



Press Release

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DATE: August 15, 2006
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PUBLICATION DATE(S): Immediate Release through August 21, 2006
ATTACHMENT: Photo

**Businesses and Developers Tell Mountlake Terrace Council
What Town Center Needs**



Letting the market help achieve community goals for the Town Center was a key message from representatives of the development community that met with the Mountlake Terrace City Council on August 14 in the local library.

“For parking, flexibility is important,” advised Mike Echelbarger of Echelbarger Investments, LLC. He said his company found they often need two parking spaces per housing unit to

satisfy customers, but for some markets, one is enough.

“Parking construction costs \$60-80 a square foot, said Steve Bolliger of Lorig, Inc., “and is extremely important in figuring what will work.” He reminded the Council of the study his company had done on transit-oriented development in Mountlake Terrace.

Business participants also noted that flexibility for height would be helpful. Greater height can work for a core area with height stepping down near single-family zones.

Speakers advised that Mountlake Terrace’s Town Center was most suited for professional office, denser residential, and a combination, such as residential on top floors and commercial below. Some retail is supportable too but should not be a requirement for development.

Another key to making the Town Center viable, according to several participants, is improved access to 236th. Public investments in the 236th streetscape between 56th and the planned new park-and-ride garage at I-5 would create a gateway for the Town Center.

Business participants pointed out that the city's location along I-5 and close to I-405 was a major advantage. The lack of a B and O tax was also attractive.

"Build on your strengths," was Echelbarger's advice on marketing the City. He noted that Mountlake Terrace had great parks, probably more than other cities, and very near downtown.

The concept of a planned action ordinance which includes an environmental impact statement was praised by both business participants and City Council members.

Mountlake Terrace is working on completing a Town Center Plan by the end of 2006. New development regulations would follow closely.

To receive Town Center Plan notices, contact 425.744.6266 (Debbie Rubatino) or towncenterplan@ci.mlt.wa.us and provide your name and an address—postal and/or email. The City's website, www.cityofmlt.com, will also post Town Center updates and meeting announcements on its "Breaking News" page. A special Town Center webpage is expected to be ready by early September.

For more information, contact the Mountlake Terrace Planning Division at 425.744.6266 or check the website: <http://www.cityofmlt.com/news.htm>.

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