

## COMMUNITY PROFILE

Mountlake Terrace is a community of 20,390 located along the Interstate corridor, less than 10 miles north of Seattle and 15 miles south of Everett in south Snohomish County, Washington. The City encompasses four square miles, with approximately 75 percent of the land area zoned residential.

Mountlake Terrace is a community of neighborhoods, with family-oriented features that include parks, scenic Lake Ballinger and a large recreation facility. Straddling the I-5 freeway, Mountlake Terrace, is part of the metropolitan Seattle and Puget Sound region.

People in Mountlake Terrace represent a wide variety of lifestyles, ages, and income levels. Some have lived here all their lives; others are new to the community. Some are on fixed incomes; others live affluently.

### **History:**

For thousands of years, the Mountlake Terrace area was a place where wildlife inhabited the forests and wetlands and where fish swam freely in the lake and streams. About 150 years ago, non-native settlers moved in. Some of the area was logged and became farmland. Despite these changes, a rural atmosphere prevailed.

After World War II, developers built clusters of cinder-block houses for returning veterans and others in the growing Northwest region. Shopping and other services formed the nucleus of a downtown.

As shopping malls outside the city became popular, the small downtown went through a cycle of losing businesses. New auto-oriented businesses, along with residential neighborhoods, filled the city's edges. Over the years, Mountlake Terrace changed from a small rural community to a metropolitan suburb with a population of 20,390 today.

### **City Services:**

The City of Mountlake Terrace was incorporated on November 29, 1954. The City is a non-charter Optional Code City with a Council-Manager form of government. The City Council consists of seven Councilmembers who are all elected at large for staggered four-year terms. The Council elects the Mayor from its members.

The City Manager, who serves as the chief executive officer, is responsible for implementing the policies and goals of the City Council and provides leadership, coordination and development of City departments. The City Manager is appointed by, reports directly to, and serves at the pleasure of the City Council.

City services provided include: police protection, fire and emergency medical services (through a contract with Fire Department 1), jail services (through contract with other jurisdictions), animal control, municipal court, construction and maintenance of streets, storm water management, sanitary sewer services, water services, building inspection, planning and zoning, park maintenance, recreation programs, and general administration. Snohomish County Public Utility District (PUD) delivers electric services. Community Transit supplies public transportation services. The Sno-Isle County Library District offers City residents through its library and reference services. Edmonds School District provides educational programs for kindergarten through high school students.

Civic facilities owned and operated by the City include City Hall, police and fire stations, library, recreation pavilion, and public works facility.

**Civic Engagement:**

Civic engagement and volunteerism remains strong in Mountlake Terrace as citizens donate thousands of hours annually in support of many community events and projects, including the Volunteer Community Clean-up, Tour de Terrace, National Night Out, Holiday Tree Lighting, Crime Watch, and service on various boards, committees, and commissions.

Additional organizations also play a vital role in community life, providing ways for people to get acquainted, help each other, and accomplish something for the greater good of the community. In Mountlake Terrace, some have formal partnership arrangements with City government; others are unaffiliated. Examples include: Seniors Group; Friends of the Arts; Friends of the Library; Garden Club; Historical Committee; Rotary Club; Lions Club; and American Legion.

**Major Employers:**

The single largest employer and taxpayer in the City is Premera Blue Cross of Washington and Alaska, a health care insurance organization with approximately 2,500 employees. Other large employers within Mountlake Terrace are City government and the U.S. Forest Service operates an office building in Mountlake Terrace, which employs about 100 people in the headquarters of the Mount Baker-Snoqualmie National Forest.

Gateway Place is a 22-acre site adjacent to Interstate 5 partially built out as a commercial/business park. Mila, one of the community's newer businesses, is located in Gateway Place next to Regal Cinema Complex, which includes nine theaters constructed in 1994. Comp USA, a computer retailer, located here in 1994. Canyons Restaurant, which occupies a fourth building, completed construction in 1995. Studio 6 is a 119-unit hotel, completed in 1997. Office Depot, an office supply retailer, was completed in 2005.

The Mountlake Terrace Corporate Center completed construction in 1999 as a Class A office building. The seven-story, 120,000 square-foot building with underground parking houses a satellite campus for the University of Phoenix, the nation's largest private university.

In 1990, an estimated 3,643 jobs were located within Mountlake Terrace. By 2000, that had increased to 6,643, according to data from the Puget Sound Regional Council (PSRC). The employment target for the year 2025 is 8,059, though Mountlake Terrace has already exceeded its 2012 target of 4,798.

	<b><u>EMPLOYER</u></b>	<b><u>PRODUCT/SERVICE</u></b>	<b><u>NUMBER OF EMPLOYEES</u></b>
1	Premera Blue Cross	Health/Life Insurance	2,498
2	MILA Inc.	Investment/Real Estate	360
3	Edmonds School District	Education	359
4	City of Mountlake Terrace	Municipality	159
5	Silver Dollar Casino	Casino/Card Room	120
6	Crazy Moose Casino	Restaurant/ Mini Card Room	112
7	Albertson's	Retail Food & Drug Store	100
8	Golf Savings Bank	Banking	78
9	1st Security Bank of Washington	Banking	64
10	AA Party Rentals	Party & Special Events Rentals	51
11	Red Dragon Casino	Casino/Card Room/Cabaret	51
12	Pacific Aerospace & Electronics	Engineering	50
13	QFC	Grocery Retail	48
14	Bekins Moving & Storage Company	Moving & Storage	42
15	COMPUSA	Retail Sales	41

**Mountlake Terrace at a Glance:**

Incorporated.....	November 29, 1954	<b><u>ECONOMIC INFORMATION</u></b>	
City Hall.....	23204 58 <sup>th</sup> Avenue W	Total Business Licenses (2006).....	2,637
Information Phone.....	(206) 776 – 1161	Average Home Value (2006).....	\$209,100
Form of Government.....	Council – Manager	Median Rent (2006).....	\$660
Population (2000).....	20,390	Total Assessed Valuation (2006)...	\$1,742,129,951
Land Area.....	3.95 square miles	Property Tax Rate (2006).....	\$2.26 per \$1,000
Average Annual Temp. (F).....	32°(min) - 72° (max)	Sales Tax Rate.....	8.9%
No. of Full-Time City Employees..	159	Bond Rating – Moody’s.....	A3
Miles of Streets (Ctr. Line Miles)..	59.5		
<b><u>CITY PARKS</u></b>		<b><u>DEMOGRAPHIC INFORMATION</u></b>	
Parks.....	12 (267 acres)	Total Households (2000).....	7,962
Golf Course.....	1 (9 holes)	Owner Occupied (2000).....	49.7%
Athletic Complexes.....	4	Renter (2000).....	50.3%
Recreation Facilities (2002).....	1	Average Household Size (2000).....	2.54
		Median Age (2000).....	34
		Median Income (2005).....	\$58,271
<b><u>PUBLIC SERVICES</u></b>			
Library.....	23300 58 <sup>th</sup> Avenue W		
Post Office.....	23210 57 <sup>th</sup> Avenue W		
<b><u>SCHOOLS</u></b>			
Public.....	5 (Edmonds Dist. #15)		
Private.....	3		

**Mountlake Terrace Taxable Retail Sales 2004 – 2008:**

	2004	2005	2006	2007	2008
Agriculture & Other	\$ 2,633,212	\$ 2,827,588	\$ 3,000,000	\$ 3,090,000	\$ 3,182,700
Construction	26,896,376	28,881,795	30,642,857	31,562,143	32,509,007
Manufacturing	3,761,731	4,039,412	4,285,714	4,414,286	4,546,714
Transportation & Utilities	16,269,486	17,470,456	18,535,714	19,091,786	19,664,539
Wholesale	18,056,309	19,389,177	20,571,429	21,188,571	21,824,229
Retail Trade	79,372,523	85,231,591	90,428,571	93,141,429	95,935,671
Services	39,027,959	41,908,898	44,464,286	45,798,214	47,172,161
Public Services	2,068,952	2,221,677	2,357,143	2,427,857	2,500,693
Total Sales	\$ 188,086,548	\$ 201,970,595	\$ 214,285,714	\$ 220,714,286	\$ 227,335,714
City Sales Tax (.84%)	\$ 1,579,927	\$ 1,696,553	\$ 1,800,000	\$ 1,854,000	\$ 1,909,620
Annual Growth	4.4%	7.4%	6.1%	3.0%	3.0%

**Real Estate Excise Tax (REET) 2004 - 2008**

	2004	2005	2006	2007	2008
Real Estate Sales	\$126,285,400	\$146,565,400	\$193,322,200	\$126,097,000	\$131,140,800
City REET (.50%)	\$631,427	\$732,827	\$966,611	\$630,485	\$655,704
Annual Growth	19.8%	16.1%	(31.7%)	25.7%	4.0%

**Mountlake Terrace Ten Largest Taxpayers**

Taxpayer	Assessed Valuation *
Premera Blue Cross	\$ 47,199,200
Equity Assets Management, Inc.	\$ 35,974,000
Red Mortgage Capital, Inc.	\$ 16,544,000
Two Twenty Corp Center, LLC	\$ 14,346,800
Cedar Plaza/John Stipek	\$ 13,053,000
Northern Lights Apartments	\$ 12,422,000
Weidner Dean/Weidner Investment Services	\$ 11,345,000
Terrace Heights Apartments, Inc.	\$ 9,841,000
GES Maple Glen, LLC	\$ 7,305,000
CRS Financial, LLC	\$ 6,000,000
* Based on 2005 Assessed Valuation for taxes payable in 2006.	
<b>Source: Snohomish County Assessor's Office</b>	

**Debt Policy**

Like private citizens, municipalities must sometimes borrow funds to pay for large purchases like capital equipment and capital projects. As in the private world, the ability to borrow depends upon the borrower's ability to pay the loan back, as indicated by means of credit ratings, potential future earnings, etc. Unlike private citizens and companies, public entities have the additional parameters of statutory limits on borrowing, as measured by set percentages of assessed value. Debt incurred by a City is generally issued in the form of bonds, similar to promissory notes, which investors buy from the City,

with the idea that the City will buy the bonds back at some future date--paying more money than the investor originally paid for them.

There are two major types of bonds issued by the City, differentiated by the basis of the guarantee of payoff to the investor. **General Obligation or "GO" Bonds** are based on the tax base or the assessed value of the municipality. When issuing a GO bond, the City is pledging its future taxing powers to pay off the debt. GO bonds can be issued as a voted "levy" when citizens are willing to pay extra taxes to pay for a particular project or by the Council without voter approval. **Revenue Bonds** are both guaranteed by and retired from specific future revenues (usually fees for a particular service). These are generally issued for utility capital projects, and guaranteed and retired by utility rate revenues; there is no general tax liability for these obligations.

The City's debt management policy is to plan and direct the use of debt so that debt service payments will be a predictable and manageable part of the operating budget.