

CITY OF MOUNTLAKE TERRACE



Community Profile:

- Area..... 4.2 sq. miles
- Population..... 22,640 (2021)
- Median Age..... 37.3 (2019)
- Employment..... 9,041 (2018)
- Housing Units..... 8,947 (2019)
- Jobs/Housing Ratio..... 0.95 (2018)
- Median Household Income... \$72,955 (2019)
- Average Residence Value..... \$480,500 (2022)
- Government..... Council/Manager
- School District..... Edmonds
- Distance From:
 - Seattle: 13.8 Miles
 - Everett: 15.6 Miles

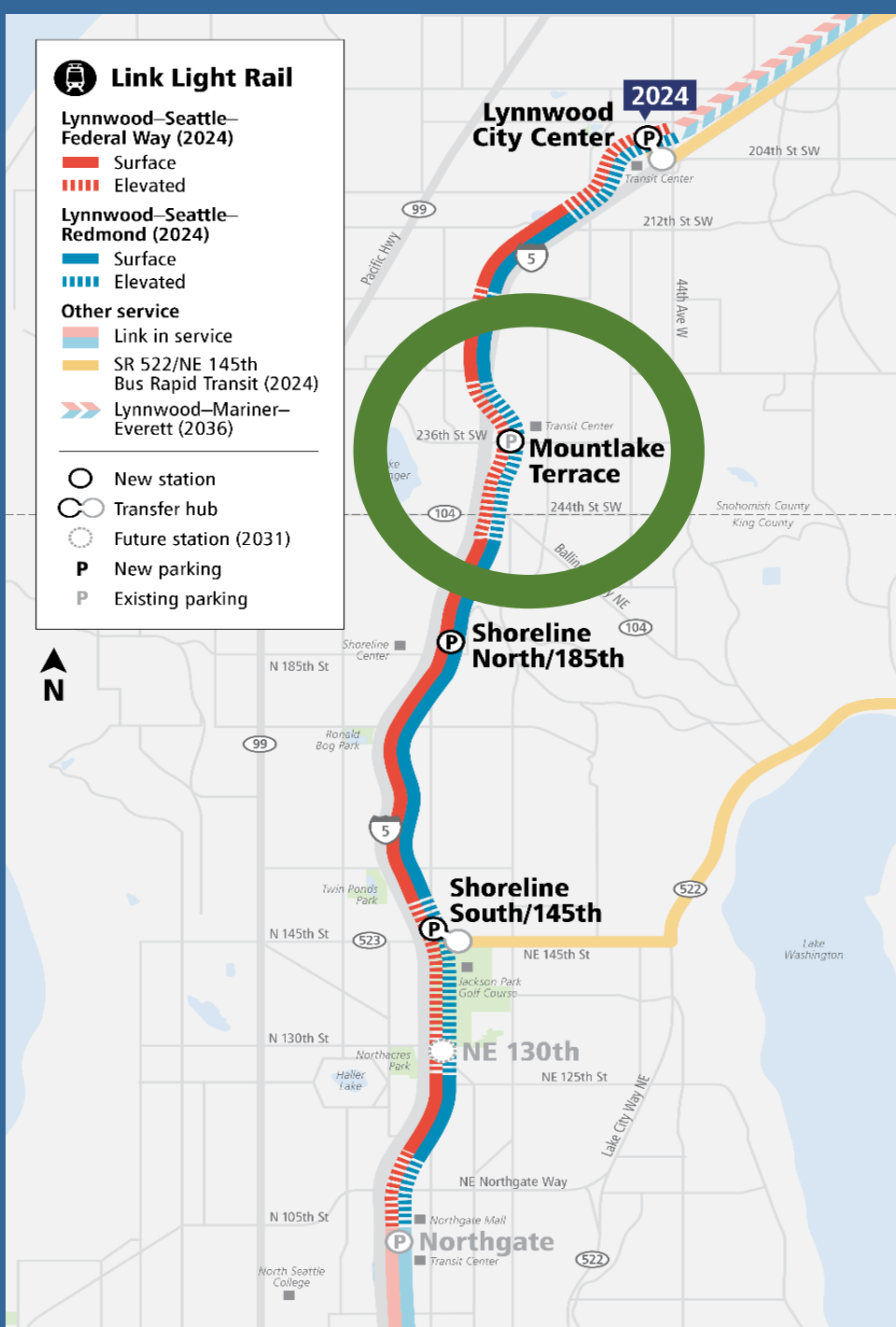
PREPARING FOR THE FUTURE

Light Rail – Infrastructure – Town Center

SOUND TRANSIT LIGHT RAIL

The Train is Coming.....

Mountlake Terrace Station:
Sound Transit Link Light Rail's first northbound stop in Snohomish County (Opens in 2024)



Aerial View Looking SW

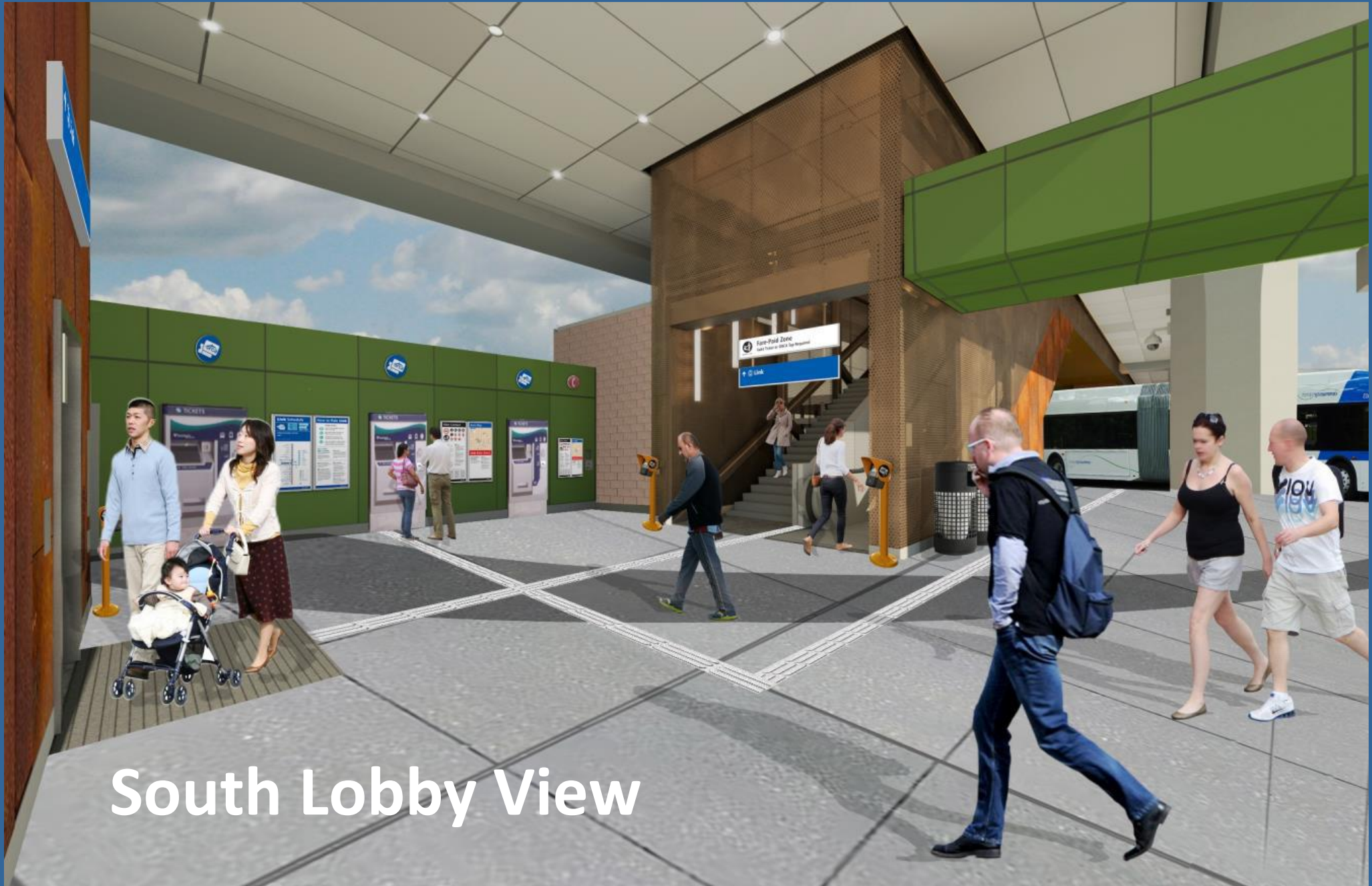




I-5 Off Ramp View



North Entry View



South Lobby View



TOWN CENTER SUBAREA PLAN UPDATE

Positioned to
Facilitate Investment
and Revitalization

Adopted September 26, 2019



TOWN CENTER SUBAREA PLAN IV. GOALS AND POLICIES

V. GOALS AND POLICIES

The goals and policies listed below are intended to guide a combination of both public and private decisions to achieve the vision of the Town Center. The goals and policies are organized into land use patterns, streets / circulation, community design and development incentives.

GOAL 1.0 LAND USE PATTERNS

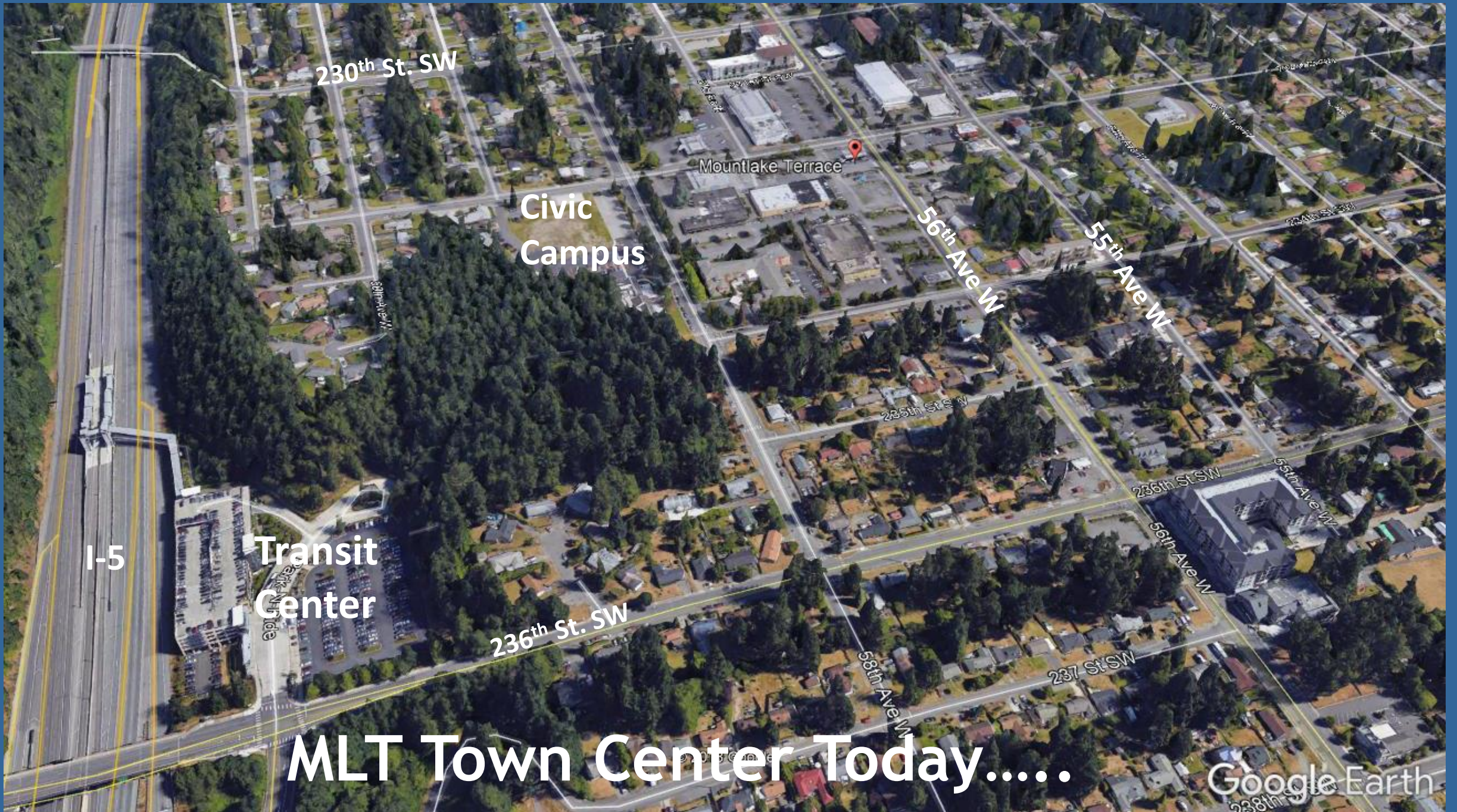
Establish a land use pattern that enables a tiered form of focused development where development proposals are directed first to the core of the Town Center and secondly to a future expansion area.

Policy 1.1. The Town Center is the compact “heart” of the City and will accommodate most of the new multi-family residential, office, retail, public facilities and cultural uses. A reserve area is situated north and south of the Town Center to accommodate additional downtown uses when extra capacity in the Town Center is needed.

Policy 1.2. The building scale in the Town Center will range from the tallest buildings adjacent to I-5 and the 236th street corridor to mid-rise buildings adjacent to the Civic Campus and center to lower buildings on the edges of the area.

- ▶ **Comprehensive Plan**
 1. Town Center Subarea Plan (new)
 2. Economic Vitality Element Amendments
 3. Amend Comprehensive Plan Land Use Designations Map
 - a. Reconfigured Town Center Boundary (82 acres)
 - Includes Reconfigured Town Center Core
 - b. Updated Recreation Parks and Open Space Map

- ▶ **Development Code**
 1. Zoning Related Amendments
 - a. Repeal and Replace Chapter 19.50 Town Center Zones
 - b. Add new 19.123 Town Center Design Standards
 - c. Add definitions to Chapter 19.15
 - d. House keeping amendments to Title 19
 2. Town Center Planned Action Area Amendments
 3. Amend Official Zoning Map and Town Center Zoning Map



230th St. SW

Mountlake Terrace

Civic
Campus

56th Ave W

55th Ave W

I-5

Transit
Center

236th St. SW

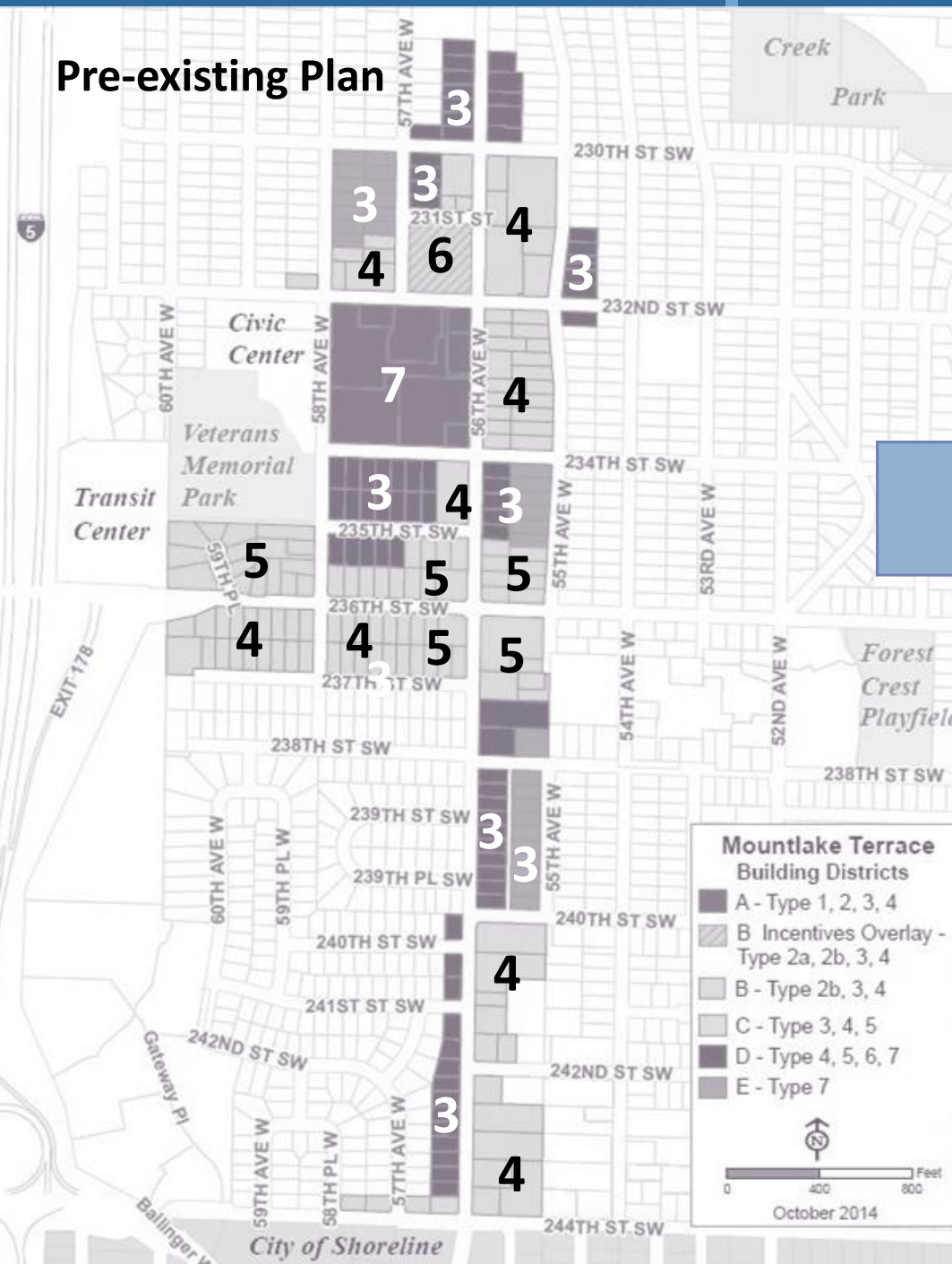
58th Ave W

237 St SW

MLT Town Center Today....

Google Earth

Pre-existing Plan



Moutlake Terrace Building Districts

- A - Type 1, 2, 3, 4
- B Incentives Overlay - Type 2a, 2b, 3, 4
- B - Type 2b, 3, 4
- C - Type 3, 4, 5
- D - Type 4, 5, 6, 7
- E - Type 7

October 2014

Maximum Building Heights



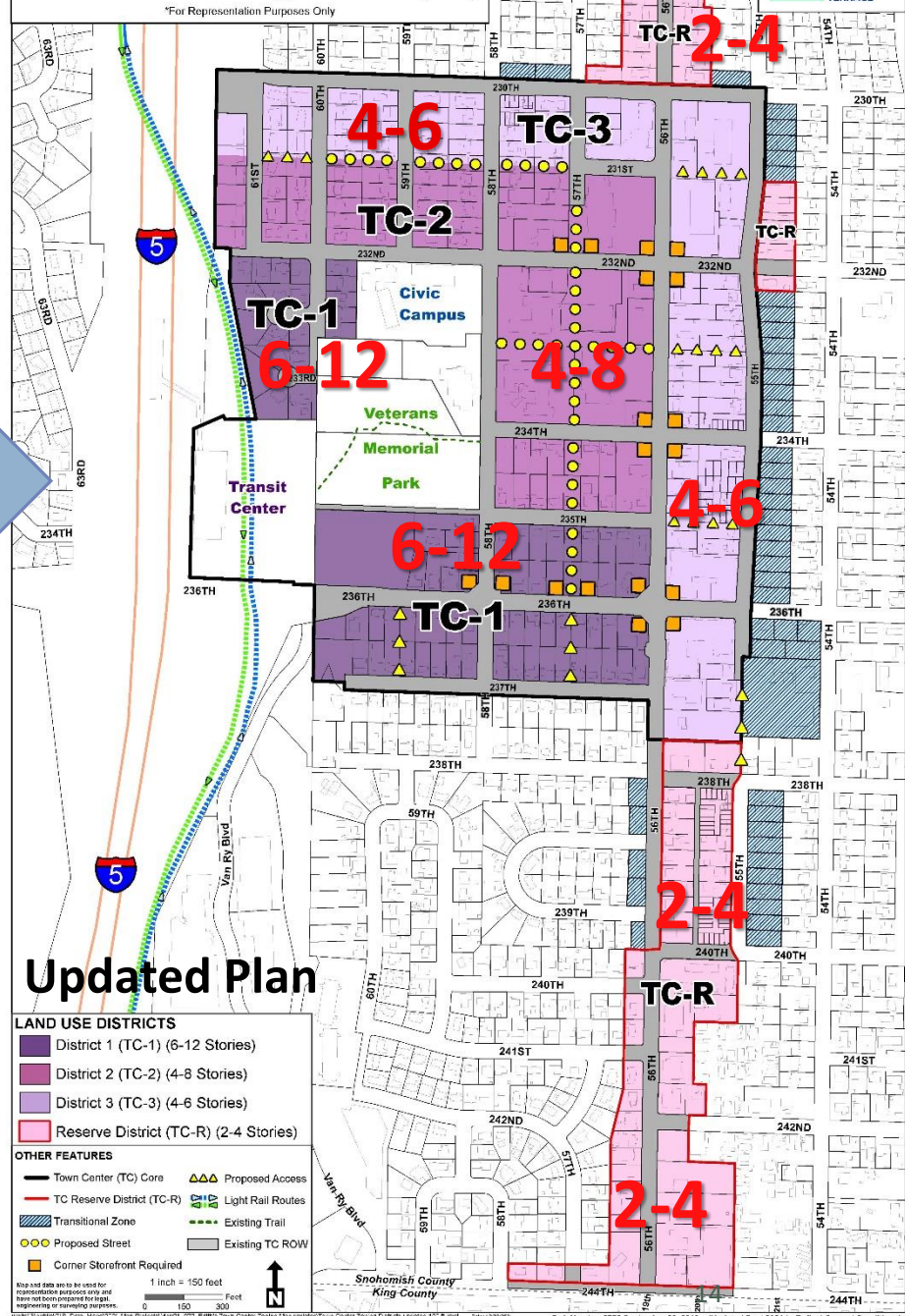
Theoretical New Residential Unit Capacity

TC - 1	1,751	3,855
TC - 2	1,306	2,699
TC - 3	998	1,856
	4,055	8,410

Minimum New Commercial Space (SF)

TC - 1	397,200	525,700
TC - 2	218,480	462,560
TC - 3	191,200	202,400
	806,880	1,190,660

Town Center Zoning Districts (TC)



Updated Plan

LAND USE DISTRICTS

- District 1 (TC-1) (6-12 Stories)
- District 2 (TC-2) (4-8 Stories)
- District 3 (TC-3) (4-6 Stories)
- Reserve District (TC-R) (2-4 Stories)

OTHER FEATURES

- Town Center (TC) Core
- TC Reserve District (TC-R)
- Transitional Zone
- Proposed Street
- Corner Storefront Required
- Proposed Access
- Light Rail Routes
- Existing Trail
- Existing TC ROW

Map and data are to be used for informational purposes only and have not been prepared for legal engineering or planning purposes.

1 inch = 150 feet

0 150 300 Feet

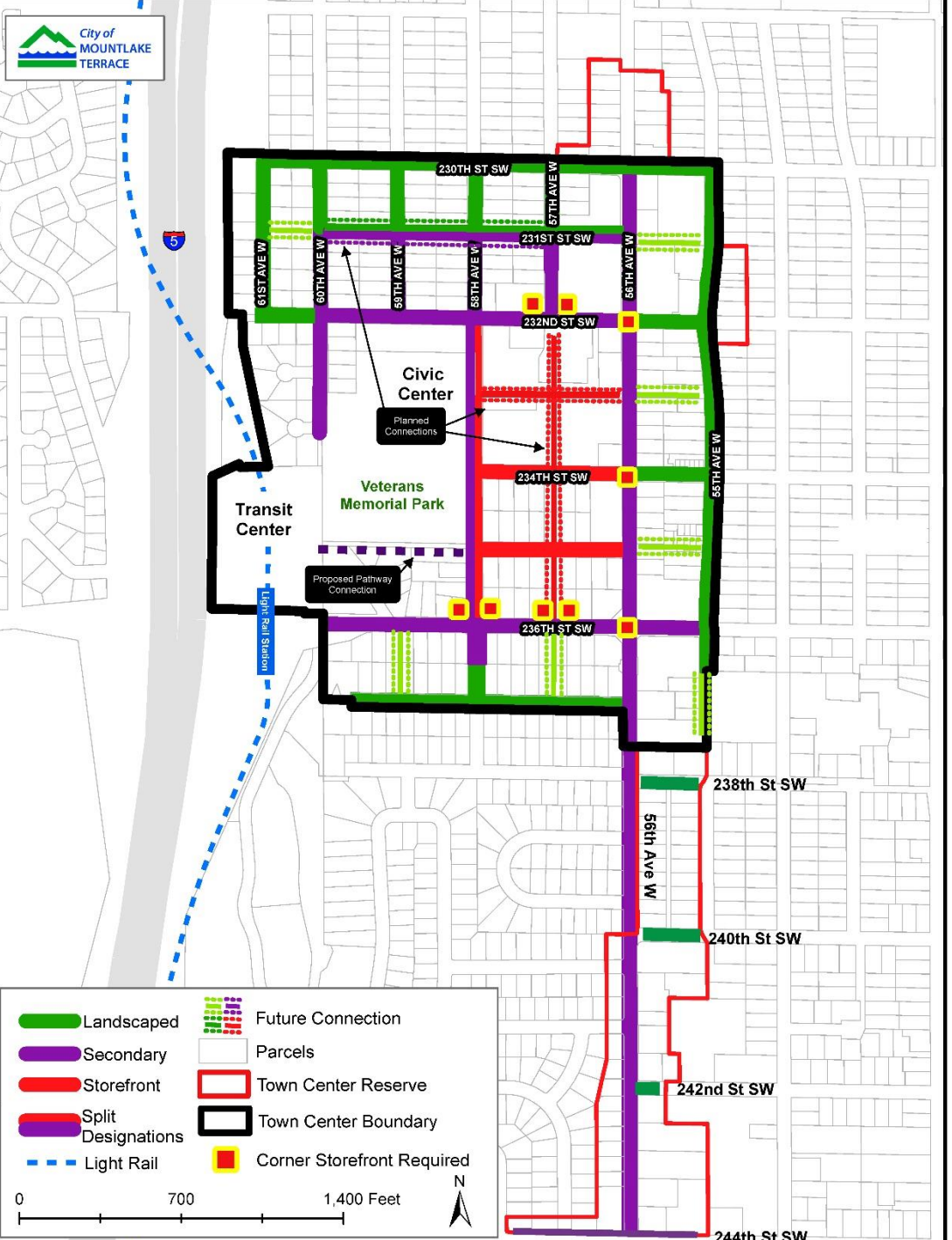
City of MOUNTLAKE TERRACE

Snohomish County King County

Map Number 2159 September 28, 2019 - (Updated Sept 2021 to Reflect Current Conditions)

Approach: Built-Form Block Frontage Designations

1. Zoning district permitted uses
2. Zoning district height minimums/maximums (4-12 stories)
3. Block frontage standards
 - Storefront
 - Secondary
 - Landscaped
4. Site & Building Design Standards
5. Streetscape

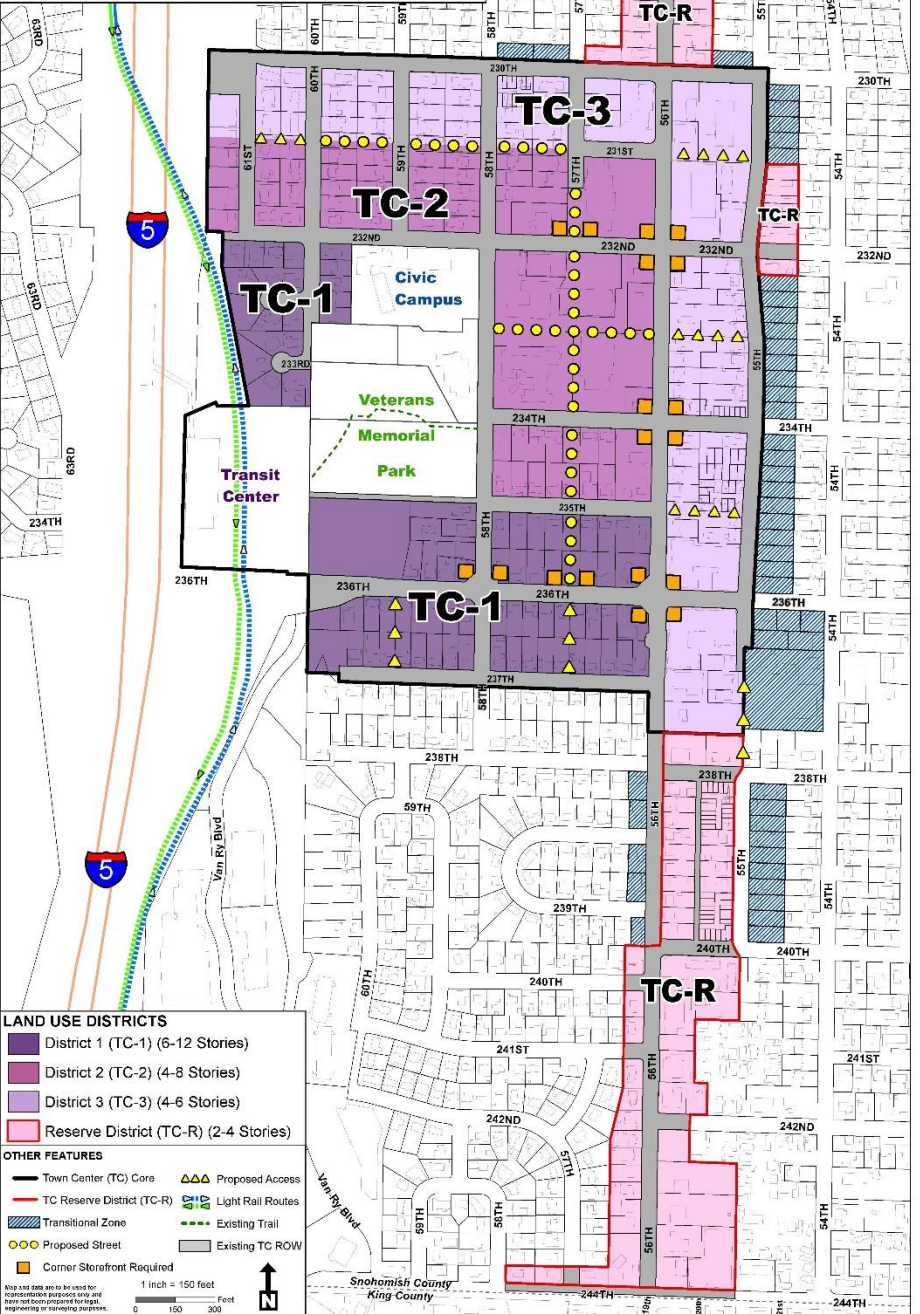


Summary of key block frontage types.

	Permitted Frontage	Parking Location	Details
Storefront			<ul style="list-style-type: none"> No new parking adjacent to the street. Special transparency, weather protection, and entry requirements. Minimum commercial space height and depth. No ground floor residential uses except lobbies for upper level units.
Mixed	Storefront or Landscape Frontages allowed		<ul style="list-style-type: none"> Parking must be to the side or rear of buildings. For multi-building developments, no more than 50% of frontage may be parking. Landscaping to soften façades of non-storefronts and buffer parking areas. Minimum façade transparency requirements per use and setback.
Landscape			<ul style="list-style-type: none"> Parking must be to the side or rear of buildings. For multi-building developments, no more than 50% of frontage may be parking. Landscaping to soften façades and buffer parking areas.

Town Center Zoning Districts (TC)

*For Representation Purposes Only



Town Center Districts

- TC - 1
 - Tallest buildings (6-12 floors) - Near transit station
- TC - 2
 - Mid-Rise (4-8-story buildings) - Mixed use which includes an activated “Main Street”
- TC - 3
 - Low-Rise (4-6-story buildings) - Primarily residential
- TC - R (Reserve)
 - Low-Rise (2-4 story buildings)

Town Center District 1



Facade with vertical and horizontal articulation; Integrated with streetscape and park.



Park edge example



Podium + tower concept with vertical + horizontal articulation

- Taller buildings (6-12 floors) closer to transit station
- Activated ground level frontages (including park edges)
- Emphasized connections / integration with surroundings
- Distinctive urban buildings
- Articulated facades (vertical & horizontal)
- Diverse and colorful landscaping

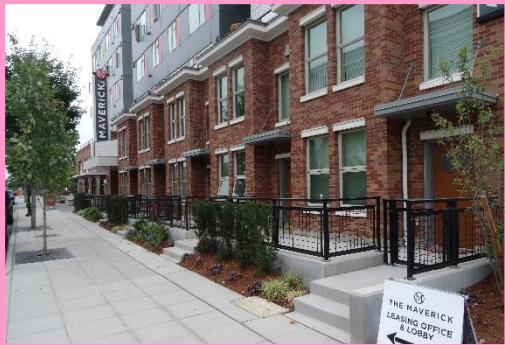




I-5



Apartment building with vibrant streetscapes



Elevated stoops along sidewalk



Distinct "main street" design concepts



Low impact development integration



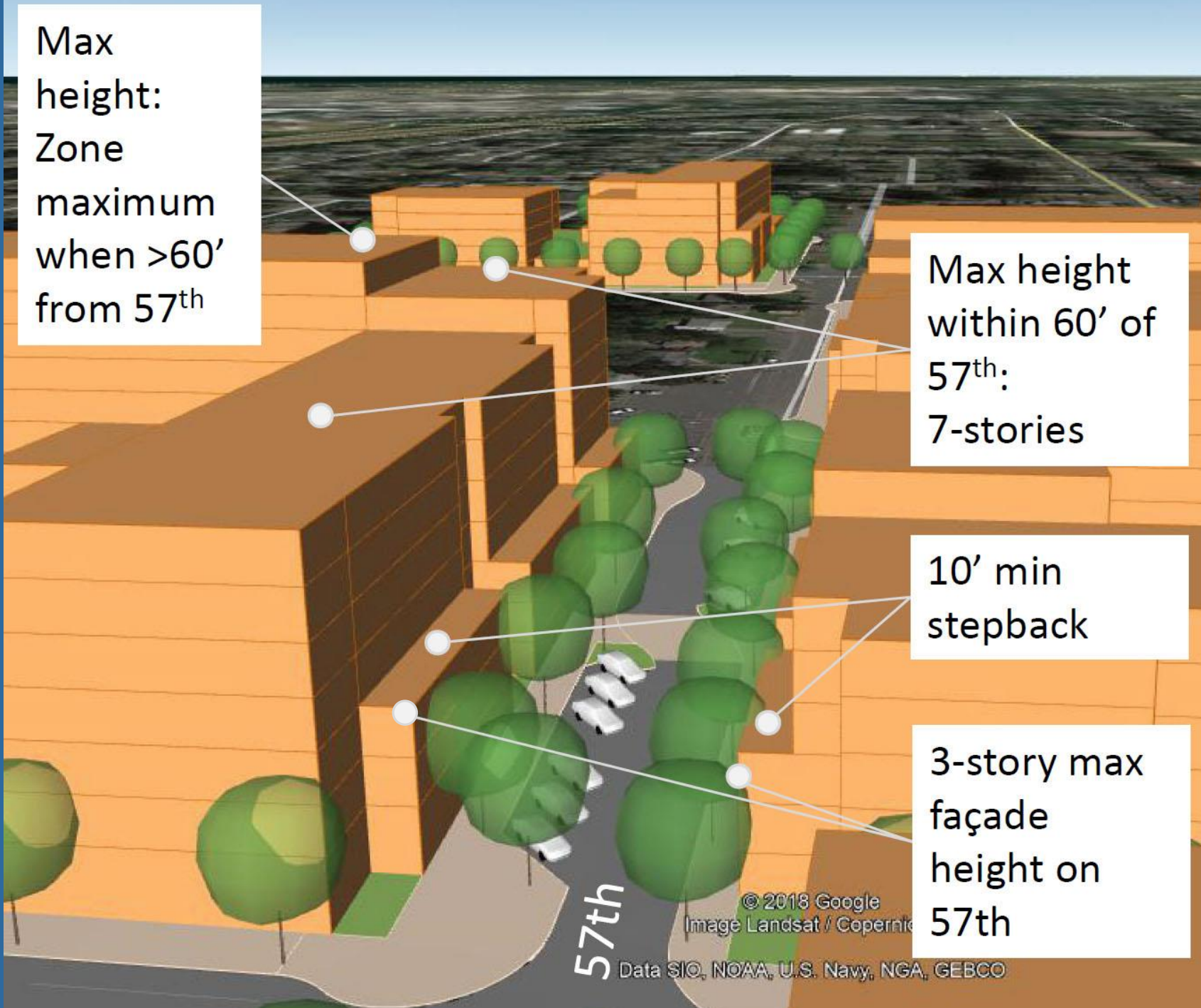
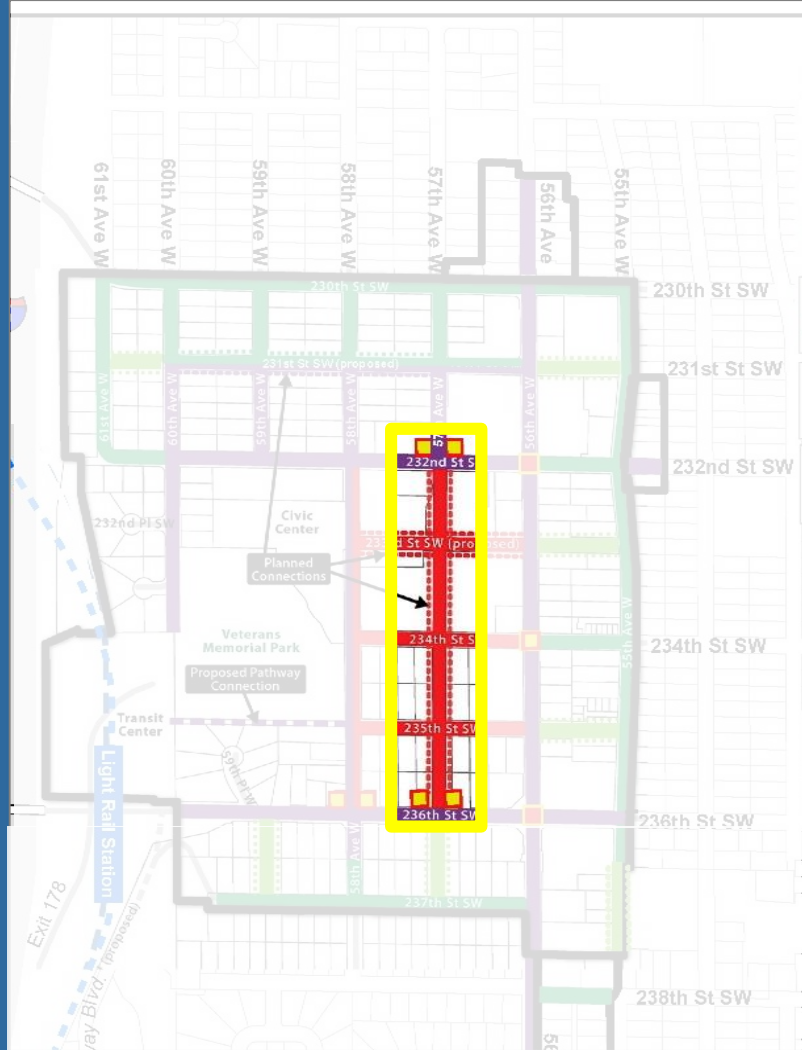
Activated ground level; Vertical & horizontal facade articulation



Town Center District 2

- 4-8-story buildings
- Includes an activated "main street"
- Generous sidewalks
- All block frontages have activated ground level design and uses
- Articulated facades (vertical & horizontal)
- Roofline modulation
- Visually interesting building materials (particularly along ground level)
- Diverse and colorful landscaping

Height Stepbacks: Apply to Storefront designated portion of 57th



Town Center District 3

- 4-6-story buildings
- All block frontages have activated ground level design (including stoops)
- Articulated facades (vertical & horizontal)
- Roofline Modulation
- Visually interesting building materials (particularly along ground level)
- Diverse and colorful landscaping



Roofline Modulation



Vibrant residential streetscapes with elevated ground level



Apartment buildings with stoops and both vertical and horizontal articulation

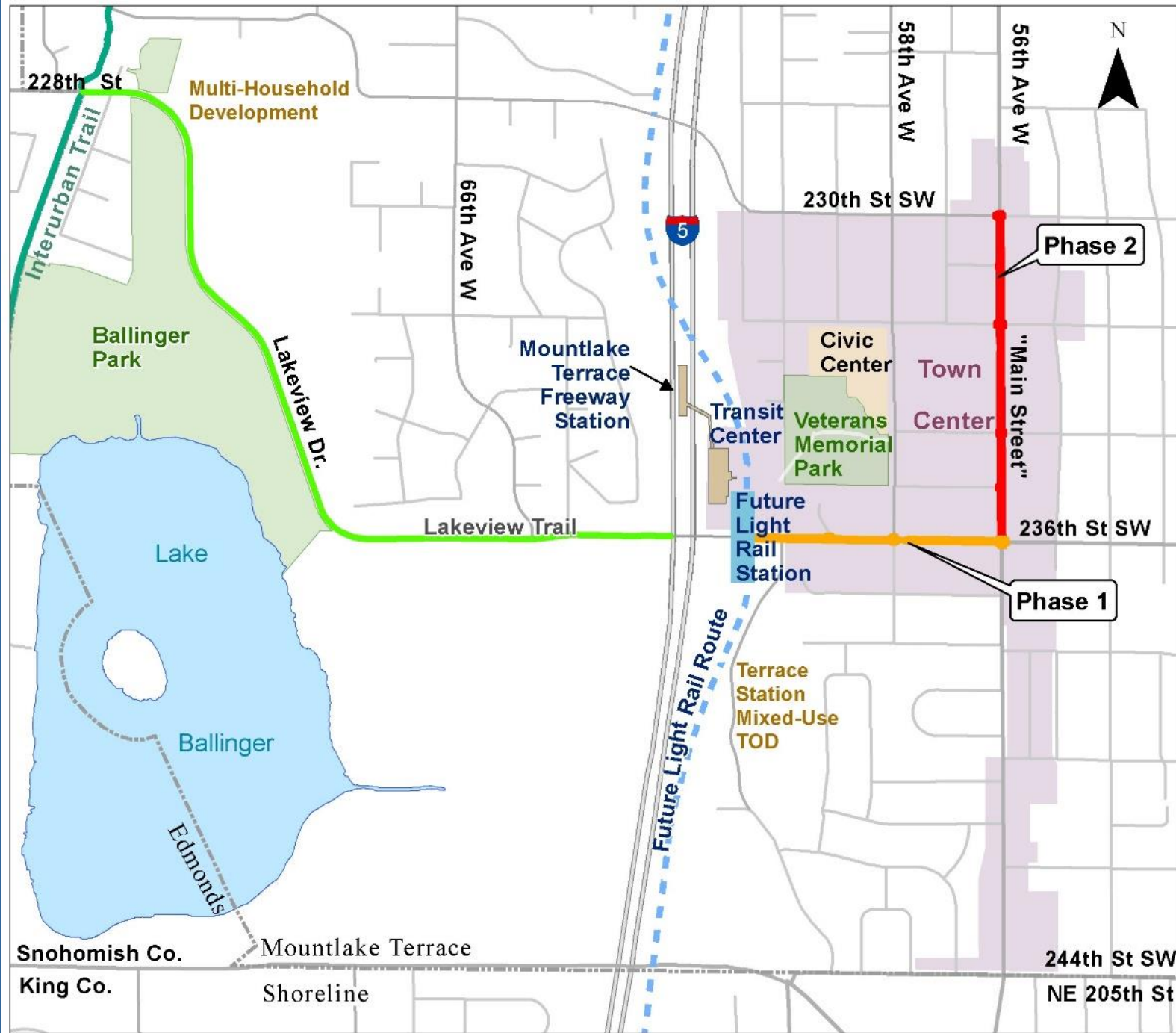


Live + work units and attractive streetscapes



Illustration of possible future development under the proposed Town Center Code. Does not reflect 100% build-out.

CITY INFRASTRUCTURE

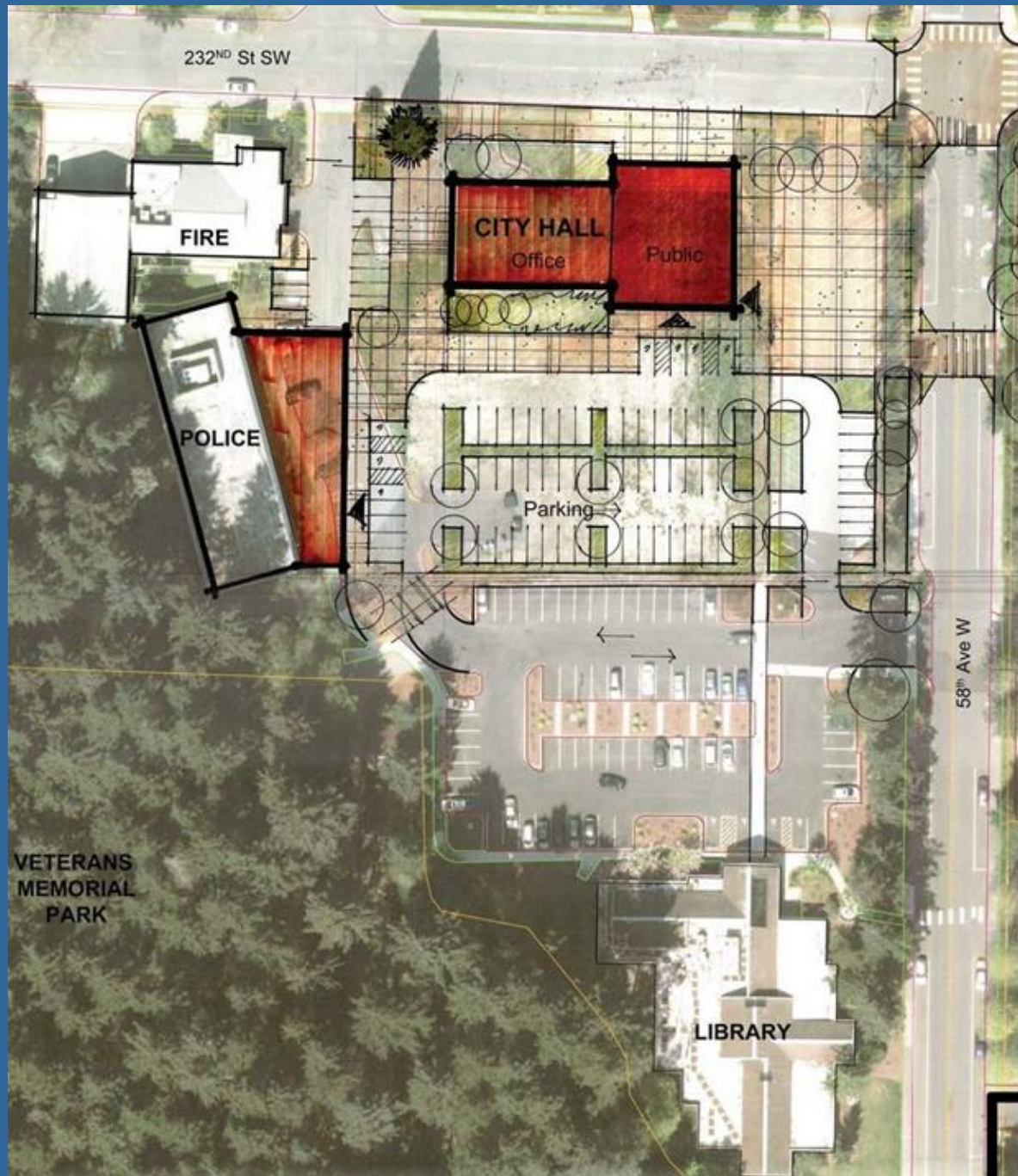


Infrastructure.....

Main Street Projects: Reconstructing roads, utilities, sidewalks and adding bikeways

- Replaces aging infrastructure
- Reconstruct 236th St. SW and 56th Ave. W
- Transit-oriented Complete Streets Projects: Enhance pedestrian, bicycle, transit, and vehicular efficiencies while providing improved connectivity to the Transit Center / Light Rail Station
- Phase 1: Reconstruction of 236th St. SW (Between I-5 and 56th Ave. W). Completed 2021
- Phase 2: 56th Ave W (between 236th St SW and 230th St S) – Construction 2023

CIVIC CAMPUS REDEVELOPMENT

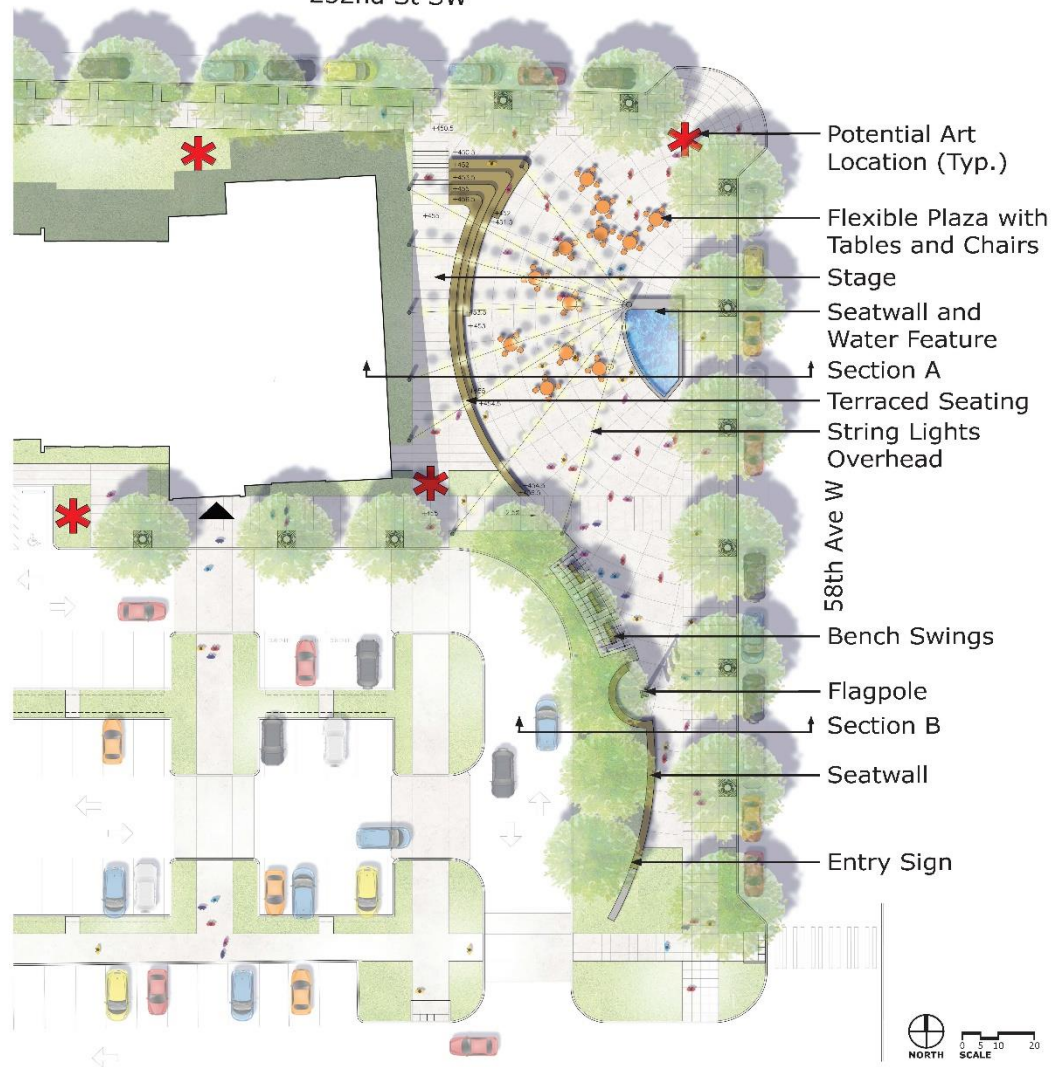


New City Hall

**Police Station
Addition**

2017 Concept

232nd St SW



Town Center Park/Plaza

MOUNTLAKE TERRACE TOWN CENTER PLAZA:
PUBLIC MEETING #3

2 - TERRACE CONCEPT OPTION



City Hall - SE Corner



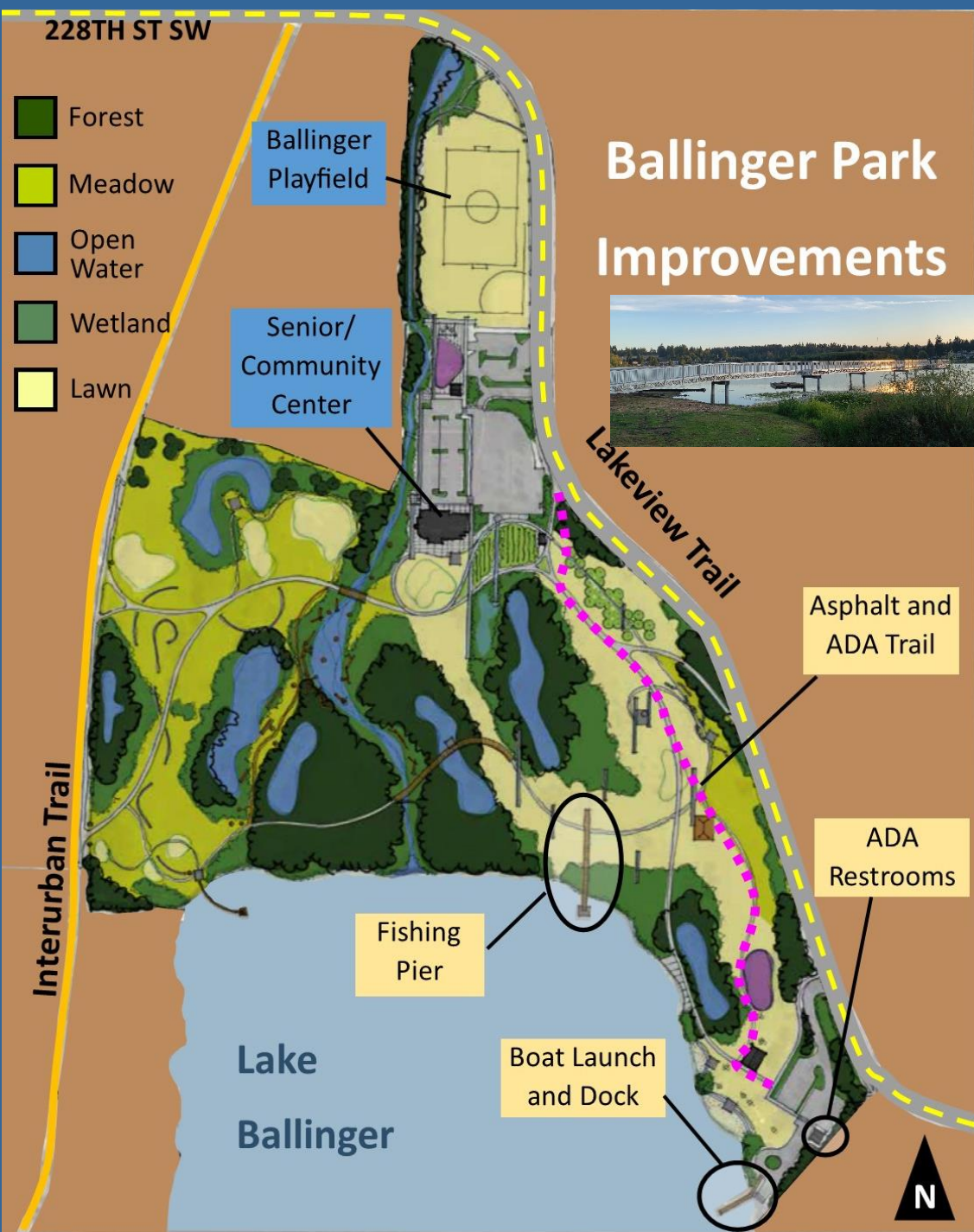
Jerry Smith Town Center Plaza



Police Station Addition



BALLINGER PARK IMPROVEMENTS



55-Acre Regional Asset: Recreation Alongside Light Rail, Interstate 5 and Interurban Trail

Master Plan Completed: Includes an *active side* with play areas and picnic shelters, integrated with a *passive side* focused on watershed restoration to reduce flooding throughout the region.

Active elements include access enhancements at all entries to the park, a viewing platform on the northwest shore, fishing pier, boat launch, universally accessible play area, natural play elements throughout the park, and a park shelter for large events. **Passive elements** include design and construction of the realignment of Hall Creek into a more natural meandering waterway with restored habitat and water quality.

CURRENT DEVELOPMENT PROJECTS



Atlas 236

Mixed Use Development

156 Residential Units

13,961 Sq. Ft.
Commercial Space

Terrace Station

Mixed Use TOD Development

More than 600 residential units
Approximately
90,000 sq. ft. of commercial
space

Phase 1: 2020
258 Residential Units
61,000 Sq. Ft. Commercial
Space





**Sound Location.
Sound Investment.**



THE TRAIN IS COMING...

Mountlake Terrace Station is Link light rail's first northbound stop in Snohomish County.

Opening in 2024, light rail will provide convenient access to stations in the University District, Downtown Seattle, Sea-Tac Airport, and the Eastside.

SNOHOMISH COUNTY'S NEWEST URBAN MIXED-USE NEIGHBORHOOD, POSITIONED TO ENCOURAGE INVESTMENT AND REVITALIZATION

- New Town Center Subarea Plan
- Updated development codes
- 82-acres of approved SEPA Planned Action
- Building heights up to 12 stories
- Adjacent to I-5, existing transit center and future light rail station

MAIN STREET PROJECT

Reconstructed roadways, utilities, sidewalks and bikeways. 236th Street SW (Phase 1 – Completed in 2020) and 56th Avenue West (Phase 2 – In the Design Phase).

CIVIC CAMPUS REDEVELOPMENT

Completed in 2021. New City Hall, Police Station addition, Town Center Park/Plaza and Public Art

13 MILES NORTH OF DOWNTOWN SEATTLE

Contact Us: City of Mountlake Terrace Community & Economic Development 425-776-1161 | www.cityofmlt.com/35

Marketing



CITY OF MOUNTLAKE TERRACE TOWN CENTER

Sound Location. Sound Investment.



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