



**Press Release**

**CITY OF MOUNTLAKE TERRACE**

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**Mountlake Terrace Council Approves Downtown Park, Traffic Fixes  
And Development Fees**

A new downtown park, along with street improvements to manage future traffic, will be funded largely from impact fees on development, according to a set of ordinances approved by the City Council after public hearings on August 20. The ordinances include environmental protection measures and zoning amendments to put a Town Center Plan, adopted last February, into effect.

The new park would have an active water feature and be located in the Town Square area, a superblock bounded by 56<sup>th</sup> Avenue West, 58<sup>th</sup> Avenue West, 232<sup>nd</sup> Street Southwest, and 234<sup>th</sup> Street Southwest. Future mixed-use development and an existing senior residential complex are expected to border the park.

Street projects added to the City's six-year plan are for intersection improvements at 220<sup>th</sup> and 58<sup>th</sup>, 212<sup>th</sup> and 48<sup>th</sup>, 244<sup>th</sup> and Cedar Way, 216<sup>th</sup> and 44<sup>th</sup>, and 236<sup>th</sup> and 58<sup>th</sup>.

Transportation impact fees on new development in the Town Center would amount to \$1,280 for each projected vehicle trip during the rush hour and, outside the Town Center, \$1,070 for each vehicle trip during the rush hour. Park impact fees would be \$2,026 per new residential unit and, within the Town Center, \$603 per 1,000 square feet of retail and \$773 per 1,000 square feet of office. Fees would be paid when a building permit is issued.

The rates can be adjusted by the City Council to deal with inflation or other needs. Typically, rates are reviewed once a year when transportation projects are programmed.

Four of the five transportation projects are needed for ordinary levels of development within the City; the fifth is needed for future Town Center development.

The downtown zoning changes allow for combined commercial and residential development at varying heights, depending on the location. About half of the 57-acre downtown could be up to three stories, which is the current height limit. In other portions of the downtown, mixed-use buildings could be up to four stories. At one intersection (56<sup>th</sup> and 236<sup>th</sup>), mixed-use buildings could be up to five stories. In the one-block Town Square area, new buildings would be allowed up to seven stories with upper stories stepped back from the street.

The downtown height limit has been three stories for more than 20 years. New zoning changes are expected to encourage revitalization.

Final reading and adoption of the ordinances by the City Council is scheduled for September 4 at 7:00 pm in City Hall.

To view the draft ordinances, check for “Codes” from the City’s webpage at [www.cityofmlt.com](http://www.cityofmlt.com). For more information on the planned Town Center, check [www.cityofmlt.com/towncenter](http://www.cityofmlt.com/towncenter).

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