



Press Release

CITY OF MOUNTLAKE TERRACE
23204 58TH AVENUE W.
MOUNTLAKE TERRACE, WASHINGTON 98043-4629

TELEPHONE: (425) 776-1161

FAX: (425) 778-6421

DATE: November 2, 2006
CONTACT PERSON: Shane Hope, Planning and Development Director
(425) 744-6281 or shope@ci.mlt.wa.us
PUBLICATION DATE(S): Immediate release through Nov. 8, 2006
ATTACHMENT: Illustration of Vision 3 as if looking toward the southwest corner of 56th Avenue W and 232nd Street SW.

**Town Center Alternatives
Shown at Mountlake Terrace Open House**

Preliminary alternatives for a town center in Mountlake Terrace were shown at an evening open house October 30 at City Hall. A second public open house, with at least one more alternative, is set for November 8, 7:00 pm, at the Mountlake Terrace Public Library. A presentation on the Town Center alternatives will begin at 7:30 p.m.

The alternatives reflect different visions for the City's future downtown, based on development ideas that are financially feasible. One of them will be expanded into a full plan and recommended code amendments. The City Council has directed staff to prepare a Town Center Plan and possible code amendments for consideration this year.

Previous public input at City-sponsored workshops and roundtables showed that most participants in the Town Center planning process want the area to be vibrant, attractive, and walkable, with restaurants, neighborhood retail stores, coffee shops, and public gathering places.

The area within ten miles of Mountlake Terrace is likely to add more than 230,000 jobs and more than 185,000 households by the year 2030, according to data presented at the open house from the Puget Sound Regional Council.

Mountlake Terrace's downtown comprises an area mostly along 56th Avenue West between 244th Street SW and almost to 228th Street SW. In some parts, it includes properties along 55th Avenue West and 58th Avenue West.

"Vision 3" is the alternative likely to have the most new restaurants and other commercial activities on the street. In this vision, about 50% of the downtown would be redeveloped by willing property owners.

Development would be especially encouraged in the historic central business district or "core" area on land bordered by 56th Avenue W, 232nd Street SW., 58th Avenue W, and

230th Street SW. Within part of that super-block, a public plaza and mixed-use buildings of five to ten stories, stepped back from the street, would be encouraged. An area at the intersection of 236th Street SW and 56th Avenue W, would also be a key location for 5-6 story mixed-use buildings.

Development under Vision 3 would be less intense, generally 2-3 stories at the edge of the downtown zone. Townhomes and live/work units could provide a buffer between the commercial and single-family neighborhoods. (Live/work units are buildings with an office or studio for business use on the ground floor and a private home above.) Under the Vision 3 alternative, about 560 jobs and 990 more households in the town center would be likely.

A second vision would provide for development at a lesser build-out, assuming only 30% of the Town Center area would redevelop. Under this vision, the primary development would still be more intense in the “super-block” area between 56th and 58th, but mixed uses above the ground floor would be more residential, rather than commercial. It could mean about 180 more jobs and 590 housing units.

Another vision is the “no-action” alternative. It would keep the existing requirements for building height and parking. According to the analysis, this scenario is likely to result in 1-3 story development on scattered sites south of the historic town center. This could mean about 90 new jobs and 60 new housing units.

A fourth scenario, somewhere between the more intense and “no-action” alternatives, will be presented at the November 8 open house.

From the scenarios, a proposed Town Center Plan will be prepared by mid-November and posted on the City’s webpage at www.cityofmlt.com.

The proposed plan will be considered by the Planning Commission at a November 27 public hearing in the Mountlake Terrace Library Conference Room at 7:00 p.m. The Planning Commission will make a recommendation to the City Council on the plan and any code amendments.

At a December 18 public hearing, the City Council is scheduled to consider the proposed plan, along with any code amendments, and make a preliminary decision. Adoption of the Town Center Plan and possible code amendments is set for January 2.

For more information on the Town Center Plan project, see the City’s webpage at www.cityofmlt.com/towncenter or call 425.744.6266.

END

See attached illustration.



“Vision 3” is the alternative likely to have the most new restaurants and other commercial activities on the street. In this vision, about 50% of the downtown would be redeveloped by willing property owners.