



Press Release

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**Mountlake Terrace City Council
Adopts New Town Center Plan**

A Town Center Plan was adopted by the Mountlake Terrace City Council on February 5 to encourage revitalization of its existing downtown. The plan calls for the development of restaurants, retail stores, offices, coffee shops, and mixed uses, along with new community amenities, such as wider sidewalks, street trees, and a large public plaza.

The Council directed staff to prepare zoning code amendments to enact the plan, along with a planned action ordinance to address impacts of development. The zoning code amendments and planned action ordinance would be reviewed together under a public hearing process, subject to Council approval. Estimated time for this step is four to six months.

Until new zoning code amendments are adopted, development applications are subject to existing zoning regulations, which limit building heights to three stories.

Under the Town Center Plan, a one-block central area bounded by 56th, 58th, 232nd, and 234th, would form the downtown core with buildings up to seven stories in height. A plaza and water feature would be designed for community use. Most other areas of the 72-acre downtown zone would be limited to three or four story buildings. A small district around the intersection of 236th and 56th could have mixed use buildings up to five stories. Development would have to meet special design standards, including a “step-back” or tiered shape for upper floors of buildings.

In an earlier version of the plan, ten-story buildings would have been allowed and the town center boundaries could have been larger. The final version reduced the maximum height to seven stories and kept the existing town center boundaries.

For a more information, check the City's Town Center webpage:
www.cityofmlt.com/towncenter or call 425.744.6266.

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