	59	Overlay	Collector	216	5
36TH STREET NORTHEAST	58	Overlay	Collector	783	5
131ST AVENUE NORTHEAST	59	Overlay	Collector	545	5
29TH STREET NORTHEAST	57	Overlay	Collector	543	5
99TH AVENUE NORTHEAST	59	Overlay	Collector	166	5
28TH STREET NORTHEAST	59	Overlay	Collector	409	5
117TH AVENUE NORTHEAST	59	Overlay	Collector	673	5
4TH STREET SOUTHEAST	59	Overlay	Collector	235	5
91ST AVENUE SOUTHEAST	59	Overlay	Minor Arterial	793	6



Planned Pavement Overlay Capital Projects (6-Year Outlook)



STATUS	PROJECT	START	END	COST
<i>Construction Underway</i>	Mill Spur	Main Street	123rd St. NE	\$ 2,700,000
<i>Construction Underway</i>	91st Ave SE/24th St. SE Extension	20th St. SE	SR 9	\$ 4,850,000
<i>Design Complete</i>	SR9/South Lake Stevens Road Roundabout	S. Lake Stevens Road	SR 9	\$ 8,000,000
<i>Design Underway</i>	Main Street (16th to Grade Road)	16th St. NE	Grade Road	\$ 7,400,000
<i>Partial Design/Conceptual</i>	79th Ave SE Access Road (Phase II)	South end of Cavalero Park	83rd Ave SE	\$ 1,200,000
Dependent on Funding Availability	S. Davies/South Lake Stevens Road Intersection Improvements	S. Lake Stevens Road	S. Davies Road	\$ 1,500,000
Dependent on Funding Availability	Grade Road/SR92 Roundabout	Grade Road	SR 92	\$ 1,500,000
Dependent on Funding Availability	91st Right Turn Lane/91st Ave NE to Hwy 204	91st Ave SE	SR 204	\$ 500,000
Dependent on Funding Availability	Market Place Right Turn to SR9	Market Place	SR9	\$ 500,000
TOTAL				\$28,150,000



SIDEWALKS:

How does Public Works
collect sidewalk data
and make decisions?



2017

2018

2019





BEFORE

Callow Road



Oak Road



AFTER

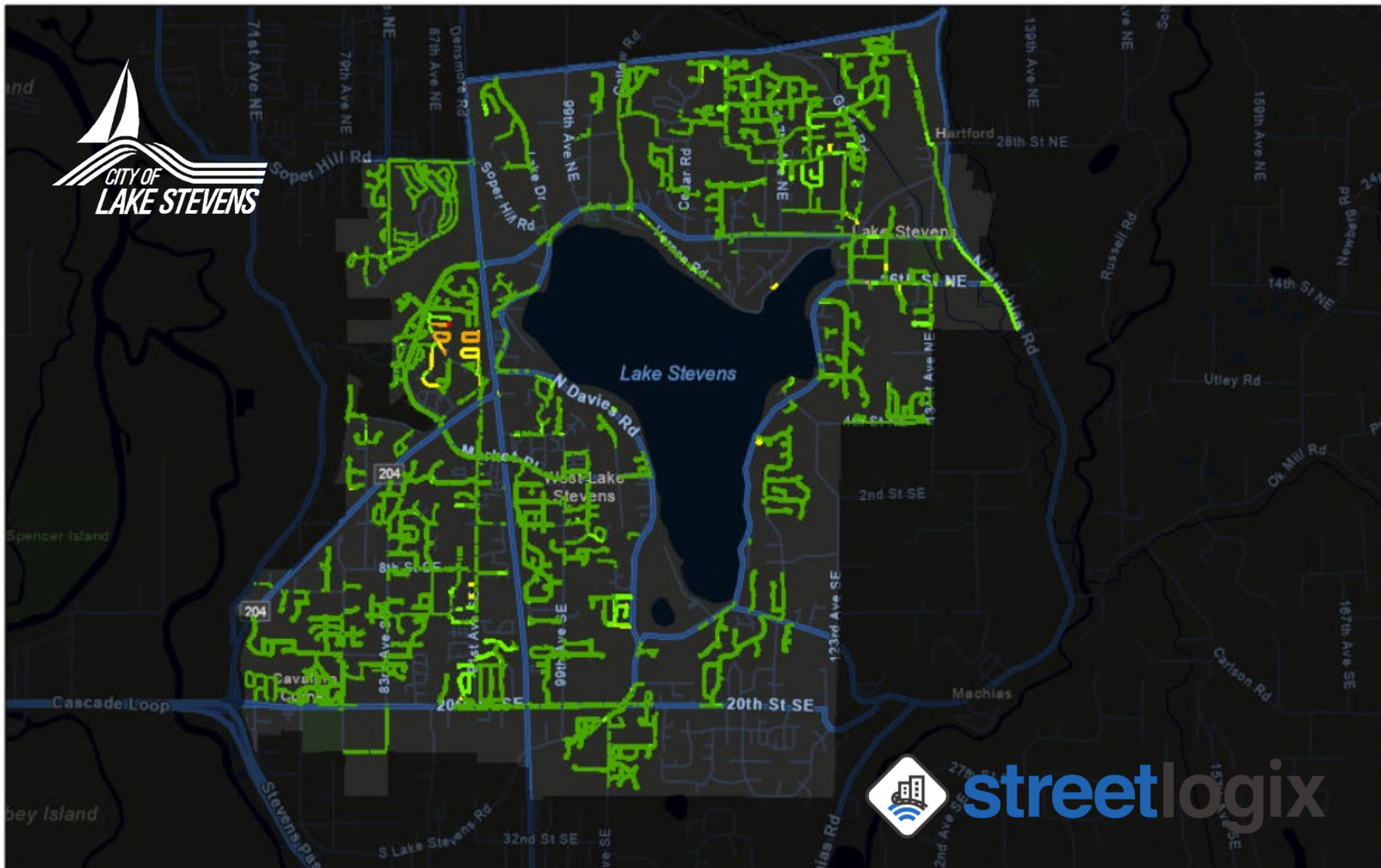




Completed & Planned Sidewalk Connection Projects (2016-2027)



Rank	Project	Road	Start	End	Cost
DONE	15003	North Davies Road	Vernon Road	Lake Stevens Clinic	\$492,660
DONE	15004	91 st Avenue SE	4 th Street SE	8 th Street SE	\$718,760
DONE	17041	Callow Road	Lundeen Parkway	Oak Road	\$592,620
DONE	18006	91st Avenue SE	4th Street SE	3rd Street SE	\$678,300
DONE	18014	South Village Way Access	4th Street SE	Village Center	\$565,250
DONE	18004	South Lake Stevens Road	South Davies Road	Machias Cut Off Road	\$1,376,830
ACTIVE	18029	117th Avenue NE	20th Street NE	26th Street NE	\$1,700,000
ACTIVE	18033	123rd Avenue NE	22nd Street NE	North Lakeshore Drive	\$142,800
ACTIVE	21001	S Lake Stevens Rd	100 th Dr	Hwy 9	\$900,000
ACTIVE	18013	Main St	16 th	Grade Rd	\$1,500,000
ACTIVE	17005	24 th	Hwy 9	91st	\$1,000,000
ACTIVE	17005	91 st	20 th	24 th	\$1,000,000
1	CP-112	Soper Hill Road	Lake Drive	State Route 9	\$1,226,890
2	CP-108	Lake View Drive	112th Street NE	Callow Road	\$1,273,300
3	CP-111	Lake Drive	Lundeen Parkway	28th Street NE	\$710,430
4	CP-115	State Route 204	State Route 9	Market Place	\$661,640
5	CP-113	Vernon Road	North Davies Road	7th Place NE	\$293,930
6	CP-125	Vernon Road	12th Place NE	15th Street NE	\$316,540
7	CP-104	Grade Road	Hartford Drive	22nd Street NE	\$160,650
8	CP-118	99th Avenue NE	1st Street NE	Chapel Hill Road	\$235,620
9	CP-103	Hartford Drive	20th Street NE	Grade Road	\$96,390
10	CP-126	116th Avenue NE	20th Street NE	26th Street NE	\$1,608,022
11	CP-101	16th Street NE	130th Drive NE	East City Limit	\$341,530
12	CP-114	92nd Avenue NE	7th Place NE	4th Street NE	\$352,240
13	CP-117	99th Avenue NE	Lakemont Avenue	3rd Street NE	\$273,700
14	CP-119	99th Avenue NE	Market Place	4th Street SE	\$603,330
15	CP-116	4th Street NE	97th Drive NE	98th Drive NE	\$193,970
16	CP-110	Cedar Road	Forest Road	28th Street NE	\$622,370
17	CP-120	99th Avenue NE	11th Place SE	11th Place SE	\$189,210
18	CP-121	99th Avenue NE	12th Place SE	20th Street SE	\$968,660
19	CP-106	32nd Street NE	Grade Road	118th Drive NE	\$248,710
20	CP-109	Cedar Road	20th Street NE	Forest Road	\$503,370
21	CP-105	Grade Road	30th Street NE	32nd Street NE	\$205,870
22	CP-123	79th Avenue SE	8th Street SE	12th Street SE	\$567,630
23	CP-122	8th Street SE	79th Avenue SE	83rd Avenue SE	\$566,440
24	CP-XXX	131 st Ave NE	20 th NE	28 th St NE	\$2,400,000
				TOTAL	\$24,087,642



2/9/2022

Sidewalk Condition Index

— Very Poor (25 - 40)	— Poor (40 - 55)	— Fair (55 - 70)	— Good (70 - 85)	— Excellent (85 - 100)	 Municipality Boundaries
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0 0.4 0.8 1.6 mi

0 0.5 1 2 km

Everett Community College, WA State Parks GIS, Esri Canada, Esri, HERE,



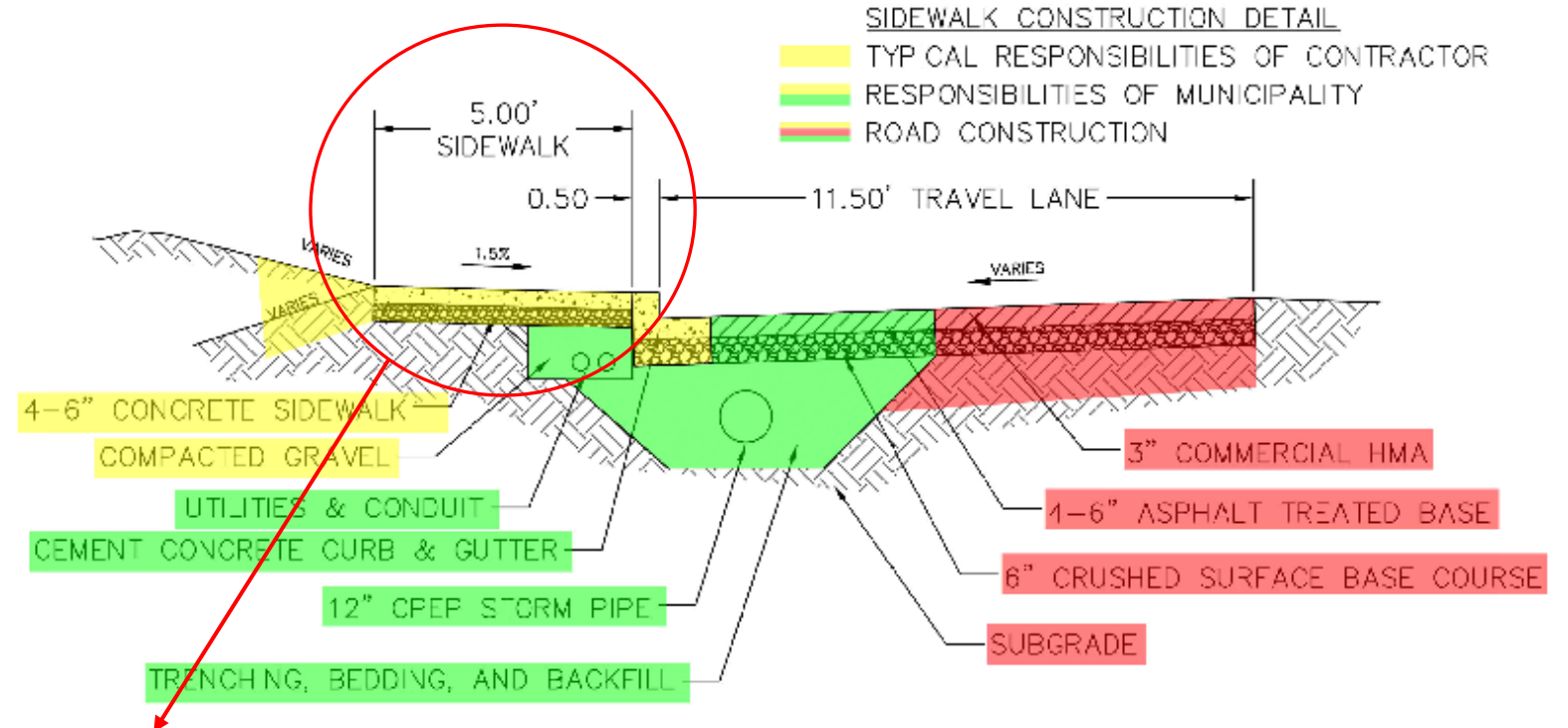
Proposed Strategy

Options	Revenue Source	Revenue	Overlay Funding	Sidewalk Funding	Notes
A1	Overlay Budget	\$400,000			Current Maintenance Budget
D1	Transportation Benefit Dist.	+\$1,100,000	\$1,500,000		0.2% Sales Tax
Actual Funding Needed for 80% PCR			\$1,350,000		
Funding Remaining			\$150,000		
A2				\$200,000	400 LF of sidewalk and 8 ramps
D1	Transportation Benefit Dist.	+150,000		\$350,000	700 LF of sidewalk and 16 ramps
E1	Stormwater Tax (6%)	+\$212,000		\$562,000	1,125 LF of sidewalk and 28 ramps





TYPICAL SIDEWALK CONSTRUCTION



- Option A: Traditional concrete sidewalks--\$400 linear foot
Option B: Lower-cost asphalt paths (Gene Coulon Park, Seward Park)--\$TBD
Option C: Lowest-cost crushed stone paths (Eastside Rail Corridor)--\$TBD



ALTERNATIVE SIDEWALKS MATERIALS



Option B: Lower-cost asphalt paths:
Approved and implemented in City of
Bellevue for residential frontage
improvements to reduce cost vs
concrete. "Bigger bang for the buck"





ALTERNATIVE SIDEWALKS MATERIALS



Option C: Lowest-cost crushed stone paths
(Decomposed Granite)

Can be an ADA issue based on application, one-side of street vs both sides, sole access, etc.

