



City of MOUNTLAKE TERRACE

SUSTAINABILITY STRATEGY

Adopted ~ August 4, 2008



*Integrating Environmental Quality, Climate Change,
Community Livability, and Economic Health*

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INTRODUCTION

A vision and approach to sustainability. Sustainability is a term that describes taking care of the environment, economy, and community livability all at the same time—being able to live comfortably without sacrificing the resources of future generations. This notion of sustainability is integral to Mountlake Terrace’s vision for the future, as articulated in the Comprehensive Plan:

An attractive, walkable city with a revitalized town center, pleasant neighborhoods, healthy environment, and ample opportunities for housing, education, business, recreation, and community involvement. (2006 Comprehensive Plan)

By its very nature, a focus on sustainability requires an interdisciplinary systems approach. An implicit aspect of addressing environmental sustainability requires considering Mountlake Terrace as an integrated component of the larger environmental and economic systems of the Puget Sound Region. Similarly, meeting sustainability goals will require the City to cross traditional department boundaries and collaborate with other public and private partners to holistically address the complex issues of development, transportation, the economy, and the environment.

The ultimate goal of this effort is to establish the City of Mountlake Terrace and its residents, businesses, and partners as leaders in taking responsibility for the health of local and regional environmental systems. This Strategy strives to incorporate this ethic in a manner that is financially sustainable as well, recognizing the City’s responsibility to be prudent stewards of the community’s financial as well as environmental resources. In addition, the City must remain responsive to the public interest by engaging its constituents in ongoing conversations about how best to achieve sustainability in the community.

To achieve this vision, this Strategy identifies Goals, Action Strategies, and Implementation Steps that build upon and integrate Mountlake Terrace’s established sustainability and planning efforts and reflect its resources and unique characteristics. This Strategy aims to coordinate efforts across the City in a strategic and planned manner, to leverage the City’s resources by engaging citizens and partners, and to ensure accountability through work plans and performance measures.



A history and future of sustainability. Mountlake Terrace has a long-standing and demonstrated commitment to environmental stewardship, incorporating resource efficiency and planning concepts such as compact community design in internal practices and land use policy. A 2006 Draft Conservation Strategy identified an extensive list of options to enhance environmental conservation and sustainability in the areas of parks and open space, trees and landscapes, green building, energy efficiency, land use and smart growth, transportation management, and education and recognition programs.

This Strategy focuses primarily on environmental sustainability, with other City plans focusing more explicitly on the social and economic well-being of the Mountlake Terrace community. This document recognizes policies and actions that incorporate or compliment sustainability principles in other planning documents such as the Transportation Management Plan and the Stormwater Management Plan. In addition, a ***Clean Technology Opportunity Assessment*** and an ***Economic Vitality Strategy*** are being developed in conjunction with this Strategy. The objective is to see sustainability as a theme to be integrated in all systems, not as a discrete and separate idea.

The development of a new Town Center presents an exciting opportunity to incorporate and showcase sustainability in Mountlake Terrace. The City has already taken several steps to create a welcoming, walkable, and revitalized Town Center, and further actions are identified throughout this Strategy.



Key Elements of the Strategy

The Goals, Action Strategies, and Implementation Steps of this Strategy create a flexible and incremental approach to sustainability, with a focus on communication and education that empowers the City's partners, residents, and businesses, as well as outside investors who may consider investing in the community's growth. Through these efforts, the City can leverage its own actions with encouragement and active engagement of the public, the private sector, and its partners to achieve its sustainability goals. In calling on these partners, it is important that the City incorporates sustainability in its internal operations, and much of the Strategy focuses on this.

This Strategy recognizes the many roles the City of Mountlake Terrace plays:

- **Leader.** To encourage sustainability in the community, the City should demonstrate its leadership and commitment through observable and effective actions.
- **Educator.** Providing reliable information empowers Mountlake Terrace's businesses and residents to act more sustainably.
- **Facilitator.** The City can facilitate connections between public and private partners and resources.
- **Regulator.** In addition to the emphasis placed on education and incentives, the City can require more sustainable actions from its residents and businesses.



Structure of the Strategy

Two Overarching Themes. This Strategy is organized by two overarching themes. *Creating a Livable Community through our Natural and Built Environment* focuses on the structural systems of development, transportation, and green spaces and connections. *Improving Resource Efficiency* establishes strategies to reduce resource consumption in the everyday practices of City employees, business owners, and residents.

Six Goals. Goal I is foundational and aims to set up the City and community for successful implementation of this Sustainability Plan. The remaining five Goals focus on different, but related, aspects of sustainability. Together, these six goals create a holistic framework to guide the City toward greater sustainability.

Action Strategies and Implementation Steps. These action-oriented strategies provide the City with prioritized steps to achieve its sustainability goals. To encourage easy and effective implementation, leads, and timeframes are assigned to each of these actions in an accompanying Implementation Matrix.

Strategy Development Process

This Strategy was developed through a collaborative process with City staff and community members. Thirteen City staff members in seven City departments were interviewed in April 2008 about the City's current and potential future practices and policies related to environmental sustainability. Close collaboration with City Planning and Development Director Shane Hope guided Strategy development throughout the process. On April 22, 2008, the City held a Community Workshop to celebrate Earth Day and gather community ideas and input on a sustainability vision, actions, and performance measurements. In addition, this Strategy draws on best practices from other comparable cities in the Puget Sound region and subject-matter experts to develop effective and proven strategies that are catered to Mountlake Terrace's unique opportunities and characteristics.

Key Performance Measures

Accountability is central to achieving the Goals outlined in this Strategy. Towards that end, Key Performance Measures are identified below. These Measures are designed to be easy-to-measure, track, and report, and where possible build upon existing measures or tracking systems.

For each Measure, the following are described:

- **Related Goals.** This column highlights the relationship between Measures and specific Goals and supporting Action Strategies and Implementation Steps.
- **City or Community Measure.** These Key Performance Measures are designed to track success at both the City and community level. This will enable the City to track and describe how it has improved its internal practices and policies, as well as how members of the Mountlake Terrace community have responded to outreach and education efforts.
- **Unit and Tool of Measurement.** Consistent tracking of these Measures is essential to gather useful information. To ease the implementation process, units and tools of measurement are specified.
- **Target.** The first year of this Strategy's implementation will create a baseline situation assessment, which can be used in the future to make comparisons and assess progress. This Strategy is a living and evolving document. The Key Performance Measures targets should be revisited and updated through an annual review process.

	Performance Measure	Related Goals	City Measure	Community Measure	Unit	Measurement Tool	Target
Education	Traffic to the City's sustainability website	I-VI	–	✓	Hits to the website	Website tracker	TBD
Mobility	New or replaced sidewalks	II, III	✓	–	Linear feet of sidewalk	City tracking for Comprehensive Plan	2,500 linear square feet/year
	Employee use of CTR program and alternative transportation	III	✓	–	Percentage of employees (more TBD)	TBD	TBD
Green Spaces	Retention of significant trees	II, IV	✓	✓	Number of significant trees	Based on City's tree mapping	TBD
Energy Use	Energy use in City buildings	V	✓	–	Kilowatt hours	Snohomish PUD bills	TBD
	Energy use in private residential and commercial buildings	V	–	✓	Kilowatt hours	Snohomish PUD reports	TBD

Water Use	Water used at City facilities	V	✓	–	Hundred cubic feet	Everett Water District bills	TBD
	Water used at private residential and commercial buildings	V	–	✓	Hundred cubic feet	Everett Water District reports	TBD
Resource and Material Use	City vehicle fleet fuel usage	V	✓	–	Gallons of gasoline	Fuel payment receipts	TBD
	Waste collected from City buildings	VI	✓	–	TBD	Waste Management bills	TBD
	Paper use by City departments	VI	✓	–	Sheets of paper	Departmental printing codes	2009: 15% reduction 2010: 30% reduction

SUSTAINABILITY STRATEGY SYNOPSIS

Goal I: Establish a Strong Foundation and Supportive Culture for Sustainability

- A. Build internal capacity in the City to set up for success
- B. Establish a system to track and create accountability for successful implementation of sustainability strategies
- C. Incorporate the City's sustainability goals in other City planning and marketing efforts
- D. Foster an informed and proactive community culture for sustainability
- E. Engage partners in a collaborative approach to sustainability

Creating a Livable Community Through Our Natural and Built Environment

Goal II: Facilitate Desirable Development Patterns and Economic Vitality

- A. Facilitate investment in the Town Center in a sustainable and community-enhancing manner
- B. Revise City codes and planning to incorporate low stormwater impact development (LSID) and smart growth strategies
- C. Provide resources to encourage desirable development patterns
- D. Encourage Sustainable Business Growth

Goal III: Maximize Energy-Efficient Mobility Options that Connect City Residents to the Places Where They Live, Work, and Play

- A. Develop energy efficient connections to Town Center
- B. Fully implement the Bicycle Plan from the Transportation Master Plan
- C. Fully implement the Sidewalk Plan from the Transportation Master Plan
- D. Promote the availability and benefits of biking and walking opportunities
- E. Provide information and incentives to businesses to implement transit and transportation demand management strategies from the Transportation Master Plan
- F. Encourage Commute Trip Reduction (CTR) Programs citywide
- G. Continue to work with Community Transit, Sound Transit, and King County Metro to improve commuting options and service

Goal IV: Enhance and Expand the City's Green Spaces and Systems

- A. Protect and enhance the City's tree canopy
- B. Maintain green spaces and connections
- C. Protect creeks, streams, and Lake Ballinger
- D. Explore partnership opportunities to acquire additional land or development rights for the conservation of green spaces and connections

Improving Resource Efficiency

Goal V: Increase Energy and Water Efficiency

- A. Design and construct new City Hall and other new City buildings using green building techniques
- B. Encourage the use of green and energy-efficient building techniques in the private sector
- C. Reduce energy use in existing City buildings and support alternative energy generation
- D. Provide encouragement and information to help businesses and residents reduce their energy use and support alternative energy generation
- E. Encourage water conservation
- F. Improve the energy efficiency of the City vehicle fleet
- G. Encourage transit agencies serving Mountlake Terrace to employ fuel-efficient vehicles and/or vehicles that use alternative fuels

Goal VI: Encourage Material Conservation, Reuse, and Recycling

- A. Reduce the consumption of disposable products in City departments
- B. Adopt emerging regional standards to reduce waste generation citywide
- C. Revise procurement policies to consider the purchase of environmentally preferable products
- D. Encourage the reuse of materials
- E. Increase City, residential, and commercial recycling

GOALS, ACTION STRATEGIES, AND IMPLEMENTATION STEPS

GOAL I: ESTABLISH A STRONG FOUNDATION AND SUPPORTIVE CULTURE FOR SUSTAINABILITY

Consideration for sustainability should be incorporated in the everyday practices and decision making processes of the City and community members. Developing a culture supportive of sustainability in the Mountlake Terrace community requires integrating sustainability into the City's planning, policy, and operations, providing community members with the tools to help them make sustainable choices, and building capacity within the City to successfully implement and embody this Strategy's vision and goals.

A. Build internal capacity in the City to set up for success

1. Issue a policy statement affirming the City's commitment to sustainability
2. Launch the implementation of this Sustainability Strategy with a workshop for City officials, department directors, and staff
 - i. Discuss the motivation behind Mountlake Terrace's commitment to sustainability
 - ii. Discuss the structure of the Strategy and how it will impact decision making and actions by City staff
3. Ensure that leads identified in the Strategy incorporate this work in their departmental work planning
4. Incorporate attention to sustainability in new employee orientations and professional development plans
5. Encourage the use of ad hoc teams, cross-disciplinary "green teams" to address issues as they arise in a timely manner
6. Develop a physical and online resource library on issues pertaining to sustainability for City department and citywide use



This icon will be used throughout this document to designate information that should be provided via dedicated sustainability pages on the City's website.

B. Establish a system to track and create accountability for successful implementation of sustainability strategies


1. Track and display Key Performance Measures to track implementation of this Strategy
 - i. Use online tools to evaluate the City's current carbon footprint and update this analysis yearly or every five years
 - ii. Publish graphical representation of performance measures and display changes over time on the City's website
2. Include Strategy implementation as a part of the performance evaluation for designated leads
3. Provide quarterly updates on overall progress on implementation of this Strategy to the City Council



C. Incorporate the City's sustainability goals in other City planning and marketing efforts

1. Align the City's efforts and incorporate sustainability principles as other City plans go through review and update processes
 - i. Incorporate policies and Key Performance Measures from the Sustainability Strategy into the Comprehensive Plan
 - ii. Continue to incorporate sustainability the Transportation Master Plan, Stormwater Plan, Recreation, Parks & Open Space Master Plan, and future subarea plans, recognizing the interconnected nature of these plans and the need to address sustainability in a system-wide manner
 - iii. Incorporate the City's environmental ethic in economic development planning
 - Encourage business location in the walkable and transit-oriented Town Center area
 - Ensure the City's codes are accessible, simple, and clear and that Development Services staff uphold a strong customer service orientation, facilitating desired development that aligns with the City's vision and regulations
 - Target green and clean technology businesses as appropriate, focusing light industrial users in the Melody Hill subarea, and office users in the Town Center, Melody Hill, and Gateway districts



2. Integrate the City’s efforts with other regional, national, and international sustainability efforts and programs
 - i. Enroll in the Cascade Land Conservancy **Cascade Agenda City program** as a Member City
 - ii. Become a member of **ICLEI—Local Governments for Sustainability**
 - iii. Sign the U.S. Conference of Mayors Climate Protection Agreement, joining over 30 other cities in Washington State
 - iv. Continue to participate in the **Puget Sound Regional Council’s VISION 2040** strategy as an implementing partner
 - v. Explore opportunities to share resources and/or provide educational programming with the Snohomish County Sustainable Development Task Force
 - vi. Be supportive of Washington State efforts to support sustainability and environmental stewardship, such as a cap-and-trade system
3. Elevate sustainability as a key element of the City’s image
 - i. Incorporate sustainability into the City’s brand and messages to external audiences
 - ii. Communicate the City’s sustainability efforts on the City’s website and in its monthly newsletter 

Sustainability Programs

The **Cascade Agenda Cities program** enlists the region’s cities to improve the livability of neighborhoods—making them complete, compact, and connected. This program, hosted by the Cascade Land Conservancy, educates partner cities about how to make smart choices about future growth and provides a framework to improve and share best practices that enable cities to make their neighborhoods better. Member cities include: Shoreline, Ellensburg, Edmonds, and Snohomish. Leadership cities include: Tacoma, Kirkland, and Issaquah.

(Source: The Cascade Agenda, <http://www.cascadeagenda.com/>)


ICLEI—Local Governments for Sustainability is an international association of local governments and national and regional local government organizations that have made a commitment to sustainable development. ICLEI provides technical consulting, training, and information services to build capacity, share knowledge, and support local government in the implementation of sustainable development at the local level. Over 875 cities, towns, and counties in 70 countries are members. Annual cost is approximately \$600 for a U.S. City of Mountlake Terrace’s size.

(Source: ICLEI, <http://www.iclei.org/>)


VISION 2040 is a strategy for maintaining a healthy Puget Sound region, defined as promoting the well-being of people and communities, economic vitality, and a healthy environment. The VISION 2040 strategy was adopted on April 24, 2008 by the Puget Sound Regional Council’s General Assembly.

(Source: PSRC, <http://psrc.org/>)

D. Foster an informed and proactive community culture for sustainability

1. Launch the Sustainability Strategy with a celebratory event designed to provide educational opportunities and engage the community in action and implementation of the Strategy
2. Create a welcome packet for new residents and businesses, available online and through an environmentally-friendly mailing such as a refrigerator magnet or post card 

Provide information about:

- The City's waste and recycling programs and regulations
 - Alternative transportation options
 - City and regional resources for consumers, home owners, and business owners seeking additional information about environmental conservation opportunities
 - An invitation for further communication through direct dialogue or participation in sustainability programming by the City's and its partners
3. Help make sustainability information readily available to residents and businesses
 - i. Reinstitute the City's **Mobile Information Team** to facilitate discussions about sustainability in Mountlake Terrace neighborhoods, operating on a by-invitation basis
 - ii. Continue to maintain the City's sustainability website, with links to outside information sources and tools such as an online carbon calculator 
 - Create a page for Mountlake Terrace businesses, providing information about recycling, green energy options, and Community Transit's guaranteed ride home program, as well as links to green business programs
 - Create a page for Mountlake Terrace residents, providing information, resources, and updates about the implementation of this Strategy
 - iii. Establish a kiosk at the Recreation Pavilion with regularly updated information about sustainability
 - iv. Identify simple actions residents can take to help environmental sustainability in each addition of the monthly City newsletter

In addition to discussing the topic of sustainability, neighborhood meetings of the City's **Mobile Information Team** can provide information about other City programs and solicit volunteers and participants to assist in City efforts. The very act of gathering neighbors together to discuss these issues should be considered an important and empowering community-building action.

4. Explore opportunities to engage partner organizations in presenting sustainability events and programs that are educational, celebratory, and engaging
 - i. Consider hosting an annual environmental event such as an Earth Day celebration that combines community education and celebration of recent accomplishments
 - ii. Consider partnering with the library and library support groups to organize a Sustainability Series with regular guest speakers, book discussions, or community forums on environmental issues
5. Celebrate outstanding contributions to sustainability by individuals, organizations, and businesses through the City's website and monthly newsletter



E. Engage partners in a collaborative approach to sustainability

1. Identify opportunities to expand the City's capacity by engaging community groups in achieving sustainability goals
 - i. Identify existing relevant local community groups and add them to the City's email and mailing lists
 - ii. Engage and cultivate leadership by key individuals to encourage the establishment of vital and active citizens groups to support City efforts
 - iii. Engage groups in appropriate volunteer efforts such as environmental mapping, environmental stewardship, and the promotion of sustainability-oriented special events
 - iv. Celebrate and publicize the contributions of these volunteer groups
2. Meet with Snohomish Public Utilities District, Community Transit, and Sound Transit in launch process of this Strategy and on an ongoing basis to assess opportunities for collaboration
3. Coordinate with the Edmonds School District
 - i. Establish annual meetings with district administration to discuss Commute Trip Reduction efforts and opportunities to partner in the presentation of environmental issues in the classroom [see III.F.3]
 - ii. Cultivate a relationship with a teacher interested in championing the presentation of environmental issues in the classroom



CREATING A LIVABLE COMMUNITY THROUGH OUR NATURAL AND BUILT ENVIRONMENT

Creating an attractive, vibrant and highly livable community will enhance Mountlake Terrace's attractiveness for existing and potential residents, business owners, and investors. The City can plan for easily accessible green spaces that serve as nodes of neighborhood activity and for greater connectivity. Development that integrates vibrant retail corridors, livable neighborhoods, transportation and mobility connections, open spaces, and public gathering places will enhance the enjoyment of residents and visitors alike and strengthen a sense of community.

GOAL II: FACILITATE DESIRABLE DEVELOPMENT PATTERNS AND ECONOMIC VITALITY

By engaging in a holistic and systemic approach to planning its natural and built spaces, the City ensures its sustainability efforts are self-reinforcing and complimentary. Through planning, codes, and incentives the City can encourage desirable development in all its neighborhoods and build a welcoming and vital Town Center.

A. Facilitate investment in the Town Center in a sustainable and community-enhancing manner



1. Proactively recruit interesting businesses and desirable development practices in the Town Center
 - i. Aggressively market Town Center development opportunities by engaging a broker to proactively reach out to vibrant mix of desirable independent retailers who have shown success in the region but do not yet have a Mountlake Terrace presence

Town Center: Building on Previous Efforts. Mountlake Terrace has invested considerable time and effort to establish a vision and development regulations for a vibrant and sustainable Town Center. Smart Growth principles are explicitly incorporated in the vision of a dense and pedestrian-oriented city center, as well as in the way in which this development will occur. For example, the establishment of the Town Center Overlay restrictions specific, undesirable development in the Community Downtown Business District, reduces parking requirements, and encourages developers to reduce off-street surface parking. This Sustainability Strategy aims to build upon this strong foundation by encouraging Town Center development, populating the sustainable community planning framework that has been laid in place, and extending these principles to other areas of the City through code revision and the provision of resources and incentives to encourage sustainable development.

- ii. Encourage office development within the Town Center area to enhance the district’s foot traffic and economic vitality, clean technology businesses, and other targeted employers
 - iii. Encourage the use of green building and Low Stormwater Impact Development practices in the Town Center by providing floor area ratio, height, or setback bonuses for developers
 - iv. Facilitate development of the planned Town Center public plaza to create a community gathering place by providing floor area ratio, height, or setback bonuses for developers
 - v. Explore opportunities for a high profile development in the Town Center that can be used to showcase green building and low stormwater impact development standards, seeking out and collaborating with a willing developer
2. Encourage the establishment of a farmers market in the Town Center to provide residents with access to locally produced food
 - i. Engage with interested citizen groups, civic clubs, and business and community organizations to identify a local sponsor(s) responsible for the farmers market development and management
 - ii. Assist in the finding of an appropriate site by allowing for the use of City property or facilitating access to appropriate private property
 - iii. Support market success by allowing use of City materials or electric and water facilities if needed
 3. Track lessons learned in Town Center to identify key sustainable development strategies for citywide implementation

B. Revise City codes and planning to incorporate low stormwater impact development (LSID) and smart growth strategies

1. Develop a process and timeline for code review to incorporate policies supportive of sustainable development
 - i. Ensure that the perspective of the development community is included in this process, evaluating the impact of development requirements from a business perspective as well as considering environmental and social benefits
 - ii. Evaluate codes to ensure standards are reasonably aligned with neighboring cities to maintain Mountlake Terrace’s share of commercial, multifamily, and single family residential development



Low Stormwater Impact Development: Definition, Benefits, and Costs

The term “**Low Stormwater Impact Development**” (LSID) is used in this document, rather than the more commonly used term “Low Impact Development” (LID) to avoid confusion with “Local Improvement District,” also known as LIDs, and because the concept of “low impact development” focuses more on minimizing impacts to stormwater than on other forms of development impacts.

LSID techniques work with nature to manage stormwater as close to its source as possible. There are a variety of different LSID techniques practiced in six main categories:

- Conservation designs minimize stormwater runoff by preserving open space. Examples include cluster development, reduced pavement width and setbacks.
- Infiltration practices are structures or landscape features designed to capture and infiltrate runoff. Examples include porous pavement, rain gardens and other vegetated treatment systems, and infiltration basins and trenches.
- Runoff storage practices capture and store runoff from impervious surfaces. Examples include: rain barrels and cisterns, green roofs, and depressional storage in landscape islands and tree, shrub, or turf depressions.
- Runoff conveyance practices are used to slow flow velocities, lengthen the runoff time of concentration, and delay peak flows that are discharged off-site due to large storm events. Examples include eliminating curbs and gutters, roughening surfaces, and creating grassed swales and grass-lined channels.
- Filtering practices are used to treat runoff to capture pollutants. Examples include bioretention or rain gardens, vegetated swales, and vegetated filter strips and buffers.
- Low impact landscaping means considering long term maintenance goals, such as reducing inputs of water and chemicals, when planning and designing a functional landscape. Examples include planting native, drought-tolerant plants, reforestation, and converting turf areas to shrubs and trees

Some of these techniques involve tradeoffs that may restrict their applicability to Mountlake Terrace. The elimination of curbs, for example, may lead to cars parked on the grass edge and a decreased separate of auto and foot traffic. The use of grass swales is in decline due to the surface area required, and this technique would not be appropriate for Mountlake Terrace’s downtown, where space is at a premium. An overall challenge to relying on soil absorption techniques is that the existing soils in Mountlake Terrace do not facilitate good drainage and would require the replacement of existing clay soils with sandy loam. Furthermore, these drainage areas require regular maintenance.

Where feasible, LSID techniques result in numerous environmental and land use benefits: including reduced downstream flooding and property damage, real estate value and property tax revenue due to a water feature or visual amenity, increased lot yield that would normally be used for traditional stormwater facilities, aesthetic value of LSID infrastructure, increased public awareness and participation in water quality practices, pollution abatement, protection of downstream water resources, ground water recharge, water quality improvements and reduced water treatment costs, reduced incidence of combined sewer overflows, and habitat improvements.

According to a study conducted by the EPA, the use of LSID techniques does not substantially raise costs. Examining 12 case studies across North America, including four projects in Washington, LSID techniques cost less than conventional stormwater management methods in 11 cases.

(Source: Environmental Protection Agency, “Reducing Stormwater Costs through Low Impact Development (LID) Strategies and Practices”)

2. Consider a voluntary Zero Effect Drainage Discharge ordinance to provide flexibility for developers to use LSID techniques instead of more traditional design standards for stormwater management
 - i. Consider an optional agreement that would hold private property owners responsible for minor maintenance of LSID infrastructure and provide an option for the owners to pay the City to provide major maintenance
3. Consider incorporating requirements for the following **four LSID techniques** in City code:
 - Reductions in parking lot area
 - The planting of raingardens and stormwater planters
 - The preservation and planting of trees
 - The construction of green roofs

These **four LSID techniques** were identified as high priorities for the City of Mountlake Terrace because they reduce the volume and timing of stormwater runoff, increase water quality, and provide additional streetscape benefits.

Washington State law specifies that the State controls the rights to rainwater, making it technically illegal to capture precipitation through the use of rain barrels, catchment tanks, and other designs. Despite this, many cities and utility districts have actively promoted the use of rain barrels without provoking response from the Department of Ecology, which is currently engaged in a process to develop new regulations that clarify this uncertainty. The City of Seattle has recently obtained a citywide water right permit, giving it a legal basis to collect rain from rooftops across much of the City.

(Source: "Saving rain: How much is too much?", Seattle Post Intelligencer, July 21, 2008)

Smart Growth in the Puget Sound Region

Smart growth policies, programs, and investments are underway in many communities around the Puget Sound region and beyond. For example, the Governor’s Smart Communities Awards have recognized the following local jurisdictions, among others, for their achievements in creating vibrant, livable communities:

- Everett, for transportation efforts and downtown planning
- Sumner, for its town center project
- Bremerton, for its downtown area planning
- Kirkland, for housing choice incentives
- Bothell, for public participation in capital facilities planning
- Woodinville, for its Greenbrier Heights community that provides affordable housing while protecting open space
- Snohomish County, for its transfer of development rights (TDR) program

4. Integrate **smart growth** and compact development techniques into City codes and systems
 - i. Continue to employ mixed-use zoning, including ground-floor retail, to increase the services available to residents and visitors
 - Provide floor area ratio, height, or setback bonuses for developers in exchange for providing public benefits such as plazas or affordable housing
 - Preserve opportunities for neighborhood retail nodes
 - ii. Continue to consider reducing the land area required for parking places associated with new and redeveloped buildings, considering the availability of nearby parking, smaller spaces for compact cars, shared parking opportunities, and the availability of alternative transportation options
 - iii. Evaluate opportunities to reduce minimum street pavement widths and the turning radius for cul-de-sacs
 - Work with the Fire Department to determine strategies for reducing required drive widths
 - Identify strategic locations for reduced street width projects
 - iv. Revise zoning and building codes to permit a wider variety of housing types in a given area by changing regulations for on-site densities, set-backs, minimum lot sizes, or subdivisions to allow for accessory dwelling units, cottage housing, town homes, and other alternatives
 - v. Promote opportunities for compact development by taking advantage of the opportunity to provide cottage housing through the City and the overlay allowing for 4,800 square foot lots in specific areas
5. Continue to explore participation in the Snohomish County Transfer of Development Rights program by serving as a receiving site to facilitate infill

Smart Growth: Principles and Benefits

Like growth management, **Smart Growth** is a planning approach that seeks to concentrate growth in vibrant city centers that are well served by public transportation, preserving open spaces in more rural areas. Smart Growth is based upon the following 10 principles:


- Provide a Variety of Transportation Choices
- Mix Land Uses
- Create a Range of Housing Opportunities and Choices
- Create Walkable Neighborhoods
- Encourage Community and Stakeholder Collaboration in Development Decisions
- Foster Distinctive, Attractive Communities with a Strong Sense of Place
- Make Development Decisions Predictable, Fair, and Cost Effective
- Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas
- Strengthen and Direct Development towards Existing Communities
- Take Advantage of Compact Building Design and Efficient Infrastructure Design

Development guided by smart growth principles offers a range of social, environmental, and economic benefits for communities. Such development can minimize air and water pollution, encourage clean-up and reuse of polluted “brownfield” sites, and preserve open space and natural areas. Smart growth practices can reduce the adverse environmental impacts of development through methods that include compact development, mixed land uses, convenient and accessible transit, improved stormwater management practices and reduced impervious surfaces, protection of ecologically sensitive areas, and improved facilities and amenities for pedestrians and bicyclists.

(Source: U.S. Environmental Protection Agency, “Environmental Benefits of Smart Growth.” <http://www.epa.gov/smartgrowth/>)



C. Provide resources to encourage desirable development patterns

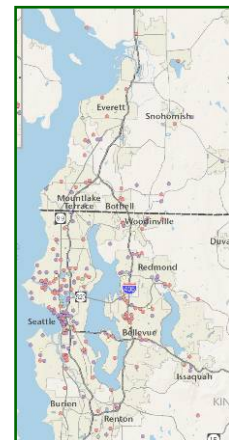
1. Seek funding for a demonstration project, potentially by participating in the Puget Sound Partnership’s technical assistance program in 2009
2. Use the City’s website to describe City development regulations to different audiences, drafting original text for Mountlake Terrace-specific information and providing organized links to general resources 
 - i. Describe the environmental benefits to the public
 - ii. Clearly describe the City’s regulations to the development community, communicating the City’s willingness to collaboratively support efforts to meet the City’s expectations
 - iii. Provide links to resources organized by topics, including policy background, technical assistance, and private sector businesses with related design and construction experience
 - iv. Create a simple development sustainability checklist that lists environmentally preferable development options and related incentives and resources for use by developers, as well as preferable methods for the reuse or disposal of construction waste



3. Provide appropriate training for City staff and technical assistance and resources to developers
 - i. Train City staff, where appropriate, in permitting for development that incorporates LSID techniques, smart growth principles, compact development, and green building practices
 - ii. Review the City's development sustainability checklist in pre-application consultations to support the submittal of development proposals that comply with regulations and take full advantage of opportunities and incentives to more aggressively incorporate green building design and low stormwater impact development techniques
 - iii. Create an easy-to-understand document to inform developers of the credits they may obtain through the incorporation of low stormwater impact development techniques
 - iv. Create an easy-to-understand document that informs developers of the flexibility and innovation possible under the City's planned unit development provision
 - i. Hold workshops and technical assistance sessions designed to share information with the development community, providing both technical information and recommendations for working through the City's development process

D. Encourage Sustainable Business Growth

1. Market Mountlake Terrace's Melody Hill light industrial/office park zone and other commercial districts to clean technology firms
2. Continue to build and improve systems and processes to ensure the City is business-friendly and development-ready
 - i. Look for opportunities to streamline City processes
 - ii. Promote a customer service orientation to meet business and development needs
3. Evaluate opportunities to provide incentives, such as tax breaks or concessions, to attract green businesses



GOAL III: MAXIMIZE ENERGY-EFFICIENT MOBILITY OPTIONS THAT CONNECT CITY RESIDENTS TO THE PLACES WHERE THEY LIVE, WORK, AND PLAY

As Mountlake Terrace continues to evolve, the City will need to place a strong emphasis on supporting sustainable transportation options which are energy and time efficient. By adopting approaches that support mass transit and non-motorized transportation options, the City will not only reduce energy use and help reduce its environmental footprint, but will also make Mountlake Terrace more livable and attractive to new residents and businesses.

The concept of efficient mobility is supported by efforts addressed elsewhere in this Strategy. A fundamental strategy to achieving greater mobility is through the mixed use development encouraged in Goal II

A. Develop energy efficient connections to Town Center

1. Modify Town Center parking policy to encourage the use of non-vehicle transportation alternatives
 - i. Prioritize on-street parking for shoppers by using time restrictions to limit all-day commuter parking, upon the completion of the park-and-ride garage at I-5 and 236th
 - ii. Continue to employ a “park once” strategy in Town Center that reduces the total number of parking spaces available and utilizes shared parking techniques
 - iii. As Town Center development progresses and demand increases, consider charging for the use of downtown parking spaces
2. Encourage walking through sidewalk connectivity and amenities
 - i. Continue to prioritize sidewalk projects that provide walkways connecting Town Center to destinations across the city such as the Recreation Pavilion, City parks, and nearby neighborhoods
 - ii. Continue to incorporate street trees, benches, appropriate pedestrian lighting, and green infrastructure to make walking routes safe, comfortable, attractive, and distinctive

The Town Center Plan

recommends sidewalks and bike lanes on all major streets in Town Center, including 56th, 58th, 232nd, 234th, 236th, and 244th streets.

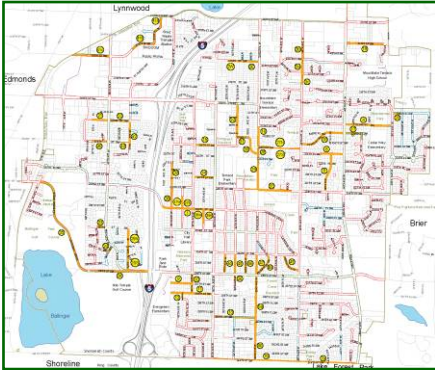
3. Encourage biking through increased bike lane connectivity and amenities
 - i. Maintain and improve existing bike lanes into and out of Town Center
 - ii. Provide signage on these lanes to indicate to bicyclists that their route leads to Town Center, incorporating these signs in a distinctive Town Center way-finding system
 - iii. Ensure compliance of City regulations that require new developments in Town Center to install bike racks

B. Fully implement the Bicycle Plan from the Transportation Master Plan

1. Develop an annual program to ensure regular funding for bicycle-friendly road and trail improvements, including budgeting at least \$1,000 annually for ongoing bicycle parking improvements such as bike racks on public property
2. Designate bike lanes on those roads recommended by the Transportation Master Plan
 - i. Prioritize routes that connect to the Park-and-Ride facility, new Town Center, and follow and/or connect to existing transit routes
3. Require bicycle racks that meet the Transportation Master Plan guidelines for convenience, anchoring, location, bicycle locks, and spacing
 - i. Require all new commercial developments to provide at least one bicycle rack for every 12 parking spaces
 - ii. Require multi-family developments in the Town Center to provide bicycle racks for tenants
4. Designate bicycle/car-shared roadways as recommended by the Transportation Master Plan




C. Fully implement the Sidewalk Plan from the Transportation Master Plan




1. Maintain policy requiring sidewalks on both sides of all new streets and as part of all major street improvements
2. Fund an annual sidewalk program at the level of \$100,000 a year or more for new sidewalk construction and the repair and reconstruction of existing sidewalks
 - i. Annually select and implement at least one of the ten highest priority sidewalk projects, as designated by the City Council each biennium
 - ii. Pursue State and federal grant programs to fund additional sidewalk construction

D. Promote the availability and benefits of biking and walking opportunities

1. Prepare and distribute attractive maps of bike and walking routes at City Hall, the Recreation Pavilion, community festivals, retail outlets, and other public venues 
2. Continue to hold and publicize annual “Bike-To-Work” days to promote biking, walking, and other human-powered transportation
3. Partner with local and regional bicycle organizations to promote the benefits, safety, and support development of new routes
4. Participate in regional efforts, such as Feet First, to encourage walking and active lifestyles

E. Provide information and incentives to businesses to implement transit and transportation demand management strategies from the Transportation Master Plan

1. Recognize businesses that increase the number of employee-hours spent telecommuting
2. Provide information to businesses about Community Transit’s **guaranteed ride home program** 
3. Work with Community Transit to expand its guaranteed ride home program to businesses currently too small to have commute trip reduction programs in place

A “**Guaranteed Ride Home**” program is a common element of CTR programs that many employers, including the City of Mountlake Terrace, offer that provides transportation to ridesharing employees when emergencies or unforeseeable situations arise during the workday. Community Transit offers free emergency transportation to ridesharing employees who are registered with their employer’s Commute Trip Reduction program. This program will provide up to 65 miles of free taxi service (one-way) to take a residence of location of an emergency.

(Source:
<http://www.commtrans.org/>)

F. Encourage Commute Trip Reduction (CTR) Programs citywide

1. Improve reductions in drive-alone trips by City employees through methods such as the following:
 - Increased financial incentives, such as bus passes, subsidies or other preferred treatment for carpoolers
 - Improved shower and locker facilities for bicyclists
 - City policies supporting, facilitating, and promoting flexible schedules, such as four 10-hour days, and telecommuting where possible
2. Work with Premera Blue Cross and other large employers to continue reductions in single-occupancy vehicle commuting, and to identify opportunities for CTR collaboration
 - i. Explore opportunities for City of Mountlake Terrace employees to join Premera car and vanpools
3. Coordinate with Mountlake Terrace High School to reduce single-occupancy vehicle travel to and from the school
 - i. Use annual meetings with school administration to advance CTR strategies, including:
 - Continue to coordinate with new sidewalk projects to increase walk routes to the school
 - Add bike racks
 - Consider reducing the number of parking spaces available at the school or providing incentives to not drive
 - ii. Work with a teacher contact to promote CTR strategies in the following ways:
 - Include broader “mobility education,” including transit, biking, and walking in drivers’ education classes
 - Raise student and teacher awareness about transportation alternatives

Organizations with more than 100 on-site employees must meet state-mandated goals for reducing single-occupancy vehicle commuting.

G. Continue to work with Community Transit, Sound Transit, and King County Metro to improve commuting options and service

1. Coordinate with transit agencies to enhance services within Mountlake Terrace through:
 - Expanded route options to ensure service within Mountlake Terrace between neighborhoods, the Recreation Center, and other community destinations
 - Linkages among the Community Transit, Sound Transit, and King County Metro systems serving the City
 - Promotion of the Community Transit Center

2. Partner with Sound Transit to achieve light rail connectivity for Mountlake Terrace

3. Coordinate with the Washington State Department of Transportation, as well as transit agencies and others, to encourage transit-oriented development, recognizing opportunities associated with the new Transit Center and Freeway Station at I-5 and 236th.



GOAL IV: ENHANCE AND EXPAND THE CITY'S GREEN SPACES AND SYSTEMS

Sustainability in the landscape is about creating healthy places and the connections between them to create robust systems that mimic the natural environment. Green spaces include natural areas, parks, yards, ponds, lakes, and even back yards. Green connections are streets, trails for bicycles and pedestrians, habitat corridors, natural drainage systems, streams, and views. Green spaces and connections provide many benefits, including opportunities for people to enjoy and connect with nature, places to play and exercise, the ability for people to walk or bike instead of driving their cars, protection of important habitat for native plants and animals, and improvements to water quality by managing stormwater and filtering pollutants.

A. Protect and enhance the City's tree canopy

1. Develop and adopt a comprehensive tree policy
 - i. Refine the City's definition of "significant trees" based on uniqueness in size, species, and condition
 - ii. Require that a City permit be obtained prior to tree removal of significant trees
 - iii. Prohibit cutting down significant trees on public and private land without substantial mitigation paid to City vegetation restoration fund
 - iv. Continue to implement the City's policy for replacement of required trees and ensuring that replaced trees are of an appropriate caliper and species
 - v. Continue to require and enforce critical root zone tree protection on construction sites
2. Pursue participation in the Tree City USA Program by meeting the following four requirements:
 - Creation of a Tree Board or Department
 - Passage of a tree care ordinance
 - Institution of a Community Forestry Program with an annual budget of at least \$2.00 per capita
 - Arbor Day observation and proclamation

IPM: Strategies, Benefits, and Costs



Integrated Pest Management (IPM)

approaches to landscape management involve developing operational and cultural practices and applying products that minimize the use of chemicals in managing problem pests. IPM strategies can dramatically reduce both the quantity of herbicides, insecticides, and other pest control chemicals used as well as the cumulative toxicity of those chemicals. These reductions produce public health benefits, both for the individuals who would be applying the chemicals (including public employees and contractors) as well as all members of the public who use the affected landscapes, including sports fields, parks, and natural areas. Toxics reduction also produces environmental benefits, reducing harmful impacts on local plant and animal life. These benefits apply particularly to urban streams and ponds, where such chemicals can collect after being transported by stormwater runoff.

The costs of IPM strategies consist primarily of the extra time required to train staff in the techniques and to implement the management strategies themselves. Labor costs may be higher with IPM approaches than with conventional pesticide application, though IPM can produce “risk management” savings in health benefits to workers and park users as well as savings on the pesticides themselves.


3. Encourage Snohomish County PUD to qualify for certification and recognition under the Tree Line USA program by meeting the requirements related to quality tree care, annual worker training, and tree planting and public education

B. Maintain green spaces and connections

1. Restore and enhance existing natural habitats, places, parks and spaces
 - i. Develop and disseminate a list of recommended plants specifically appropriate for Mountlake Terrace 
 - ii. Track and remove invasive species with the help of volunteers
2. Reduce the use of fertilizers and pesticides in City green spaces
 - i. Encourage **Integrated Pest Management (IPM)** strategies
 - Establish rules and guidelines for City landscape maintenance that emphasize the use of organic fertilizer, limit pesticides and herbicides, and promote water-wise lawn and garden care
 - Provide training and certification programs to City maintenance staff in Integrated Pest Management
 - Provide links to resources about IPM and natural yard care strategies and their benefits for residents and businesses 
 - ii. Explore opportunities to use synthetic turf field on City recreation fields

Locally, the cities of Seattle, Tacoma, and Olympia have adopted IPM policies. Other local cities, such as Bellevue and Issaquah, have developed best practices and recommendations for IPM, though they may lack a formal IPM policy. Since passing its IPM ordinance in 1996, San Francisco has reduced gallons of pesticides used by 85 percent, pounds of most common herbicide ingredient by 87 percent, and pounds of all pesticides used in parks, buildings, and public spaces by 55 percent.

(Source: San Francisco Department of the Environment, www.sfenvironment.org)

3. Encourage people to view their yards as habitat connected to their neighbors and the larger regions
 - i. Develop and disseminate guidelines for how to locate plantings and choose appropriate plants for creating habitat connections
 - ii. Provide links on City website to “how to” instructions for building bird feeders and nests 
 - iii. Develop stronger ties with neighborhood gardening and the Recreation and Parks Department by supporting the 2009 Natural Yard Care Program for the Lake Ballinger Watershed
 - Extend program to other basins within the City and continue partnerships established with surrounding municipalities

C. Protect creeks, streams, and Lake Ballinger

1. Continue to address issues of stormwater and water quality in the Hall Lake/Lake Ballinger/McAleeer Creek Watershed Basin through development of the Watershed Basin and Action Plan and Watershed Forum in collaboration with Snohomish County and the cities of Edmonds, Lake Forest Park, Lynnwood and Shoreline
 - i. Participate in the legislatively funded Surface and Groundwater Study to assess surface and ground water impacts to the level of Lake Ballinger
 - ii. Build on the momentum and capacity of the Watershed Forum to identify and address further issues and opportunities for regional collaboration related to the watershed
 - Evaluate opportunities to establish a lake or watershed management district to facilitate funding and maintain a regional approach to addressing water quantity and quality issues
 - Address issues related to water quantity such as flow control facilities, possibly including facilities in the right-of-ways leading to Lyon and Hall Creeks
 - Address issues related to water quality including enhanced phosphorus treatment within the Lake Ballinger Basin



This Action Strategy's focus on protecting the water quality of Lake Ballinger and the City's creeks and streams is supported by actions throughout this document, including the enhancement of low stormwater impact development and integrated pest management techniques.

iii. Continue to monitor and report on the water quality and overall health of Lake Ballinger over time

- Continue to collaborate with the Lake Ballinger Community Association on the monitoring of water clarity, total phosphorous levels, and chlorophyll a


4. Fully implement the City's Storm Water Management Plan submitted to meet National Pollution Discharge Elimination System (NPDES) Phase II requirements

Elements of this Plan are included in the items identified in this Strategy

5. Update and revise the City's stormwater code

- i. Simplify the code to make it more readily understood and practical for developers
- ii. Develop special water quality treatment standards based on neighborhood and sub-basin type, in particular requiring enhanced phosphorous treatment in the Lake Ballinger basin



6. Restore stream and lake banks on City land and private property

- i. Continue to require mitigation with the redevelopment of waterfront properties
- ii. Provide educational materials to support homeowners in restoring and enhancing their stream banks 
- iii. Organize community stewardship groups to hold work parties and monitor water quality and health in coordination with staff of the Recreation and Parks Department


7. Provide training for City staff

- i. Create a concise training on responding to accidental or illicit spills and discharges for all City staff
- ii. Provide appropriate training for Public Works and Parks Maintenance staff as described in the City's Stormwater Management Plan



8. Continue to educate the public about their role in maintaining the health of our streams and lakes
 - i. Continue to collaborate with the Edmonds School District to provide the City's stormwater presentation to third and fourth grade students
 - ii. Enhance information available on the City's website to minimize contamination from pet waste, vehicle maintenance, and landscaping and buffers 
 - iii. Encourage the reporting of spills and illicit discharges by educating businesses and residents about the importance and ease of reporting through the City newsletter and website, as well as a refrigerator magnet or other mechanism for easily distributing and displaying the City's spill and discharge response program phone number 

D. Explore partnership opportunities to acquire additional land or development rights for the conservation of green spaces and connections

1. Examine ways the City can participate in the Cascade Land Conservancy's Conservation Program
 - i. Inform private landowners and developers about Cascade Land Conservancy's conservation opportunities through the City's website 
2. Look for opportunities to partner with other land conservation organizations, such as The Nature Conservancy

IMPROVING RESOURCE EFFICIENCY

Improving resource efficiency is a cornerstone for creating a sustainable Mountlake Terrace, benefiting the environment, reducing costs and resource consumption, and strengthening public health. Achieving efficiency gains will not only entail investing in more efficient technologies and practices but also necessitate a commitment to measuring, tracking, and evaluating resource use in City departments as well as in the residential and business sectors. The City has the potential to make great strides in reducing its resource use by making efficiency improvements today, while remaining flexible to respond to changing needs and technologies in the future.

GOAL V: INCREASE ENERGY AND WATER EFFICIENCY

Conserving our valuable natural resources is critical to sustainability. Through changes in building design, technological improvements, and behavioral changes, Mountlake Terrace can conserve water and energy to benefit the health of the community and environment. By reducing the use of today's resources, both renewable and non-renewable, Mountlake Terrace can also lower its demand on resources in the future.

Buildings consume 40 percent of the world's total energy, 25 percent of wood harvest, and 16 percent of water consumption. **Green building techniques** reduce energy and water use, improve indoor air quality, are sensitive to site development issues, and use environmentally friendly building materials.

(Source: U.S. Department of Energy's Center of Excellence for Sustainable Development from Sustainable Infrastructure)

A. Design and construct new City Hall and other new City buildings using green building techniques

1. Establish a policy of meeting a minimum of the LEED Silver standard for all new City buildings over 5,000 gross square feet
 - i. Consider meeting a higher level of LEED standards through lifecycle cost analyses that also consider potential benefits to the City's image
 - ii. Evaluate the costs and benefits of pursuing **LEED certification**, considering costs of certification and benefits in enhancing the City's green image

The City could opt to meet LEED standards without **LEED certification** of its buildings, however, the benefits of certification, including greater visibility for the City's sustainability efforts and green leadership, may make certification worthwhile. If a City-occupied building includes other tenants, LEED certification may help secure higher rents and occupancy.

LEED Certification: Savings and Costs

A 2005 study of California LEED-certified buildings found that the upfront costs of LEED-certified building designs typically exceed those of conventional designs by approximately 2%. LEED Certified and Silver buildings, however, achieved a financial savings of 12 times the extra upfront cost, assuming an average building lifespan of 20 years (with additional savings over a longer lifespan). It is important to note that this savings estimate is calculated using California electricity rates. As Washington rates are significantly lower, long-term cost savings for buildings in Washington State are expected to be less than 12 times the upfront cost premium

A more recent study, published in 2007, found no significant difference in average costs for green buildings in comparison with conventional, non-green buildings.

(Source: Davis Langdon, Cost of Green Revisited: Reexamining the Feasibility and Cost Impact of Sustainable Design in the Light of Increased Market Adoption, July 2007, <http://www.davislangdon.com/>)

Green Building and LEED in the Puget Sound Region

A number of local jurisdictions) have adopted green building policies and constructed green buildings. The City of Mukilteo is aiming to achieve LEED Gold for its new City Hall, currently under construction and slated for completion in 2009. Pierce County's Environmental Services Building in University Place, completed in 2002, has achieved energy savings of 15% below the 1997 Washington State Energy Code requirements. Under state law, state-funded school construction projects are required to achieve LEED Silver or its equivalent, and as of 2007, this requirement also applies to school districts of over 2,000 students. The Lake Washington School District completed Ben Franklin Elementary School in Kirkland in 2005. This project emphasizes daylighting and indoor air quality, which have significant benefits for student performance as well as the building's energy use. The Bainbridge Island City Hall, completed in 2001, has received multiple awards for its environmentally friendly aspects.

There are a variety of policy options a city can employ to encourage green buildings and energy efficiency in existing buildings, in addition to the short -and medium-term actions recommended for Mountlake Terrace. Actions being used and under development in other cities in the U.S. include:

- Mandates that require the disclosure of a building's historical energy usage and performance
- Required updates for owners to increase energy efficiency to a specified efficiency target, such as a 20% better than baseline target and additional incentives or rebates for owners who exceed required targets
- Carbon feebate programs that define minimum efficiency requirements and charge fees or give rebates according to performance

There are also a number of financing and incentive programs that cities can conduct independently, including a Green Building Revolving Fund or Energy Efficiency Local Improvement Districts, or with private partners, such as private loans funds or energy efficient mortgages.

B. Encourage the use of green and energy-efficient building techniques in the private sector

1. Evaluate **building code requirements** to ensure standards are aligned with neighboring cities for commercial, multifamily, and residential buildings
 - i. Prioritize changes in codes that require energy and water **conservation techniques**
 - Prioritize relatively simple upgrades, such as installing toilets that use only 1.6 gallons per flush, showerheads that use 2 gallons per minute or less, and 1 gallon bathroom sink aerators
 - Ensure flexibility in code changes by allowing developers to choose from multiple solutions to meet a given requirement
 - ii. Communicate code changes to developers and the public that identifies key changes and intent
2. Provide **incentives** for enhanced energy efficiency and achieving a LEED Silver standard in commercial buildings, considering the following options:
 - Awards or publicity to recognize green building projects
 - Expedited permit processing and/or expedited plan review
 - Height or Floor Area Ratio (FAR) bonuses
 - Property or sales tax rebates or abatements or full or partial refunds for development fees
 - Application of the Multifamily Property Tax Abatement Program with energy efficient standards incorporated as a required element of qualifying projects
3. Provide resources and tools to increase awareness and use of green building techniques
 - i. Provide information about State income tax credit and incentive payment from Snohomish County Public Utility District (PUD)
 - ii. Ensure counter staff are trained and familiar with codes and resources pertaining to green building

Mandating stricter standards in these **conservation techniques** provides substantial cost savings over the life of the structure, with little upfront cost. While these savings benefit everyone, lower operational costs are particularly beneficial for lower-income tenants.

The City of Seattle is investing \$175,000 in studies of opportunities to improve energy efficiency in existing and new building stock through **building code requirements** and **incentives**. Mountlake Terrace should monitor the publication of these reports, which are due by the end of 2009, and subsequent changes to Seattle requirements and incentives. The City should seek to match these initiatives as far as possible given market conditions and the policies of neighboring cities.

C. Reduce energy use in existing City buildings and support alternative energy generation

1. Formally track energy use at all City buildings, including electricity, natural gas, and any other energy use, and use this information to identify best opportunities for conservation
2. Develop and employ policies to encourage more energy efficient behavior and procurement in all City departments, including instituting improvements with short-term paybacks at the existing City Hall building
 - i. Write a formal procurement policy directing the purchase of **EnergyStar** devices and replace existing devices, when appropriate, with EnergyStar certified products
 - ii. Use energy efficient lighting by replacing all area High Intensity Discharge and incandescent lighting with fluorescent lighting

Lighting Upgrades

Upgrading large area lighting fixtures to fluorescent tubes can provide significant cost and energy savings. Projects in the Seattle area have recouped costs in as little as 2 to 4 years. Snohomish PUD offers financial incentives for government facilities that can pay for up to 70% of the project cost for energy-efficient lighting upgrades.

In Seattle, the Department of Parks and Recreation upgraded the lighting at its Amy Yee Tennis Center from metal halide fixtures to efficient T5 fluorescents, saving more than 760,000 kWh and over \$45,000 per year. The project cost about \$179,000, and the Parks Department received incentives from Seattle City Light incentives worth more than half this amount (\$96,000), resulting in a payback period of less than two years.

Lighting upgrades in the Portland Building, which contains offices for about 3,000 city employees, save taxpayers \$80,000 a year.

(Sources: <http://www.resourceventure.org/> and City of Portland, Office of Sustainable Development)

EnergyStar's Energy Savings

Replacing 125 conventional cathode-ray tube (CRT) monitors with 15" **EnergyStar** flat-screen monitors will produce significant cost savings over the lifespan of the equipment. For example, the City of La Conner, Washington, replaced five CRT computer monitors with flat-screen monitors, saving nearly 3 tons of carbon dioxide equivalent and nearly \$1,000 over the lifespan of the monitors. These monitors also reduce eyestrain for users, improving employee well-being.

EnergyStar monitors produce additional savings. For every 50 flat-screen monitors with these settings, for example, users are estimated to save more than \$400 per year in energy and maintenance costs and prevent more than 4 tons of CO₂ emissions.

Note that these cost savings are based on national cost estimates of \$0.071/kWh, significantly higher than current electricity rates in the Northwest.

(Sources:




<http://www.energystar.gov/> and U.S. Environmental Protection Agency, ENERGY STAR in Local and State Government – Good for Your Budget and the Environment)

Snohomish County Public Utility District's Planet Power Program is a voluntary program that increases the demand support for electricity generated from environmentally friendly resource, such as wind. Energy purchased through the Program comes from three wind farms in Oregon and Washington. Snohomish PUD currently sells Planet Power at a cost of an additional \$3.00 per month per 150 kWh block. Purchasing one 150 kWh block a month for a year offsets the same amount of carbon dioxide as taking a car off the road for 2,756 miles or planting a half-acre of trees. Currently, no local governments participate in the program, but all customers, including residents, businesses, and government agencies can participate. The cities with the most subscribers to the program are Everett, Edmonds, and Lynnwood.

(Source: Snohomish PUD,
<http://www.snopud.com>)

- iii. Enforce implementation of the City's "lights out" policy and consider the use of timers or motion sensors to automatically turn off unnecessary lights
 - iv. Cap building central heating at 70 degrees Fahrenheit, and cap cooling at a minimum of 74 degrees Fahrenheit
 - v. Ensure annual boiler tune-ups for all City buildings
 - vi. Work with Snohomish PUD to evaluate City building lighting and heating, ventilation, and air conditioning (HVAC) systems and take advantage of incentive programs
3. For buildings with natural gas heating, work with Puget Sound Energy to upgrade the efficiency of HVAC systems, especially gas boilers, and take advantage of available rebates and incentives
 4. Purchase "green power" for Mountlake Terrace Civic Center through **Snohomish PUD's Planet Power Program**

D. Provide encouragement and information to help businesses and residents reduce their energy use and support alternative energy generation

1. Provide information about **energy conservation programs from Snohomish PUD** in City's sustainability materials and website 
2. Work with the Snohomish County PUD to track individual business and residential energy consumption and reward decreased consumption with recognition or reduced pricing
3. Provide a link to the Snohomish PUD's Planet Power Program from the City's website to encourage the purchase of wind-generated energy 
4. Provide information about the Washington Weatherization Assistance Program and its Technical Assistance Center on the City's website 
 - i. Consider City participation in the **Energy Matchmakers Program**

Snohomish PUD has several **energy conservation** programs for its customers, including:



- Appliance Rebate Program for the purchase of resource-efficient clothes washers and dish washers
- Built with EnergyStar program to encourage energy-efficient features (heat pumps, appliances, and advanced lighting packages)
- Compact Fluorescent Lighting (CFL) Program for discounts on CFL purchases
- Conservation Loans for installation of insulation and heat pumps
- Low Income Housing Improvement Program available to community-based organizations to make energy-efficient improvements for low-income transitional housing
- Recycle Fridge/Freezer pick up with JACO Environmental (local appliance recycler)
- Special CFL Fixtures program provides discounts at participating light showrooms
- Weatherization and Heating Rebates for installation of energy-efficient improvements

(Source: Snohomish PUD, <http://www.snopud.com>)

The **Energy Matchmakers Program**, run by the Department of Community, Trade, and Economic Development (CTED), increases resources for low-income home weatherization by leveraging local match dollars.

(Source:CTED <http://cted.wa.gov/>)

E. Encourage water conservation

1. Continue participation in the Everett Water District water conservation program
2. Provide a link on the City website to the Everett Water District’s online water conservation resources and toilet and washer rebate program information 
3. Use weather-sensitive watering equipment such as smart sprinklers, drought-tolerant landscaping, and other methods to reduce water use in parks and other City properties
4. Continue to provide information on residential water use in utility billings and encourage options to reduce residential lawn watering such as drought-tolerant landscaping, efficient watering methods
5. Explore mechanisms to recognize residences and businesses that decreases their water use over time, considering a listing on the City’s website or in the City newsletter, or a colorful ornament that can be displayed in a front lawn 
6. Explore opportunities to irrigate the course using reclaimed water
7. Develop and publish a graphical representation of water use for both City government and the city as a whole



F. Improve the energy efficiency of the City vehicle fleet

1. Continue to review maintenance records to ensure that City vehicles are receiving proper, regular maintenance to maintain efficient operations
2. Continue to implement and enforce the City's no-idling policy for all departments (excluding emergency response situations)
3. Use alternative fuels for appropriate city vehicles, including biodiesel, hybrid, and electric
4. Identify areas where certain departments could downsize to smaller/more efficient vehicles that can do the same job
5. Require the use of low rolling resistance tires by all City vehicles, where available

Mountlake Terrace operates a **sizable fleet of vehicles** for use by City departments. Choosing the most efficient vehicles for each task and properly maintaining them will conserve energy, reduce the City's environmental footprint, and save money.

G. Encourage transit agencies serving Mountlake Terrace to employ fuel-efficient vehicles and/or vehicles that use alternative fuels

GOAL VI: ENCOURAGE MATERIAL CONSERVATION, REUSE, AND RECYCLING

By making simple changes in our everyday lives, we can conserve energy and money as well as reduce our carbon footprint. Recycling removes valuable commodities from the waste stream, whereas shipping those items to distant landfills costs valuable tax dollars. In addition, using fewer resources in the first place is an even more sustainable approach.

A. Reduce the consumption of disposable products in City departments

1. Reduce the City's use of **paper**


- i. Formally track paper purchasing and use in all City departments
- ii. Incorporate a policy preferring duplex printing and copying at City offices
- iii. Transition to secure electronic document transfer, storage, and archiving for City departments, including the e-filing of police reports
- iv. When appropriate, replace individual printers with central printer/copiers
- v. Track printing use through department or project codes

Paper is one of the most resource-intensive products on the market. Its production is a leading consumer of both water and energy as well as a major pollution source. Reducing paper use is one of the most simple, yet highly effective, impactful sustainability measure efforts that a city government can take.

WasteWise is a free, voluntary, EPA program through which organizations eliminate costly municipal solid waste and select industrial wastes, resulting in economic and environmental benefits. WasteWise provides technical assistance, information sharing, and public recognition and allows partners to design their own waste reduction programs tailored to their needs. All organizations within the United States may join the program. Washington participants include: the cities of Bellevue, Richland, and Shelton, and the counties of Kitsap, Clark, King, and Thurston.

WasteWise partners have reported more than 120 million tons of waste reduced since 1994. As a result of these activities, WasteWise partners have made significant achievements reducing their impact on global climate change by GHG emissions by greater than 7.3 million metric tons of carbon equivalent.

(Source: Environmental Protection Agency)

2. Continue to implement the City’s policy to prohibit the purchase of bottled water by City departments
 - i. Display messages from the Washington State Department of Health’s tap water toolkit in City Departments and encourage businesses to use the toolkit
 - ii. Provide information about the environmental and health benefits of tap water on City website 
3. Include language in City contracts requiring waste prevention practices by contractors
4. Enroll in the Environmental Protection Agency’s free **WasteWise** Program

B. Adopt emerging regional standards to reduce waste generation citywide

1. Reduce the use of extended polystyrene (EPS) foam by banning EPS food service containers
2. Reduce the use of plastic grocery bags by implementing a mandatory fee for the use of plastic grocery bags

Waste Reduction Standards

More than 20 cities in the U.S. have banned polystyrene food packaging.

In April 2008, Seattle Mayor Greg Nickels and City Council President Richard Conlin proposed a 20-cent “green fee” on all disposable shopping bags at city grocery, drug, and convenience stores and a ban on foam containers in the food service industry.

Seattle Public Utilities estimates 360 million disposable, mostly plastic, bags are used in the city every year, the majority of which end up in landfills. By charging a fee that will go into effect January 1, 2009, the City estimates it will reduce the use of disposable shopping bags in Seattle by more than 50 percent. In Ireland, a similar fee reduced use of disposable bags from 325 to 23 bags per person—a decrease of 90 percent. By cutting the manufacturing of plastic bags by 184 million a year, it’s estimated that Seattle will produce 112,000 less tons of greenhouse gases over 30 years.

(Source: City of Seattle, <http://www.seattle.gov/util/services/>)

C. Revise procurement policies to consider the purchase of environmentally preferable products

1. Identify environmentally preferable options in each product category that the City routinely purchases, including paper, office supplies, and furniture
2. Evaluate products in each category according to cost, environmental factors, and effectiveness, striving to balance requirements in each of these areas
3. Establish City purchasing standards in each category, reevaluating product choices and preferences on an annual basis
4. Disseminate information to City staff about environmentally preferable product options and explain the rationale behind purchasing policy decisions
5. Require the City's contracted janitorial services to utilize environmentally preferable cleaning products

D. Encourage the reuse of materials

1. Purchase reused or refurbished equipment for City departments, where appropriate
2. Assign procurement budgets to individual City department budgets to reinforce retaining items for their entire useful lifespan, unless energy efficiency dictates otherwise
3. Require departments to investigate reuse options for discarded City property
4. Provide residents and businesses with information about ways to support the reuse of materials that would otherwise enter the waste stream
 - i. Promote Snohomish County's Too Good to Toss program
 - ii. Explore partnership opportunities with King County Link Up and other government linking and reuse programs
 - iii. Identify opportunities for the reuse of building materials and items
 - iv. Evaluate opportunities to adopt a local rebate or tax break for buildings using recycled construction materials



An **environmentally preferable product** has a reduced negative effect or increased positive human effect on human health and the environment compared to more traditional products that serve the same purpose. This term includes but is not limited to recyclable products, recycled products, and reusable products. Examples include post-consumer recycled paper, environmentally friendly cleaners and paint, and carpet, furniture, and other items that incorporate recycled materials and fewer toxins than standard products.

Environmental factors to consider in purchasing include:

- Depletion of natural resources
- Waste generation and greenhouse gas emissions
- Recycled content
- Energy consumption
- Potential impact on human health and the environment

E. Increase City, residential, and commercial recycling

1. Provide more recycling bins at City Hall and other City departments' facilities
2. Establish a policy to recycle shredded Police Department documents
3. Install recycling bins in City parks and along sidewalks and bicycle trails
4. Implement food waste collection for residential customers
5. Place public area recycling containers alongside trash containers in urban core areas
6. Work with Waste Management to evaluate the feasibility of mandating the recycling of paper and cardboard by City businesses, with noncompliance resulting in fines
7. Work with Waste Management to evaluate opportunities to provide incentives for businesses that sign up for commercial compost collection
8. Coordinate with Waste Management to offer recycling and composting classes for residents and businesses
9. Develop and distribute resources containing listings of local material recyclers, including those for construction and demolition materials



