

# TOWN CENTER SUBAREA PLAN

September 26, 2019

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# I. INTRODUCTION

Urban planning experts around the globe generally agree on several key principles, regardless of the size or circumstances of their city or metropolitan region. The most important of those key principles lies in the critical need for a strong, healthy downtown. It has been said many times that a city is only as strong as its downtown core. Mountlake Terrace certainly is no exception; as a result, this plan focuses its efforts on strengthening that core of economic livability and vitality.

In 2006, the City began planning efforts to create a subarea plan for the downtown core. This planning effort was intended to address the decline of the downtown area that began in the 1970's as commercial development patterns shifted to outlining suburban areas and malls. Following an extensive public involvement process, the City Council adopted the Town Center Plan on February 5, 2007.

The Town Center Plan was adopted to encourage revitalization of a 68-acre area identified as the Town Center. The plan called for development of a vibrant attractive Town Center filled with offices, restaurants, housing, retail stores and restaurants, and mixed uses, along with new community amenities, such as wider sidewalks, street trees, and public plazas. The City also adopted a form-based code for downtown and special design standards applicable to new development.

In the years since the 2007 Plan adoption, implementation by the public sector has progressed with infrastructure investments including street improvements along 236th and 56th Streets SW and regional stormwater facilities. In addition, the City prepared a programmatic Environmental Impact Statement (EIS) under the State Environmental Policy Act (SEPA) and an associated Planned Action Ordinance as an incentive to the private development sector.

Implementation of the Plan by the private sector has been slow with only a few multi-family and mixed-use developments occurring since the Town Center Plan was adopted. Although the slow development cycle can be attributed in part to the economic downturn of the Great Recession, it is also due to an aging plan and regulatory environment that has not kept up with emerging trends of the development community and regional market.

The purpose of this planning effort is to update the following:

- Town Center Plan
- Economic Vitality Element of the Comprehensive Plan
- Development Codes and Standards to implement the Town Center Plan

The Plans have been updated to reflect current market conditions, emerging development trends, and changes that have occurred since the prior plans and development standards were adopted.

Based on the extension of Sound Transit light rail service to the City, the desire to create a transit oriented/pedestrian friendly development pattern, and an economically vibrant downtown that reflects the values of the Mountlake Terrace community, the City Council created the Economic Vitality and Town Center Task Force. The Task force was charged with assisting in accomplishing City Council goals associated with economic development, and assist and advise on the following tasks:

- Review the draft economic profile and identify areas of focus and refinement
- Attend community open houses, forums, and workshops to hear input from residents, property owners, business owners, and others on what development, services and jobs are desired
- Review community input and identify community preferences for building design, services and jobs that are financially feasible to attract to the City
- Identify changes to current zoning, development regulations and design standards necessary to achieve the community's vision in a manner that is financially feasible for development
- Review and provide comment on draft report on economic implementation strategy that includes recommended changes to zoning, development regulations and design standards prior to the report being submitted to the Planning Commission and City Council

The Town Center Plan is intended to guide development in the heart of the City by reaffirming and updating the vision, guiding principles, objectives, and actions to implement the aspirations of the community for livability, circulation, urban design, environmental preservation and economic development.

## II. PLANNING PROCESS/ PUBLIC OUTREACH

### BACKGROUND

The Task Force was composed of 15 members of the community who represented the public, development interests, and included two liaisons each from the Planning Commission and City Council.

The Task Force met over a period of 10 months to identify issues and recommend various actions that inform policies that include the following and address the following topics:

- Complexities of the development code
- Current and future market and development trends
- Size and shape of a redesigned Town Center area

The Task Force also conducted a developer's panel to understand the current economic, urban design, market conditions of successful town centers throughout the Puget Sound Region and how such conditions could inform an updated Town Center Plan.

### PROCESS STEPS

Identifying issues was the first step in the planning process followed by, visioning, background information, public outreach and profession expertise review, alternatives plan layouts, urban design preferences and policies and implementation actions.

#### Step 1: Identifying the Issues

The Task Force identified a series of issues and/or questions that were intended to address the creation of development interest in the Town Center while enhancing the City's urban character:

- What is missing in the Downtown and what is desired?
- What has contributed to the lack of development interest?
- What demographic changes are occurring that will influence community desires?
- What challenges must be addressed to optimize the City's response to the upcoming high capacity transit service?
- How to enhance the Mountlake Terrace character ("the feel") while managing preferred new urban developments?

#### Step 2: Visioning

The prior Vision included six development sub-districts and a Town Center Area containing approximately 68 acres. It was generally situated between 55th Ave. and 60th Ave on the east-west axis and extending from 228th to 244th on the north-south axis. In reviewing the size and number of districts, the Task Force recommended modifying the vision based on a set of guiding principles related to:

- Livability
- Circulation

- Urban Design
- Environmental Preservation and Economic Development

### Step 3: Outreach

Listening to and understanding the public's interests is central to developing a plan and regulatory tools that both respond to the community's needs and expectations and can weather economic and political changes. Given the extensive public outreach that was conducted in the initial Town Center plan, the City sought to "check-in" with the citizenry to understand current needs and wants for a revitalized downtown through a series of meetings, open houses and developer interviews.

The Task Force provided the forum for public comment by conducting 10 open meetings in 2018 between April and December. Two open houses to listen to public comments were conducted in May and December and the City Planning Commission and City Council received updates throughout the planning process. The City's website was utilized to post information discussed by, and provided to, the Task Force and to solicit and collect on-line public comments and ideas.

A predominant element of the effort was a visual preference survey conducted by MAKERS architecture and urban design. The Task Force and public viewed a series of urban design images related to buildings, streetscapes and landscaping. The most desirable characteristics of the preferred images have been incorporated into the urban design section of the Town Center Goals and Policies in Chapter 5 on page 41.

Specific details associated with public outreach are presented in Chapter 2 on page 5 and Appendix 1.

### Step 4: Alternatives

Based on the guiding principles, vision statement and public comments, three land use alternatives were prepared to address different development intensities within the Town Center area. Denoted as Alternative A and B, two alternatives were prepared to present varying building intensities, geographic areas and land uses for discussion purposes to the Task Force. From these alternatives, a third alternative, which was the consensus of the Task Force, is the basis for the updated Town Center Plan. It contains three building districts defined by street edges, land uses and a range of building heights. Specific description of the Town Center Area is contained in Chapter 4 on page 29.

### Step 5: Land Use and Development Policies

The issues identified in step #1 are intended to be resolved through the articulation of policies and application of development regulations and performance standards in the next step of the process. A set of goals and policies for each of the development districts in the Plan are contained in Chapter 5 on page 41. The goals and policies include actions related to land use patterns, streets/circulation/parking, urban design and development incentives.

### Step 6: Implementation – Zoning Districts and Design Standards

Concurrently with the adoption of the Town Center Plan by City Council, it is imperative to have zoning and design standards in effect to facilitate development interest to ensure consistency with the Plan. The final chapter of the Plan on page 51 includes further implementation actions needed to ensure the full implementation and intent of the Plan.

# III. BACKGROUND/EXISTING CONDITIONS

## REGIONAL SETTING

The City of Mountlake Terrace, with a 2018 population of 21,560<sup>1</sup>, is located within the vibrant Puget Sound region, approximately 13.8 miles north of downtown Seattle and 15.6 miles south of downtown Everett. The Puget Sound area has a current population estimated at about 3.9 million<sup>2</sup>. Mountlake Terrace is in the southwest portion of Snohomish County and is surrounded by the Cities of Edmonds, Lynnwood, Brier, and Shoreline.

## TOWN CENTER

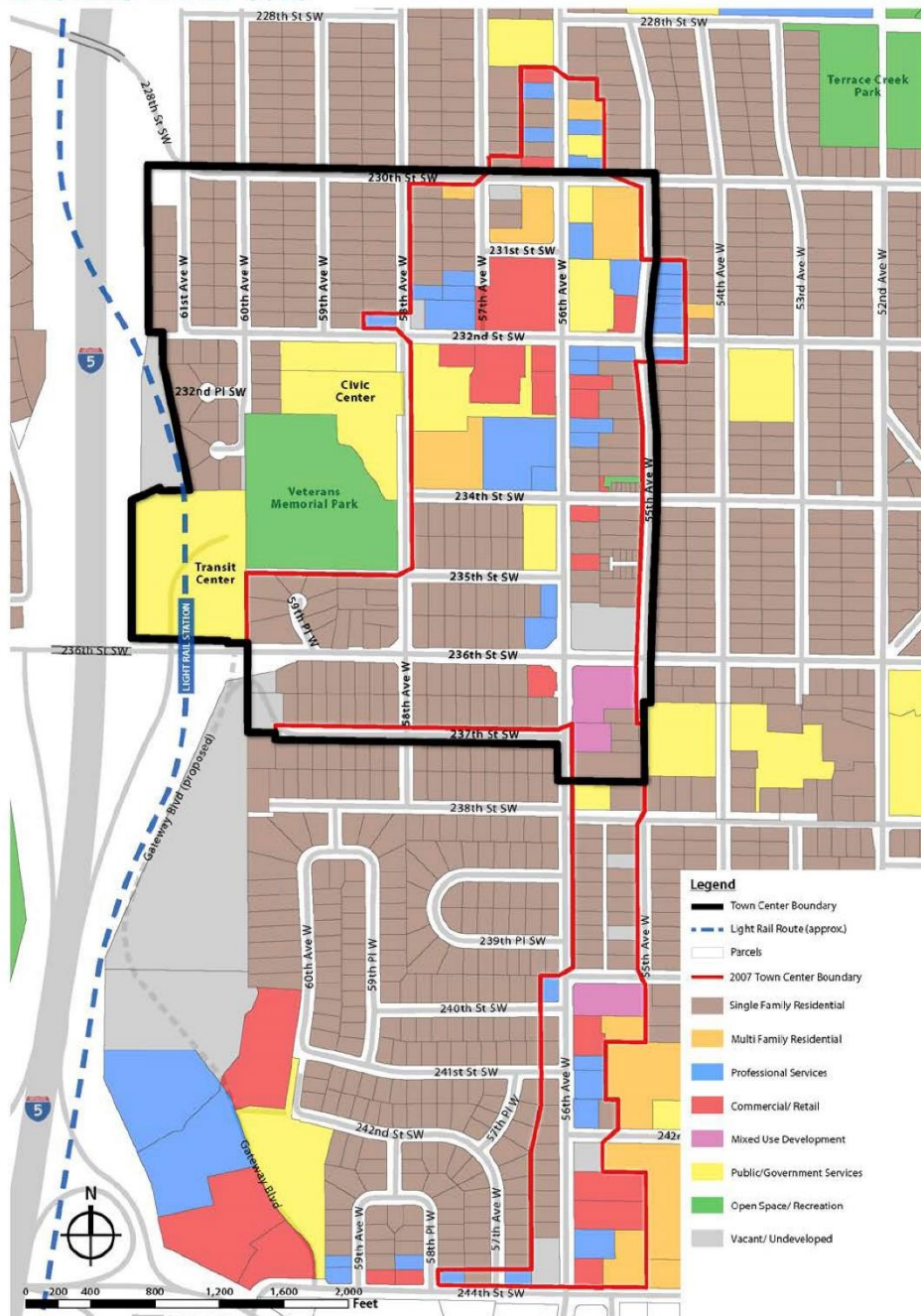
The Town Center Area is approximately 67.9 acres in size (excluding right-of-way, Civic Campus, Veterans Park and Transit Center) and is located just east Interstate 5 and south of the City's geographic center; this compares to 68 acres in size for the 2007 Town Center Area. The Transit Center is approximately 6.78 acres, Veterans Park, 10 acres and Civic Campus, 4.09 acres. Current development patterns, building form, existing zoning, and street network form the baseline for Town Center redevelopment. This section presents some background regarding development patterns/proposals and how they might influence the atmosphere of Town Center today and affect future development.

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<sup>1</sup> Data from the state Office of Financial Management

<sup>2</sup> Puget Sound Regional Council (PSRC)

## EXISTING LAND USES



**Figure 3.1** Existing Land Uses

## EXISTING LAND USE AND LOT SIZES

The 2007 and updated Town Center Area are characterized primarily by several contiguous blocks of single family homes and pockets of multifamily residential, senior living facilities and auto-oriented strip commercial development (Figure 3.1). With the exception of several newer multifamily buildings, most

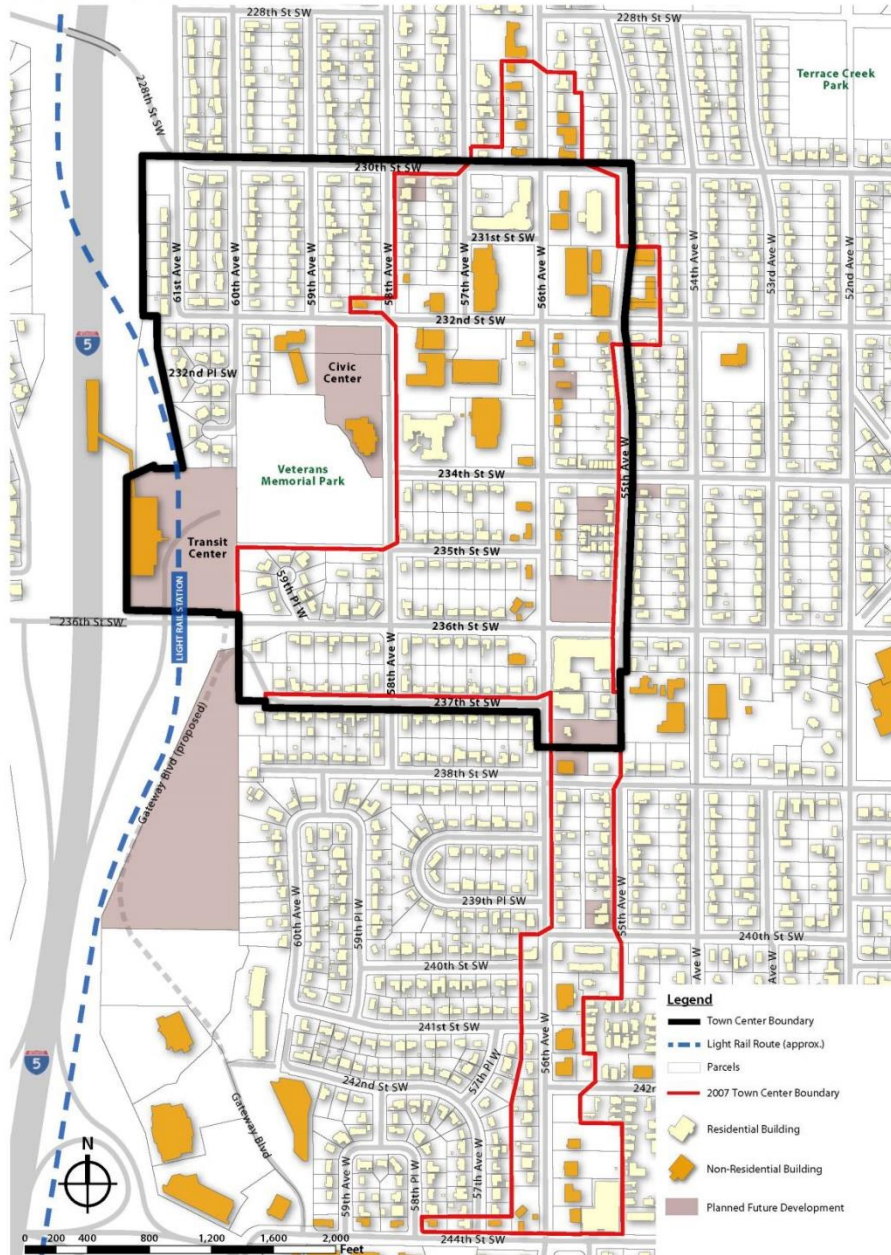
structures in Town Center are currently one story and development is auto-oriented with surface parking lots.

Within the updated Town Center boundary, there are approximately 222 parcels/buildings whose use is identified as residential, 35 as office, professional, commercial and industrial, 12 as miscellaneous, 8 vacant, 4 as religious. Civic Campus, which abuts Veterans Memorial Park, will become a community gathering place when redeveloped.

When the business/investment community evaluates whether to invest within the Town Center, they take into consideration many factors, a few of which include development regulations, sizes and availability of properties, development potential of parcels, and whether the Town Center Plan outlines a clear direction/vision for the future. Regarding the sizes and availability of land, nearly all parcels within the Town Center contain some form of development, a majority of which are single family homes. Much of the redevelopment that will occur in the future will result from the assembly of land (the forming of a single site from a number of properties). The large number of lots developed with single family homes and parcels containing older small and large commercial buildings (some of which are vacant) can pose challenges to redevelopment because property values are higher than those of vacant land and multiple parties are involved in real estate negotiations.



## BUILDINGS AND PLANNED DEVELOPMENT



**Figure 3.2** Buildings and planned development Data compiled from the City of Mountlake Terrace and the Snohomish County Assessor's Office

## DEVELOPMENT FORM - RECENT AND PLANNED CONSTRUCTION

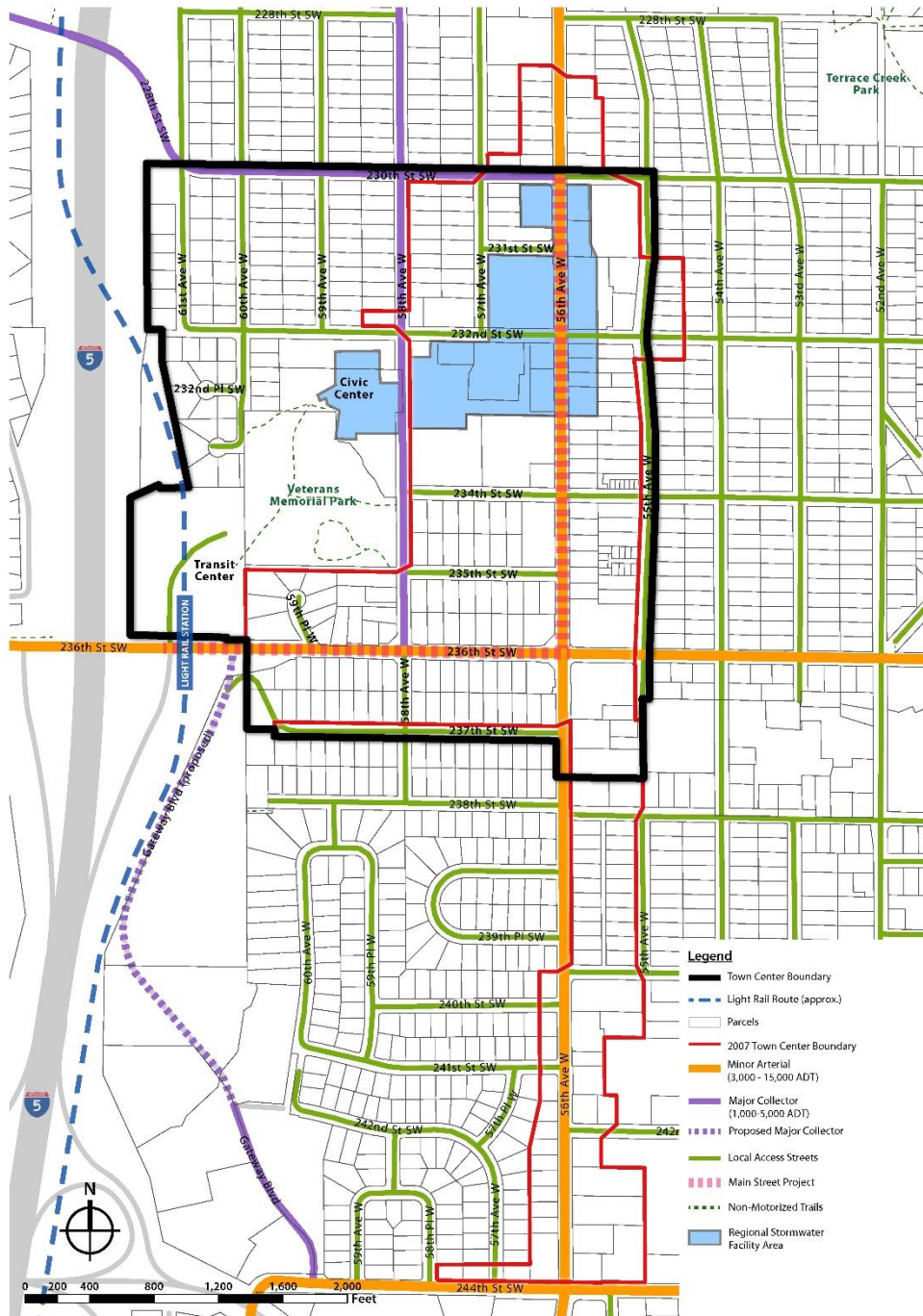
Building footprints help to show the relative size of structures and their arrangement in the landscape. Figure 3.2 shows non-residential/commercial, religious, and public buildings in orange, residential buildings in yellow, and areas with proposed development on them in pinkish shading. As the map reflects and as noted above, Town Center is heavily influenced by single family development and midcentury commercial complexes.

While Figure 3.2 provides a snapshot in time of current conditions, it also highlights a dynamic landscape of recent and future new development.

The City has been built as a traditional single family housing community. The City supports the creation of housing choices and Town Center zoning potentially allows for a significant amount of additional multi-family and non-traditional housing units, thus offering the community a more varied housing stock. Since the Town Center Plan was adopted in 2007, three large housing projects have been constructed, i.e., Mountlake Senior living, a 4-story mixed-use building with 96 affordable senior living housing units (near Town Center); Arbor Village, a 5-story mixed-use project with 123 residential units, and 9,500 square feet of retail space; and The Vineyard, an assisted living facility of 80 residential units, 29-30 memory care beds, within or near Town Center.

The most influential developments in the pipeline are the Sound Transit Light Rail station, Terrace Station mixed-use project (includes 600+ units of housing), Civic Campus Redevelopment and Main Street project. There are currently over 900 residential units under construction, under permit review or proposed within or adjacent to Town Center.

## ROAD NETWORK AND INFRASTRUCTURE INVESTMENT



**Figure 3.3** Road network and infrastructure investment

## ROAD NETWORK AND INFRASTRUCTURE INVESTMENT

Three types of roadways are present within the Town Center: Minor Arterial, Major Collector, and Local Access Streets. The overall Town Center roadway network is a grid pattern that provides convenient access to most locations for vehicles, bicycles, and pedestrians. The highest traffic volume roadway in

Chapter 4 describes how Mountlake Terrace has been focusing its efforts on developing public infrastructure that supports and/or stimulates existing/future private mixed-use activities in addition to serving anticipated growth within the Town Center Area.

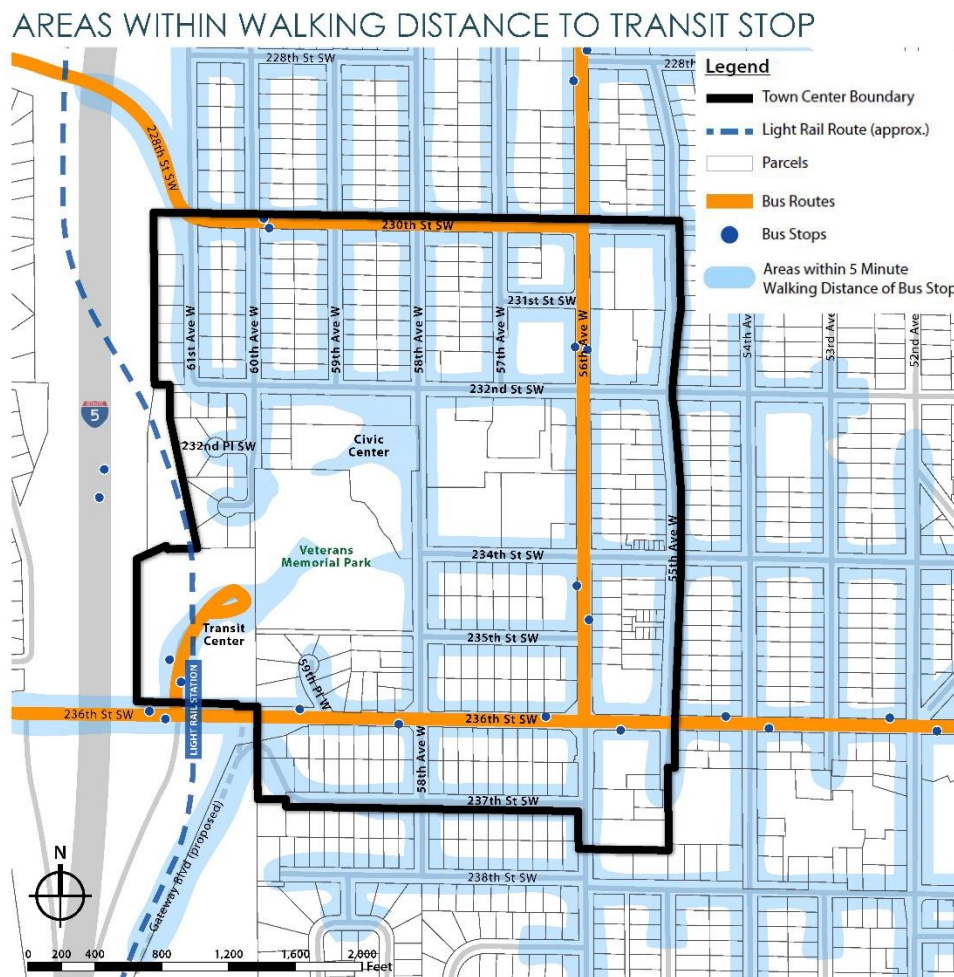


A walkability analysis was conducted by SCJ to determine the walking times from several local hubs. Studies show that broadly speaking, pedestrians will willingly walk approximately ¼ mile or five+ minutes to get to a destination or as part of a commute. Longer walk times result in most people electing to drive instead. Within the core of the Town Center and adjacent to the existing bus station, a five-minute walk yields a walking area near and around the Library, Veterans Memorial Park, and the

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Civic Campus (see Figure 3.4). Much of the Town Center is within a ten-minute walk of all areas throughout the Town Center, particularly existing transit stops (see Figure 3.5), existing bus transit center and future light rail station. Data Sources: SCJ analysis.



**Figure 3.5** Areas within walking distance to transit stop

## TOWN CENTER BOUNDARY & BUILDING DISTRICTS

The 2007 Town Center Area, adopted prior to voter approval of Sound Transit 2, is composed of six different sub-districts and eight building types, with each designation and type allowing various building heights. The focal point of the Town Center was envisioned to be a super block – reflected in dark pink on Figure 3.6. This block previously allowed the tallest building heights and most dense development. The 2007 Town Center boundary is long, irregularly shaped, and set back from Interstate 5. At the north and south ends of Town Center, the lot depth is as little as 100 feet – fairly narrow for the purposes of building larger developments commensurate with the height limits allowed in certain districts. In some cases, the current districts contain multiple designations within the same block. The regulatory environment related to the 2007 Town Center Plan is complex, difficult to interpret, and difficult to administer.



Figure 3.6 2007 Town

Center and building districts

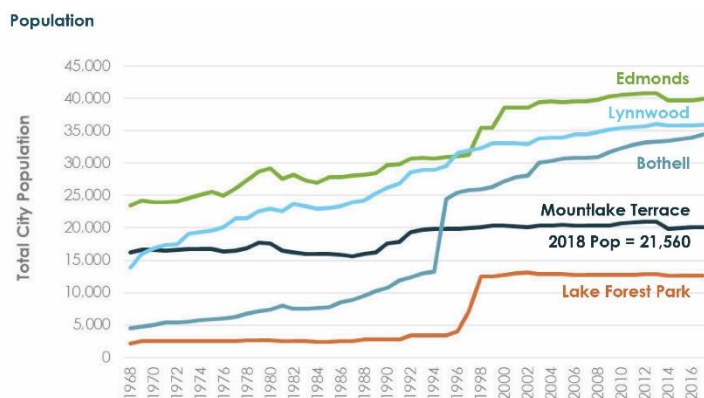
## TOWN CENTER | MARKET POSITION AND DEVELOPMENT POTENTIAL

One goal of adopting the 2007 Town Center Plan was to stimulate economic activity, create a unique commercial center, and maintain the quality of life Mountlake Terrace resident's value. As noted in the introduction, although the adopted 2007 Town Center Area and related zoning regulations allowed a significant increase in the amount of development, Town Center area has not seen the level of private investment anticipated/projected.

New opportunities are anticipated to arise with the 2008 voter extension of Sound Transit light rail northward with service to Mountlake Terrace. More recently, multifamily development has occurred or is planned within less than one-mile of the future rail station, while commercial/retail development has had limited impact or success; see Bullet 6 of Highlights and Key Factors from Economic Development Panel discussion related to developing towards residential first (commercial will follow). More demand for, and opportunities to create, additional housing options, commercial spaces and services is expected as rail service to Seattle/Lynnwood and beyond is available. Maximizing this opportunity depends, in part, on understanding where the opportunities lie and what obstacles exists to development e.g., the previous designation of six sub-districts and eight building types and the difficulty of administering regulations related to them.

As part of the Town Center Update process, Community Attributes Inc. (CAI) partnered with SCJ Alliance to provide economic data, analysis and findings to inform development of an updated Economic Vitality Strategy and Town Center Plan. CAI's initial phase of work provided a review of key demographic and economic indicators across the City. CAI's second phase of work focused on real estate conditions in the City's town center.

## POPULATION & EMPLOYMENT SUMMARY

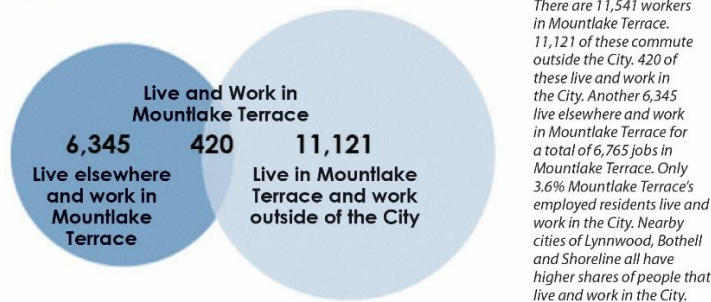


**Table 3.1** Exhibit 1 from CAI Demographic and Economic Profile – Historic Population, Mountlake Terrace and Comparison Jurisdictions, 2007-2017

	Mountlake Terrace	Bothell	Edmonds	Kenmore	Lake Forest Park	Lynnwood	Shoreline	Snohomish County	King County
CAGR, 2007-2017	0.6%	3.1%	0.4%	1.3%	0.3%	0.5%	0.6%	1.4%	1.4%

**Table 3.2** Exhibit 2 from CAI Demographic and Economic Profile – Compound Annual Population Growth, Mountlake Terrace and Comparison Jurisdictions, 2007-2017.

## Employment



**Figure 3.7** Exhibit 18 from CAI Demographic and Economic Profile – Commuting Inflow & Outflow, City of Mountlake Terrace, 2015

## Demographic Findings – Population and Employment Summary:

- In 2018 there were 21,560 residents in the city. By 2040, Mountlake Terrace is projected to grow by 20 percent. This increase equates to over 4,270 new residents.
- Although the population demographics are changing, relatively slow population growth has occurred over the last few decades.
- The City has a higher concentration of people in their twenties compared to Snohomish County overall.
- The City has become more diverse in terms of race and ethnicity since the year 2000.
- There are slightly more single person households and fewer large families compared to the County overall.
- There is a similar share of families with children compared to Snohomish and King County overall.
- The City has a nearly balanced jobs-housing ratio: In 2016, Mountlake Terrace had 7,795 jobs and 8,990 housing units, which means there were 0.9 jobs for every home in the City.
- While the community has a good job to housing ratio, residents must often leave the community for shopping, dining and recreational activities.
- A high portion of the city's residents commute to Seattle for work. Conversely, a high percentage of jobs within Mountlake Terrace are held by people who live in other communities.
- Only 3.6% Mountlake Terrace's employed residents live and work in the City.
- While the projected future growth rate is not very high, it is higher than the growth the City has experienced in recent decades.
- Most of the housing in the city is single family (62%).
- Most Mountlake Terrace's renters (73%) are relative newcomers, having moved to their current home after 2010.
- The City is projected to grow by approximately 2,000 households through 2040.

## MARKET TRENDS & LOCAL ECONOMY

Real estate indicators provide insight on potential demand for the types of development anticipated in Town Center: Multifamily residential, retail and office. Indicators include average rents, vacancy rates and how quickly available space is absorbed. If rents are rising and vacancy is dropping, demand is probably increasing. If vacancy is low, this reflects a potential demand for more supply of that type of real estate.



## Multifamily

Rents in Mountlake Terrace have been rising steadily since 2009. Vacancy is currently low and has been since 2002. Rents in Mountlake Terrace tend to be higher than Lynnwood and Snohomish County, but lower than those in Shoreline. In recent years, Mountlake Terrace has seen periods of higher net apartment absorption, suggesting there is demand for multifamily housing.<sup>4</sup> This is borne out perhaps by 900+ new units of residential under construction, permit review or planned within and near Town Center/transit station.

## Office

The 1980s and '90s saw a huge surge in office space construction in Mountlake Terrace. Since that time, very little new office space has been constructed. Absorption has been generally good, indicating there is a demand for office space in the City. Vacancy rates are below 5 percent and rents have been climbing since 2012, outpacing nearby Shoreline and Lynnwood.<sup>5</sup>

## Retail

Most of Mountlake Terrace's retail development activity took place in the 1980s and 1990s. Recently retail rents have jumped considerably, likely due to limited availability and low vacancy rates.<sup>6</sup> There is approximately 100,000 sq. ft. of retail development in the pipeline associated with first floors of new mixed-use development – predominantly from Terrace Station.

## Local Economy: Findings Summary:

- Mountlake Terrace has a lower median household income compared to many neighbors, with more households making between \$75,000 and \$99,000 per year.
- The City has a high share of local jobs in Finance, Insurance and Real Estate (FIRE).
- Employment in Mountlake Terrace has been growing steadily, adding approximately 1,500 jobs from 2010 to 2016.
- The healthcare industry employs the largest share of Mountlake Terrace residents.
- The City is experiencing retail leakage across most retail categories, with the Alderwood Mall having a significant draw across the region.

## What did the CAI analysis show?

- Town Center mostly consists of residential uses. Most residential is single family and many single-family homes in this area have relatively lower improvement values.
- District 3 (approx. 33.32 acres – 24.58 acres w/o right-of-way (ROW)) has the largest share of Town Center's area, followed by Districts 2 (approx. 29.43 acres – 22.87 acres w/o ROW) and 1 (approx. 25.73 acres – 19.44 acres w/o ROW).
- Even if only a small share of the potential capacity is achievable, there is still a great deal of development capacity in Town Center under current zoning.
- The 2007 Town Center Plan and related zoning requires first floor commercial for 6 of 8 permitted building types, and 60% must be for retail or eating/drinking establishments. Town Center's market may not be able to support this much new commercial space, especially for

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<sup>4</sup> Exhibits 2, 3, 4 and 5 From CAI Town Center Analysis Report

<sup>5</sup> Exhibits 6, 7, 8 and 9 From CAI Town Center Analysis Report

<sup>6</sup> Exhibits 10, 11, 12 and 13 From CAI Town Center Analysis Report

restaurants and retail, which may limit development feasibility for the types with a commercial requirement.

- Anticipating displacement risk for existing Town Center residents and ongoing affordability impacts as redevelopment occurs is an important policy consideration for the City.
- If rent trends continue, Mountlake Terrace could soon be seeing similar rents to those achieved in existing light rail stations like Roosevelt and Othello.

## ECONOMIC NEED AND IMPACT AND PLANNED ACTION

A significant advantage to those wanting to develop within the Town Center is that Planned Action Environmental Impact Statement (EIS) was prepared and adopted under the State Environmental Policy Act (SEPA). Planned Action helps expedite the permitting process for subsequent, implementing projects whose impacts have been previously addressed in a Planned Action environmental impact statement, thereby encouraging desired growth and economic development. The 2007 Town Center Planned Action contemplated a certain level of additional development/land uses within the Town Center Subarea. This includes, Commercial (190,699 sq. ft.), Retail (287,800 sq. ft.) and Residential (1,126 units). An addendum to the Planned Action environmental impact statement will need to be completed to update numbers to reflect changes related to updating the Town Center Boundary.

## ECONOMIC DEVELOPMENT OPPORTUNITIES PANEL

*– July 12, 2018 Discussion*

During the 2018 Town Center Plan Update Process, the City of Mountlake Terrace reached out to real estate professionals, developers, economic development professionals, and architects as part of creating a panel to talk about economic development and opportunities. Four individuals with varied backgrounds from the firms of Heartland LLC, Tiscareno Associates, Lake Union Partners, and BeRetail accepted an invitation to participate on the panel. Topics discussed included what these professions take into consideration when identifying development opportunities, planning and implementing projects, facilitating economic vitality, and creating livable and lively environments.

Highlights of the major/key factors discussed that may inform the Town Center Plan and/or Code Update (background, vision, policies, development code, etc.) include the following. See appendices for full list of major/key factors discussed.

1. Light rail is a catalyst project for development.
2. Successful development projects generally occur through the coordination of public and private investments and an understanding of committing to the vision.
3. Vibrancy of downtowns can be achieved through a combination of density, place-making, activating public and private spaces, enhancing the public realm (street edges) and a design philosophy committed to the overall community.
4. Property assemblage is important to the future development of the Town Center.
5. Successful City/Town Centers begin with the development of residential uses first, which drives commercial development.
6. City Promotion: MLT needs to tell its “new story” of opportunities. What are the attributes are in Mountlake Terrace that really need to get out there to the market?
7. Being aware of, and responding to, the demographic shifts occurring.

8. Think outside the box and be creative in what the City could attract to emphasize interest such as art, cultural amenities and other uses and activities that are not here and emphasize those that are.
9. There is demand for more office and medical clinics that are seeking properties outside of the Seattle Metro area. What about adaptive reuse? Create a cool destination.
10. Arts and Culture cannot be ignored.
11. Retail is a critical element of what draws people to an area.
12. Be cognizant of how people experience and value the urban elements such as light rail, intimate plazas and gathering places. The modified vision focus may be on “surban” that conjures up more dense, livable and walkable places instead of just suburban that conjures up lower density and sprawl. Focus efforts on place-making.
13. Building height in “surban” markets is a function of the International Building Code (IBC) and economics.
14. Understanding the parking demand and matching code requirements to developers’ cost of providing parking should be explored.
15. Explore Incentives for the development community.

## IDENTIFY THE ISSUES

With an understanding of the existing conditions, demographic and market trends and current regulatory environment, a summary of the set of issues serve as the basis for the preparation of policies that will guide public and private decisions for developing the Town Center.

### Existing Land Use:

The 2007 and Update Town Center areas are designated in an area that is largely developed with single family homes - 67% of the 2007 Town Center acreage and 53% of the updated Town Center acreage. This poses challenges to redevelopment because property values are higher than those of vacant land and small parcels must be assembled into contiguous blocks to support more dense development. Parcels within Town Center that are not occupied by homes contain older commercial buildings, some of which are currently vacant. These conditions are one factor in the slow pace of redevelopment.

Except for several newer multifamily buildings, most structures in Town Center are currently only one story and development is auto-oriented with large surface parking lots. Arbor Village, a more recently constructed 5-story building at the corner of 236th Street and 56th Avenue, is a mixed-use building that represents the current development trend and symbolizes the building scale fairly common in newly developing downtowns throughout the region.

### Circulation:

The City is investing in infrastructure with the “Main Street” project that will provide roadway and sidewalk improvements along 236th Street and 56th Avenue. This investment represents the City’s commitment to redevelopment in the area and will create a visible change to the look and feel of Town Center. The street grid in the Town Center provides a good framework for development and several of the larger block sizes make possible the extension of new streets that could connect to other land uses and enhance walkability.

#### Development Districts and Zoning:

The 2007 Town Center Area is composed of six different designations, each designation allowing a variety of building heights. The focal point of the Town Center was envisioned to be a super block. This block allows the tallest building heights and most dense development. The boundary of Town Center is long and narrow, and set back from Interstate 5. At the north and south ends, the lot depth within the 2007 Town Center is as little as 100 feet – far narrower than needed to build urban density buildings. In some cases, the current districts contain multiple designations within the same block. This regulatory environment is complex, difficult to interpret, and hard to administer.

#### Demographic and Economic:

As previously stated, market trends indicate more demand for multi-family housing, office and retail development. The City has seen periods of higher net apartment absorption, suggesting there is demand for multifamily housing. This is borne out by the planned construction of 600 new units at Terrace Station, located just south of the transit station. Vacancy rates for office space in the city are below 5% and rents have been increasing since 2012. Retail rents have increased due to the limited availability and low vacancy rates.

## IV. VISION AND OBJECTIVES

Communities throughout the Puget Sound area have either restored historic centers or are pursuing new centers. The market for these has been increasing steadily, and they are supported by regional and state policies. The Mountlake Terrace Town Center is no exception and the possibilities for creating a more lively, thriving and dynamic town center are greater than they have ever been during the past half century, particularly with the future arrival of light rail. It is expected that updating the Town Center Boundary, Town Center sub-districts and related development regulations and standards will provide for, and help attract, additional private investment, particularly for areas within close proximity to Sound Transit Freeway Bus Station and planned Light Rail Station.

The public expectations of a revitalized Town Center gained by the feedback from the City's outreach efforts helps draw a picture of what the Town Center is envisioned to be when fully developed. The following Objectives helped define the area of the Town Center while the Vision Statement provides the foundation for the Town Center in the future.

### OBJECTIVES

#### Livability:

- Guide and manage site development of new mixed-use buildings, open spaces and streetscapes to create a comfortable, safe and welcoming environment where residents, employees and visitors can interact in vibrant and well-designed working, shopping and living neighborhoods.
- The transformation of existing single family uses to higher density neighborhoods will occur with well-designed buildings, landscaping, a multi-modal circulation network and urban design features including public art that enhance Mountlake Terrace's urban character and provide residents with a sense of pride in their city.
- Promote housing choices and a range of densities to accommodate the City's diverse population and an adequate supply of diverse housing to encourage employees to reside within proximity to transportation and employment centers.

#### Circulation:

- Create multi-modal transportation options that connect living areas with employment, parks, open spaces, shopping areas and transit hubs.
- Plan pedestrian and bicycle networks that promote community interaction and provide healthy options for pedestrian movements within and outside of the Town Center.
- Streetscapes will be designed for "people first" where a range of sidewalks widths with public plazas and open spaces are strategically located with street side landscaping, where appropriate.

#### Urban Design:

- Create design standards that incorporate flexible zoning provisions to enable design creativity of buildings, streetscapes, landscaping and signage.

- A range of building heights where the tallest buildings are located adjacent to I-5 and near the transit station and transition to lower buildings within the core and edges of the Town Center adjacent to existing single-family neighborhoods.
- Building facades will have ample glazing and prominent pedestrian entries, especially at key intersections.
- Structure parking will service multi-storied residential and office buildings and surface parking will be behind buildings and screened from the pedestrian realm. On-street parking, where appropriate will be separated from pedestrian sidewalk zones with street side landscaping and low impact stormwater facilities.
- Collaborate with utility providers to locate transmission facilities underground and ensure that infrastructure installation and placement is compatible with building architecture and pedestrian circulation patterns.

#### Environmental Preservation and Economic Development:

- Promote the City's strong environmental ethic in preserving prominent vegetative and forested open spaces.
- Promote building design that incorporates alternative energy systems such as solar energy, electric vehicular charging stations and recycling facilities.
- Promote Town Center development opportunities to the private sector and attract and retain a diversity of local and regional retail establishments and employment opportunities in economic sectors that will enhance the Mountlake Terrace local economy.

#### KEY BUILDING BLOCKS

New opportunities and demand for housing and services are anticipated to arise with the extension of Sound Transit light rail service to Mountlake Terrace. The City has already experienced an increase in multifamily development near the future rail station and more demand for housing, shopping and services will follow as rail service to Seattle and beyond becomes a reality.

As noted in Chapter 2, the Town Center Task Force recommended reducing the number of development sub-districts from six to three and modifying overall scale with the tallest buildings situated adjacent to and near the Sound Transit station and I-5; building heights will transition to lower building heights fanning out northward and eastward. The Economic Development Opportunities Panel stated that by leading with development towards residential first, commercial will follow. This development pattern currently manifesting in other regional town centers and is reflected in the recommendation to allow residential in all three districts, albeit, a greater emphasis in Districts 2 and 3. The Town Center core area and reserve area are presented in Figure 4.1 on page 34.

Market factors will drive the timing and types of development that occur within Town Center. Demand will be influenced by the enhanced transportation opportunities afforded by upcoming light rail service, housing availability and pricing in surrounding communities, the quality of life and amenities within Mountlake Terrace, and availability of land for new development. Small lot sizes and lack of large blocks of undeveloped land will counterbalance this demand. Key building blocks to a revitalized Town Center include:

### Connections to Light Rail

- Improved commuting options offered by extension of the light rail system to Mountlake Terrace will likely attract people who work in Seattle, Bellevue, etc., but do not want to live in a big city or cannot afford to. Increased demand for housing and the proximity of Town Center to the light rail station make it a prime candidate for multifamily housing. As density increases within the Town Center, a corresponding rise in demand for goods and services will occur.

### Streetscape (Streets/Sidewalks/Views)

- Great places start with great streets. Wide sidewalks, street trees, on street parking and attractive buildings lining the streets create spaces people want to be in. Public investment in street improvements often serve as a catalyst for private development. Planned improvements to both 236th Street and 56th Avenue and creation of a new “Main Street” aka 57th Avenue W will provide a great foundation for creating a pleasant walkable atmosphere and set the tone for the future Town Center.

### Gateways

- Marking the entries to unique places lets visitors know they are in a special place. Clearly demarking the boundaries of Town Center will help create a unique identity for the area.

### Residential Neighborhoods

- Developing in a manner that is sensitive to the surrounding residential areas creates a strong connection between the more urban Town Center and its neighbors. Sensitive building design and limited building heights adjacent to single family neighborhoods creates a transition from urban to suburban areas.

### Connectivity & Transportation Options

- Good street connections and pedestrian routes encourage nearby residents to walk to amenities within Town Center and reduce parking demand. Sidewalks and bike lanes contribute to the health of the community by encouraging physical activity during daily commutes, social time, and errands.

### Civic Center Campus

- The development of a New City Hall, Police Station addition, and development of a public plaza within the heart of Town Center reinforces the importance of this area. The design of the building and exterior spaces will set the tone for future development. Close proximity to the Library, Veterans Memorial Park and light rail will serve as an immediate activity hub as the rest of Town Center redevelops over time.

### Place-Making

- Mountlake Terrace is proud of its support of the arts. Public sculpture and juried art shows are part of the Town Center tradition. This history provides a wealth of opportunities to define the area through use of public art in functional open spaces that relate to adjacent active land uses, adjacent to sidewalks, inside buildings, or as part of the exterior design of new structures. Amenities long identified for the area such as active and passive parks and outdoor gathering spaces will contribute to creating a unique atmosphere for Town Center. The private sector is also encouraged to create or incorporate art as part of development.



## Public Support

- Much of Town Center is currently occupied by single family homes on lots that are large by today's standards, but too small for multistory development. Aggregation of adjacent parcels to create sites large enough for denser development poses a potential barrier to revitalization of the area. City support through facilitation of discussion amongst property owners in the Town Center will help identify areas with owners interested in working together to sell their land for redevelopment. Longer timeframes for redevelopment are likely due to this circumstance.

## Development Regulations

- Clear regulations regarding what can be built and how development will look within the Town Center will help ensure new development is consistent with the vision for Town Center. Eliminating unnecessarily complicated, conflicting, and confusing zoning standards and development guidelines will increase the likelihood that developers will choose to build projects within Town Center.

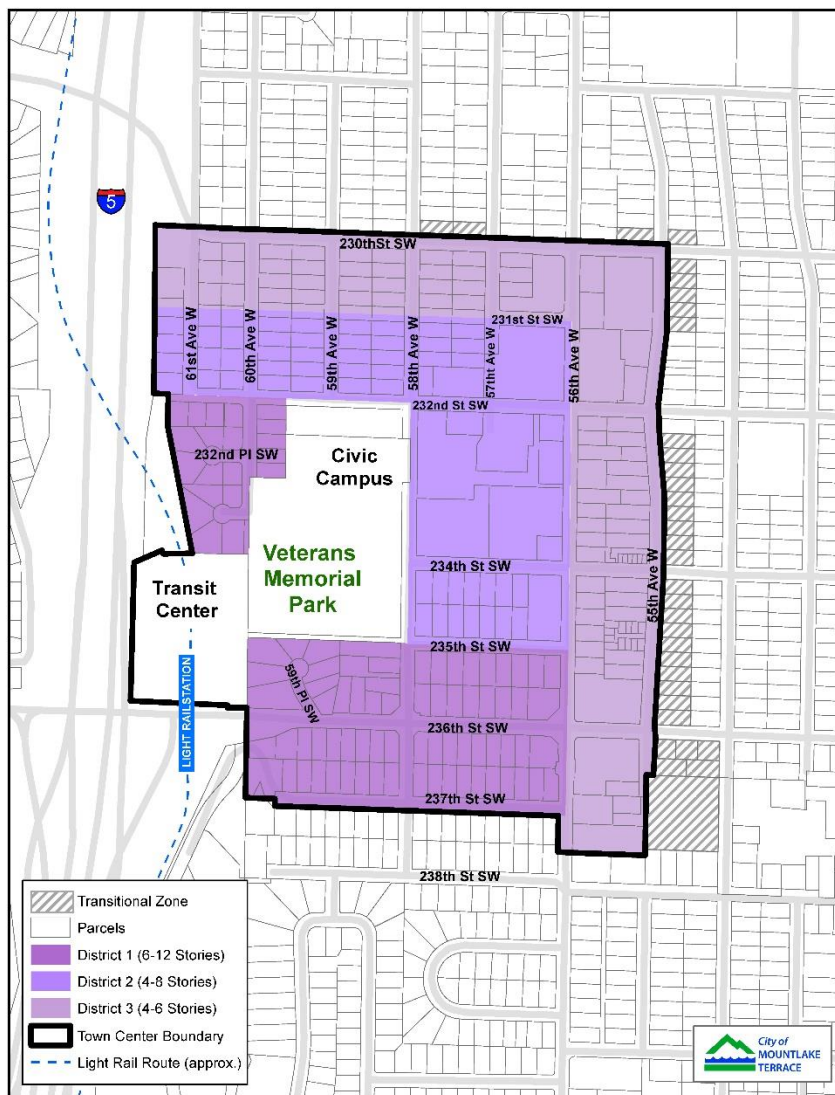


Figure 4.1 Town Center Districts



## TOWN CENTER AREA

The Task Force recommended modifying the size of the current Town Center Area as shown in Figure 4.1:

- To accommodate an adequate land supply.
- To ensure the potential for phased development.
- To serve as a targeted area for future infrastructure investments.
- To be within walking distance to high capacity transit.
- To have the potential to create new neighborhoods and a community destination.

The boundary for the Town Center Area represents identifiable borders separating land uses and intensity, includes connector streets at/near edges to carry through traffic, and contains edges defined by identifiable streets and/or varying building forms.

The Town Center boundary creates a more focused and compact area. The Task Force sought to acknowledge the previous private sector investments in the 2007 plan. Referred to as the core area, the newly defined Town Center Area is where new public and private investments together with enhanced marketing efforts will occur to promote economic development and retain and attract desired business and a variety of land uses and open spaces. Land uses and zoned areas situated outside and north/south of the core area, and within the original 2007 Town Center area, are considered reserve areas to accommodate future mixed-use development when additional capacity is needed.

Further, the Task Force recommended:

- Reducing the number of development districts from six to three.
- Modifying overall scale with the tallest buildings situated adjacent to and near the Sound Transit station and I-5 and generally transitioning to lower heights northward and eastward.

## VISION STATEMENT

With consensus reached on the objectives and re-shaping of the Town Center core area, a revised vision statement was prepared to provide a community wide aspiration of a new Town Center unique to Mountlake Terrace.

### A LOOK INTO THE FUTURE

Applying the objectives and vision statement to the development and build out of the Town Center could reveal the future center composed of the following features:

Town Center is the heart of the City with a blend of attractive mixed-use transit-oriented neighborhoods connected to the light rail transit station, civic campus and surrounding residential neighborhoods. A range of building types, mixed used neighborhoods, streetscapes, promotion of public/private art, and enhanced and new open spaces incentivize public and private investments to create a vibrant, diverse and people-centric destination for Mountlake Terrace and the Region. Continue to incorporate public art into City projects and encourage the private sector to incorporate highly visible art into private projects (See Goal 9 under Implementation Actions).

- The Town Center is the thriving heart of the community. Residents from the adjacent neighborhoods infuse the center with activity, and existing commercial, retail and employment areas are revitalized by new and increased investment. The convenient transit center, light rail

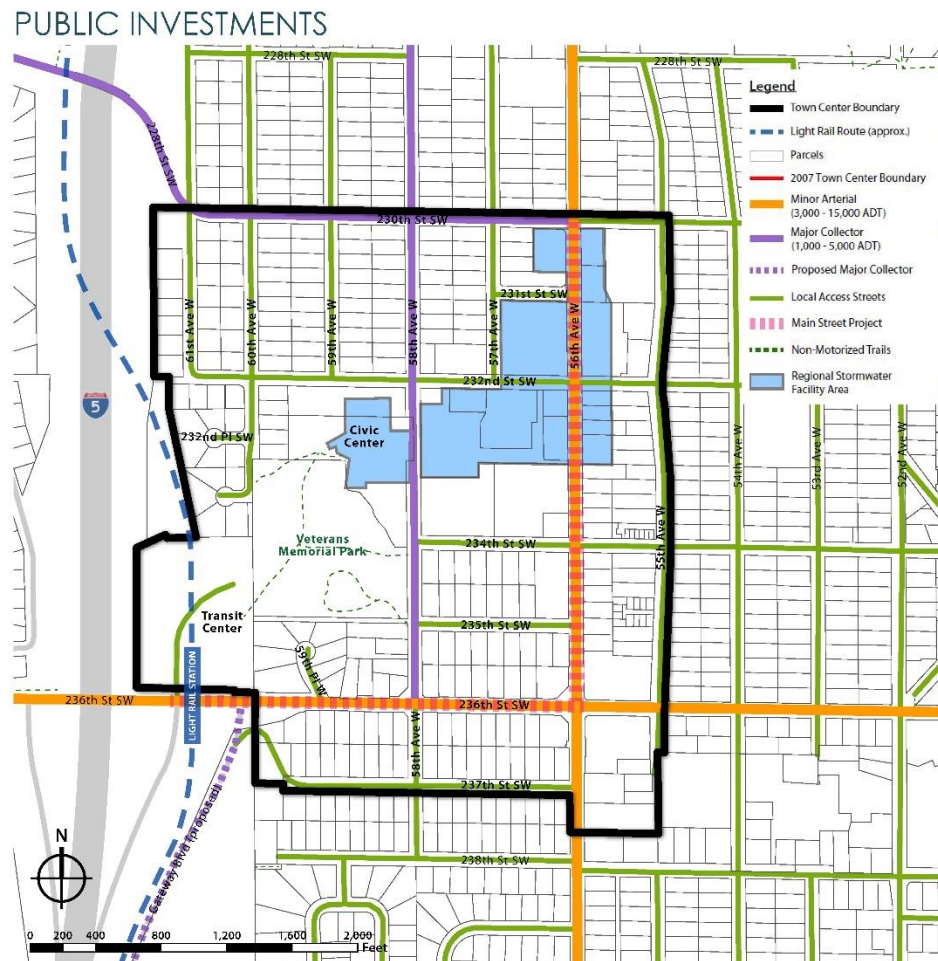
station, and park and ride allow people from all over the region to access a mixed-use town center that is surrounded by a multigenerational, economically diverse community. The stabilizing presence of the civic center campus and the proximity of Veterans Memorial Park highlight the many amenities that make the Town Center an exceptional place to visit, shop and live. New development is well-designed, compact and easily walkable, with a traditional downtown feel. Businesses include restaurants, coffee shops, and local services, as well as retail and offices. Most buildings are mixed use, with commercial space on the ground floor and office or residential units above.

- Parking is adequate but not visually dominant from the street. People can hop on buses or walk to the light rail station to connect to other destinations. Attractive landscaping softens the appearance of buildings and helps absorb rainfall.
- A relatively consistent, uniform and smaller block pattern. The smaller block pattern means more places for pedestrians to cross and a smaller, more connected feeling for the walker, both of which encourage more pedestrian movement; reduced traffic speeds; more highly valued corner lots for businesses. This is consistent with the City's Transportation Master Plan which calls for opening up two street sections (N/S and E/W) as part of Town Square redevelopment, i.e., the block between 56th and 58th Avenues West and 232nd and 234th Streets SW.
- 57th and 58th Avenues are primary retail streets with wide sidewalks, street-side landscaping, where appropriate, and banners and decorations announce holidays and community events. A variety of businesses, residences, and other uses flank both sides of 57th which is intended to be THE activity and cultural spine of the downtown core. The east side of 58th contains residential over retail adjacent to the civic campus on the west side of the street. East/West streets of 233rd, 234th and 235th Streets SW also serve as primary retail/commercial streets.
- Multi-stories buildings adjacent to the transit center and along 236th house a range of offices providing employment in the downtown core.
- A variety of homes are located on the edges of Town Center Area. In this diverse neighborhood, many residents know each other and participate in community events; they like being a part of the city.
- In the western/central portion of Town Center, Veterans Memorial Park, the library, and public plazas encourage community-gathering. A police station and a fire station also provide for civic needs. A recently constructed City Hall, Police Station addition and Town Center Plaza/Park serves as an attractive focal point that complements the Town Center. It features comfortable spaces for the public, including community meeting rooms, informational displays and public gathering spaces. Multi-use pathways through Veterans Memorial Park connect the civic buildings to the 236th Street park-and-ride lot and newly built Light Rail system connects Mountlake Terrace to the surrounding region. New, multi-story office buildings along the bluff overlooking I-5 reflect a healthy economy and new energy to those passing by on the interstate and light rail system.

It is anticipated that redevelopment of the Town Center will provide improve a variety of benefits related to housing, employment and general services:

1. Affordable Housing – Zoning will allow for potentially a significant amount of additional housing units, thus offering the community a more varied housing stock.

2. Employment – As commercial, retail and residential structures are created within the Town Center Subarea, residents within the City of Mountlake Terrace, and surrounding area, will have opportunities to apply for positions. The original Town Center Subarea’s planned additional job estimate is 1,395 jobs.
3. Services – As the Town Center Area develops, more amenities and services will be available for residents and visitors.



**Figure 4.2** Public investments

## PUBLIC INVESTMENT

Successful development of the Town Center Subarea is dependent, in part, on the timing of public investment which can occur in a number of areas but typically involves developing public infrastructure that supports and/or stimulates existing/future private mixed-use activities in addition to serving anticipated growth within the Town Center Subarea. City leadership, staff and community members have been working with local and regional leaders to plan for projected growth within the City for many years. Significant levels of public investment demonstrates that groundwork has been, and is being, laid to help promote private investment within the Town Center Area (Figure 4.2). Additionally, new public

infrastructure will help to sufficiently serve anticipated growth within the Town Center Subarea. Projects underway or planned include the following:

- Sound Transit North Link Light Rail – Mountlake Terrace Station completion in 2024
- Civic Campus Redevelopment Phase 1: 23200 – 58th Avenue West ([click here](#) for information)
  - New City Hall approximately 18,000 square feet in area (City Council Chambers, public lobby, City offices, associated parking, etc.)
  - Police Station Addition approximately 3,000 square feet in area
  - Public gathering space/Town Center Park/Plaza located between the New City Hall and the corner of 232nd Street SW and 58th Avenue W.
  - The estimated date of completion is late-2020.
- Main Street Project
  - Phase 1 - 236th Street SW – Reconstruction of roadway between Interstate 5 and 56th Avenue West (2018/2019)
  - Phase 2 - 56th Avenue West - Planned reconstruction between 230th Street SW and 236th Street SW
- Town Center Regional Stormwater Facility - Treats and detains runoff from the City's property (streets and Civic Center) and private developers have a way to decrease some of their costs on certain parcels.
- Ballinger Park – 55 acre recreation area that includes play areas and picnic shelters integrated with a “passive” area focused on ecosystem restoration
- Upgraded water main to serve future dense development, as well as an adjacent bike/pedestrian path.

The above listed capital improvements reflect steps that the city and region have taken to help lay the groundwork and spur private investment within the Town Center Area. It is important that these capital improvements also be keyed into private sector developments when possible to help maximize the city's return on investment. The City and community partners have demonstrated to the community and investors that Mountlake Terrace is a good place to invest for the creation of varied housing stock and a range of jobs.



## V. 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.



**Figure 5.1** The tallest buildings in the Town Center will be closest to I-5 and the light rail station

**Policy 1.3.** Zoning districts are established to provide a range of building types, uses and mass. Purpose statements along with a summary of permitted use types and building heights are provided for each district in Table 5.1 below. The districts will be implemented with new zoning regulations that will define the respective intent, allowed uses and bulk of each district. Refined design standards will also be vital to achieve the vision of the Town Center.

The allowed uses and densities noted herein are intended as a summary of key provisions to guide implementing zoning codes, and not as a complete description of all possible uses.



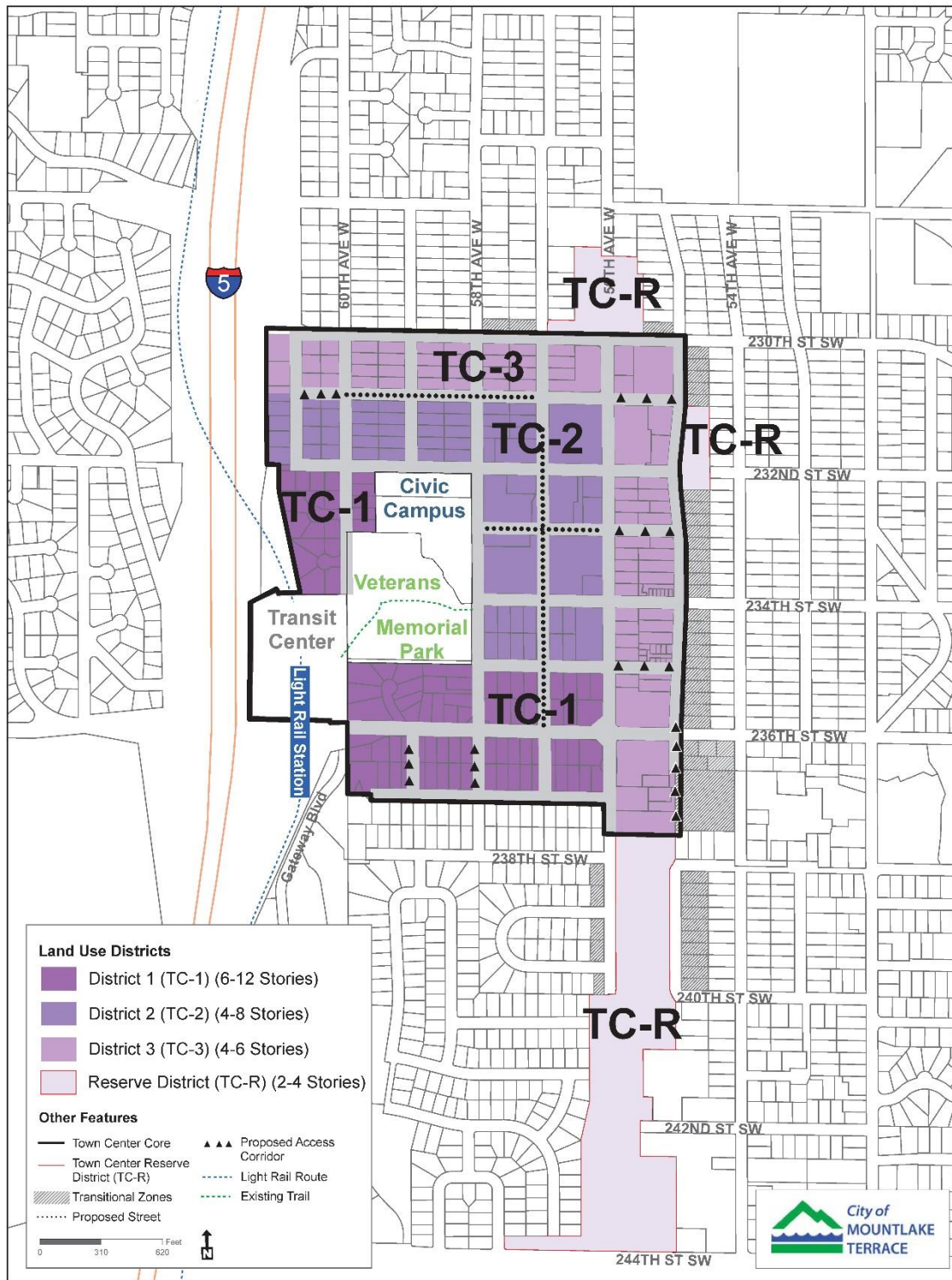


Figure 5.2 Land Use Zoning Districts

TABLE LU-1 Zoning District	District Acronym
<p><b>Town Center 1</b></p> <p><u>Purpose:</u> This zone is intended to emphasize transit-oriented employment development to those Town Center areas closest to the planned light rail station.</p> <p><u>Principal uses:</u> Professional offices uses are the predominant use. Restaurants, lodging, small scale retail, and service uses which are supportive and complementary to office uses are permitted. Multifamily uses are permitted in mixed use buildings and to a limited extent in a single purpose buildings. Permitted mix of ground level uses along block-frontages are set forth in Policy 3.1.</p> <p><u>Building height &amp; design character:</u> 6-12 story buildings are envisioned with activated ground floor designs that are well connected to the transit station, Veteran’s Memorial Park, surrounding streets, and adjacent uses. The buildings feature distinctive urban (not suburban) character and are articulated both vertically and horizontally. Diverse and colorful landscaping area character-defining feature of the district’s streetscape and block frontages.</p>	TC - 1
<p><b>Town Center 2</b></p> <p><u>Purpose:</u> This zone is intended to function as the center for retail, cultural, dining and entertainment activity in Mountlake Terrace.</p> <p><u>Principal uses:</u> Restaurants and active non-residential uses envisioned on the ground floor of 57<sup>th</sup> Avenue “Main Street” generally between 231<sup>st</sup> and 235<sup>th</sup>, and the east side of 58<sup>th</sup> Avenue between 232<sup>nd</sup> and 231<sup>st</sup> streets and 234<sup>th</sup> and 236<sup>th</sup> streets, and at key street corners within the district. Multifamily residential is the predominant use on upper floor and may occupy ground level frontages on non-retail-emphasized block frontages. Professional office and lodging uses are permitted as a secondary use in the district. Details on permitted mmix of ground level uses along block-frontages are set forth in Policy 3.1.</p> <p><u>Building height &amp; design character:</u> 4-8 story buildings are envisioned throughout the district. Ground level residential uses emphasize elevated stoops and other similar designs that help to activate the block frontages and add visual interest. Small plaza spaces are integrated into the 57<sup>th</sup> Avenue retail block frontages to allow for outdoor dining and socializing. The buildings feature distractive urban (not suburban) character and are articulated both vertically and horizontally. Diverse and colorful landscaping are a character-defining feature of the district’s streetscapes and public spaces with compact block design.</p>	TC - 2
<p><b>Town Center 3</b></p> <p><u>Purpose:</u> This zone is intended to emphasize multifamily residential uses and serve as buffer areas adjacent to the transitional zone situated outside the Town Center area.</p> <p><u>Principal uses:</u> Multifamily residential uses are the predominant use. Mixed-use buildings with residential over pedestrian oriented retail are encouraged along 56th Avenue. Details on permitted mix of ground level uses along block-frontages are set forth in Policy 3.1.</p> <p><u>Building height &amp; design character:</u> 6-12 story buildings are envisioned throughout the district. Ground level residential uses may emphasize elevated stoop designs to help activate the block frontages while increasing privacy for residents. All buildings are articulated both vertically and horizontally. Distinctive landscaping facing residential designations along block frontages help to enhance the residential character of this district and distinguish this area form Districts 1 and 2.</p>	TC - 3
<p><b>Town Center Reserve</b></p> <p><u>Intent:</u> Allow for a smaller scale mixture of multifamily, retail commercial, and professional office uses primarily centered on 56th Avenue W north and south of the Town Center.</p>	TC-R



<p><u>Primary Uses:</u> Similar uses to what is currently allowed, e.g., mixed uses such as residential, retail/commercial and office.</p> <p><u>Building Height and Design Character:</u> 2 – 4 story buildings with facade articulation.</p>	
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**Table 5.1** Town Center Zoning Districts



**Figure 5.3** Enhanced commercial business opportunities that serve the Town Center and the entire community.

**Policy 1.4.** Provide for a sufficient supply and range of housing opportunities in all three of the Town Center development districts to address the needs of all economic segments of the community.

**Policy 1.5.** Enhance commercial business opportunities which serve the Town Center and broader Mountlake Terrace community's needs for goods and services.

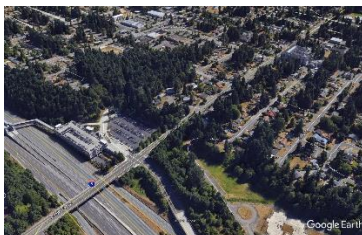
- A. Encourage new businesses, such as small specialty retailers, mercantile, or complementary brand retailers that provide goods not currently available within the community.
- B. Encourage uses that provide gathering and meeting places.

**Policy 1.6.** Promote the integration of arts and cultural uses in the Town Center.

## GOAL 2.0 STREETS/CIRCULATION/PARKING

*Create a hierarchy of streets and pedestrian pathways that compliment adjacent land uses and provide safe and efficient connections to surrounding neighborhoods and local destinations.*

**Policy 2.1.** The network of streets in the Town Center shall range in function from minor arterial that provide multi-modal access within and through the Town Center to local streets that provide access to public and private properties.



**Figure 5.4** Multi-modal improvements are planned for 236<sup>th</sup> Street enhancing the connection between the transit station and downtown

**Policy 2.2.** The two minor arterial streets in the Town Center are 236th Street and 56th Avenue and the major collector streets are 58th Avenue and 230th Street.

- A. Two hundred and thirty-sixth street will provide multi-modal connections between the transit station, new transit-oriented development and downtown. The street will provide direct access to stand-alone offices and residential over office uses that occupy both sides of the street.
- B. Fifty-sixth Avenue will provide access to adjacent residential and mixed uses and is designed to carry higher volumes of traffic through the Town Center from 244th to 220th. On-street parking, sidewalks, and street trees are required.

**Policy 2.3.** The balance of streets in the Town Center are local access streets. These multi-modal streets shall encourage slower moving traffic, accommodate less traffic volumes than collector streets, include on-street parking where appropriate, street trees/landscaping and provide direct access to mixed-use buildings to create a more compact street grid and block pattern.

**Policy 2.4. New Primary Active Pedestrian Streets**

- A. **57th Avenue (generally between 231st and 236th Streets SW)** - shall be extended as a primary pedestrian, retail and arts/cultural spine. This street should have a right of way or easement width appropriately sized to accommodate pedestrian movements, emergency vehicles, storefront loading, outdoor seating and landscaping. Acquisition of right-of-way or an easement for the planned connection of 57th Ave. ("Main Street") will be necessary to implement the Plan. The preparation of a design plan for the required street improvements exploring alternatives for transportation options and pedestrian access should be considered.



**Figure 5.5** Example pedestrian-oriented street design desirable for the 57<sup>th</sup> Avenue corridor

- B. **58th Avenue (between 232<sup>nd</sup> Street SW and 236<sup>th</sup> Street SW)** - Will provide pedestrian-oriented storefronts on the east side of the street while the redeveloped civic campus will front on the west side of the street. Like 57th Avenue, the east side of 58th Avenue will contain multi-storied residential uses over a variety of retail, entertainment and arts/cultural amenities at the street level together with intimate gathering places where appropriate.
- C. **233rd Street (between 58th and 56th Avenues West)** - Connects to and intersects with the envisioned pedestrian-oriented retail spine of 57th Avenue with the Civic Campus, Veterans Memorial Park, and access to the transit station.

**Policy 2.5 Extended Streets and Access Corridors** - The following streets shall be created or extended within the Town Center to enhance multi-modal circulation and the urban character of the Town Center. Some of the streets are in the form of access corridors with narrower widths and are intended to help provide both enhanced pedestrian and limited vehicle access to adjacent buildings and connections to fuller width streets. They would also function as a design amenity to new development, and help break up the massing of buildings on long blocks.

**A. New and/or Extended Streets:**

- a. **231st Street SW** (between 60th and 57th Avenues West) street extension is intended to enhance the pedestrian-oriented residential character of the northerly blocks of the Town Center.

**B. Access Corridors:**

- a. **55<sup>th</sup> Avenue West** (from existing street end to 238<sup>th</sup> Street SW)
- b. **57<sup>th</sup> Avenue West** (between 236th and 237th Street SW)
- c. **59<sup>th</sup> Avenue West** (between 236th and 237th Street SW)
- d. **231<sup>st</sup> Street SW** (between 55th and 56th Avenues West)
- e. **231<sup>st</sup> Street SW** (between 60<sup>th</sup> and 61<sup>st</sup> Avenues West)
- f. **233<sup>rd</sup> Street SW** (between 55th and 56th Avenues West)
- g. **235<sup>th</sup> Street SW** (between 55th and 56th Avenues West) and (between 60th and 58th Avenues West)

Consider flexibility in the design and form of these connections, provided access and design character goals and policies are met.

**Policy 2.6.** Encourage the construction of traffic circles, entry signage, prominent landscaping and other features to identify the entrance/ gateways to the Town Center. Potential locations include 56th Ave at the intersections of 230th and 237th streets and near the transit center on 236th.

**Policy 2.7.** A pedestrian network shall be delineated linking residential neighborhoods, retail streets, the Civic Campus, and City parks to the transit center and existing trails. The network shall be constructed incrementally as development proceeds within the Town Center. Credits to transportation impact fees may be considered for construction of designated pedestrian pathways by adjacent developments.

The City should consider amending the Transportation Element of the Comprehensive Plan to prepare a comprehensive bike, pedestrian and trail plan.



**Figure 5.6** Good example of a residential oriented pedestrian connection

**Policy 2.8.** A Town Center wayfinding signage program should be developed to provide directional information for all transportation modes to public facilities, businesses and points of interest within the Town Center.

**Policy 2.9.** Provide the following parking forms in the Town Center appropriate to accommodate and promote desired uses.

- A. Integrate and manage on-street parking.
- B. Promote shared parking agreements between nearby uses that have different peak-parking demand periods.
- C. Provide flexible parking ratios within proximity to the transit facilities and uses with limited parking demand.
- D. Proponents must provide a parking management plan for developments that include buildings greater than seven stories in height.



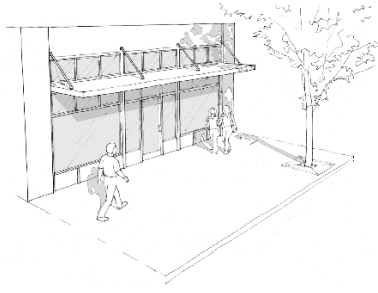
**Figure 5.7** Good town center wayfinding and streetscape example

## GOAL 3.0 URBAN DESIGN

*Promote the design of pedestrian-oriented developments and spaces that respect and enhance the City's urban character and identity consistent with the vision of the Town Center.*

**Policy 3.1.** Establish a system of block-frontage designations and standards to guide the form, function, and uses on the ground floor of buildings along streets consistent with the vision for the Town Center.

- A. Designate the following block-frontages and street corners as “Storefront” which feature retail and other pedestrian-oriented non-residential uses in storefront buildings built up to the edge of the sidewalk:
  - 57th Avenue generally between 232<sup>nd</sup> and 236th Streets SW.
  - East/West side streets along 233rd, 234th, and 235th between 56th and 58th Avenues.
  - East side of 58th Avenue between 232<sup>nd</sup> and 236th Streets SW.
  - Select street corners as shown in Figure 5.9.
    - Northwest/Northeast corners of 57<sup>th</sup> Avenue West @ 23<sup>th</sup> Street SW
    - All four corners of 56th Avenue West @ 232<sup>nd</sup> Street SW, 234<sup>th</sup> Street SW and 236<sup>th</sup> Street SW
    - Northwest/Northeast corners of 57<sup>th</sup> Avenue West @ 236<sup>th</sup> Street SW

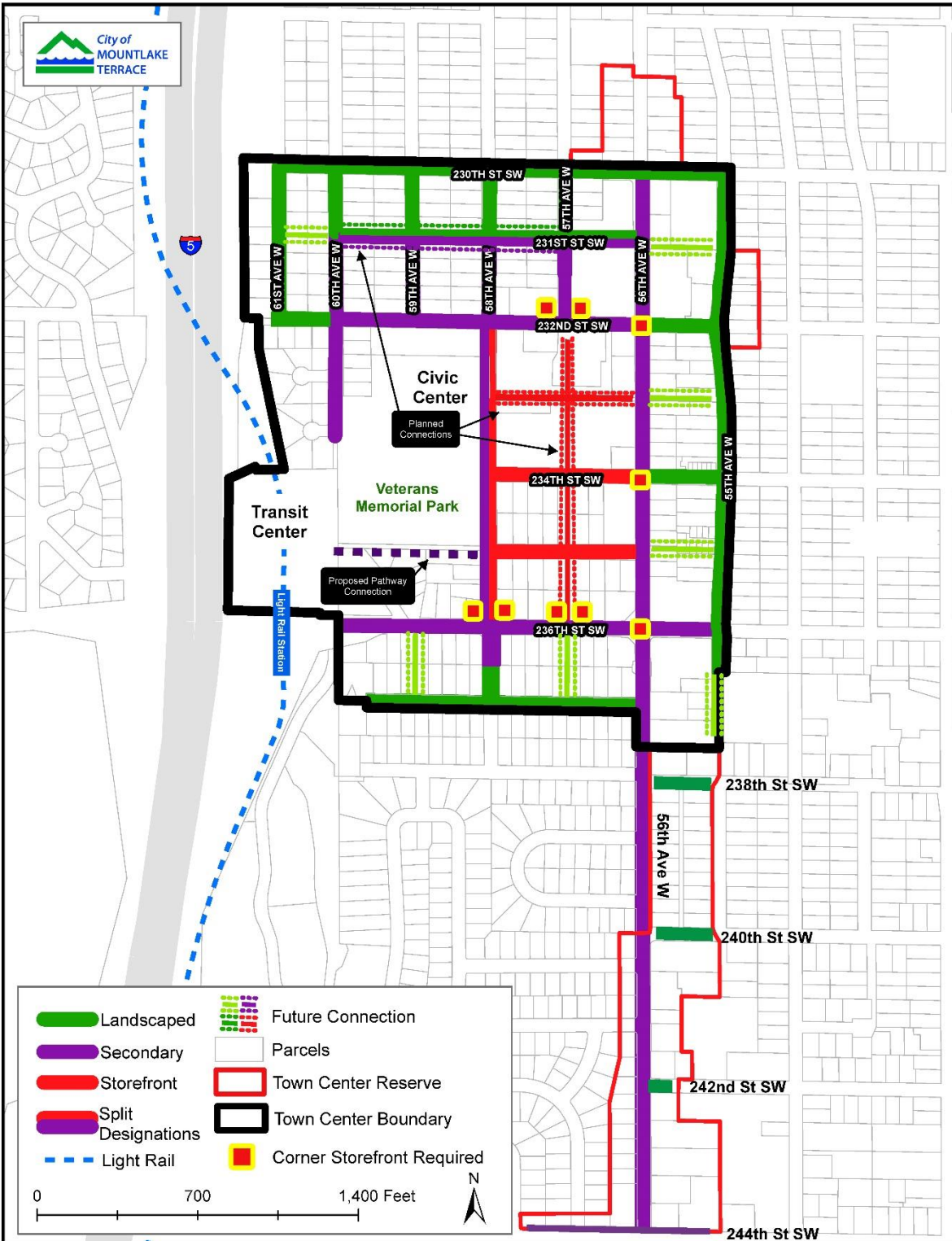


**Figure 5.8** Storefront example



**Figure 5.9** Landscape example

- B. Designate the following block-frontages as “Landscaped” which feature either stoops or other building frontages with modest landscaped setbacks (see Figure 5.8) that soften building frontages while enhancing the pedestrian-environment:
  - Select block-frontages generally located around the outer edges of the Town Center as designated in Figure 5.9.
- C. Designate the following block-frontages as “Secondary” which allow either storefronts or landscaped frontages (depending on market conditions and developer-preferences):
  - Select frontages generally located between the designated Storefront and Landscaped block-frontages as shown in Figure 5.9.



**Figure 5.10** Proposed Town Center block frontage designations (NOTE: Figure # will change with insertion of new Figure 5.1)

**Policy 3.2.** Create design standards for each of the block frontage designations to ensure that the design of building frontages helps to create an active and welcoming streetscape.



- A. Design Storefronts that provide generous floor to ceiling interior heights, functional interior space depth, entries that orient to the street, feature generous transparent window area, and provide weather protection for pedestrians. Prohibit driveways along such frontages unless no other option is available.
- B. Design Landscaped frontages to integrate stoop designs (Figure 5.11) or modest landscaped setbacks, building entries that address functional usability and privacy, orient to the street and feature weather protection elements, and a generous amount of windows (facade transparency).
- C. Design Secondary frontages consistent with either Storefront or Landscaped frontage standards.
- D. Integrate driveway and parking location standards into the block-frontage provisions that minimize the impact of these necessary features on the pedestrian-environment. Parking for multi-storied building is encouraged to be structured and situated at or below grade and behind or beneath the building with entrances located on secondary streets or access corridors where appropriate. Where stand-alone structured parking is located adjacent to streets and pathways, landscaping and/or screening shall be incorporated into the building façade. Surface parking is discouraged and shall be situated behind the buildings or screened from the public realm.



**Figure 5.11** Example Storefront



**Figure 5.12** Example landscape frontage



**Figure 5.13** Mixed-use building with both vertical and horizontal articulation



**Figure 5.14** Integrated defining landscaping elements as a character feature of new developments

**Policy 3.3.** The Town Center Design Standards shall be updated to emphasize the following design concepts and incorporated into the zoning ordinance.

- A. Employ site and building design techniques that promote public accessibility, open spaces and connections to Town Center designations e.g., Civic Campus, Veterans park and the transit / light rail station.
- B. Articulate building facades both vertically and horizontally to add visual interest and reduce the perceived massing of large buildings.
- C. Place an emphasis on human-scaled design details that lend texture, richness, and visual interest to buildings and help contribute to the City's character and identity.
- D. Promote the use of high quality durable materials, particularly on the ground-level, that respect the site's context and enhance the Town Center's urban character.



**Figure 5.15** Integrating visible public space into developments



**Figure 5.16** Low-impact development landscaping

- E. Articulate buildings located at street intersection with distinctive architectural focal points at their entrances or other prominent edges of the building that serve as “terminal vistas” from street ends and corridors.
- F. Integrate diverse and colorful landscaping as a major character-defining feature of the Town Center. Design landscaping elements to soften building elevations, enhance the character of streetscape, increase resident privacy, and enhance the livability of Town Center developments.
- G. Promote that integration of usable public open spaces in commercial and mixed-use developments.
- H. Integrate usable open space for residents and users to enhance the livability of multifamily developments. Promote design that integrate shared courtyards or rooftop decks, private balconies or decks, vegetable plots, and indoor amenity space.
- I. Encourage thoughtful siting of service elements into developments that balance the functional needs with the desire to screen negative impacts.
- J. Update and adopt a Town Center specific sign code that promotes sign design in the Town Center that's primarily oriented to the pedestrian, appropriately sized to the building façade, effectively promotes land uses/businesses, is legible, unique, creative, communicates concisely and helps to enliven the visual character and identity of the Town Center.
- K. Encourage sustainable designs in new development, including forms of Low-Impact Development.
- L. Integrate opportunities for flexibility in the design guidelines by allowing multiple ways of achieving standards and allowing strategic design departures provided the project meets the design intent.
- M. Utilize dark sky lighting techniques, direct cut-offs and warm tones to enhance the pedestrian environment.



- N. Locate service areas (loading docks, trash dumpsters, compactors, recycling areas, electrical panels, and mechanical equipment areas) to avoid negative visual, auditory, olfactory, or physical impacts on the streetscape environment, pedestrian-oriented spaces, uses within the development, and adjacent residentially zoned properties.

**Policy 3.4.** Design public amenities to support and strengthen the character and identity of Town Center and Mountlake Terrace.

- A. Recognize that the character of public rights-of-way play a role in determining Town Center character. Wherever feasible, promote complete streets and incorporate streetscape improvements, such as distinctive wayfinding signs, non-glare architectural street lighting fixtures, public art, enhanced landscaping and street furniture to enliven the public realm and enhance community character.
- B. Prepare a master plan for Veteran’s Memorial Park.

## GOAL 4.0 DEVELOPMENT INCENTIVES

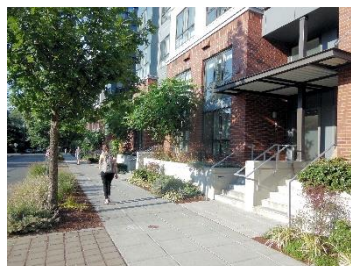
*Provide a range of economic incentives and public initiatives to attract interest and investments in the Town Center.*

**Policy 4.1.** Prepare a marketing strategy for the Town Center that increases competitiveness, maximizes growth potential, actively solicits desired uses and development types, and mitigates local obstacles to further the vision of the Town Center Plan.

- A. The marketing strategy should include a program to actively market the Town Center to targeted economic clusters and demographic segments as a highly desirable place to live, work and play within the Puget Sound Region.
- B. The strategy should promote the Town Center’s planned employment districts to both retain existing and attract new businesses to the City.
- C. The strategy should evaluate and apply the applicable policies in the City’s Economic Vitality Element of the Comprehensive Plan.



**Figure 5.17** Actively market the Town Center for desirable pedestrian-oriented uses



**Figure 5.18** Multi-family development example

**Policy 4.2.** Explore re-instituting the multiple family tax exemption for the Town Center area and prepare a list of impact fee credits that can be earned through the provision of on-site improvements to the transportation and park facilities.

**Policy 4.3.** Amend the City’s planned action ordinance for the Town Center to provide up-front environmental review of respective development proposals that do not exceed the identified thresholds for transportation and other environmental elements.

**Policy 4.5.** Examine the existing development review process and recommend revisions to improve effectiveness and remove obstacles that cause delay and confusion.

## VI. IMPLEMENTATION ACTIONS

### Planning Commission Recommended Amendments Implementation Actions

#### *Implementation Actions*

The goals and actions listed below are designed to achieve the updated Town Center vision. They are projects and actions that will be implemented to enhance the position of Town Center as a retail, civic, residential and employment center for the city of Mountlake Terrace.

The timeframes noted below are understood to be flexible and adaptive to change resulting from emerging opportunities, changes in funding and resource availability, public safety or other considerations. The table below includes goals and actions, timeframes, and potential partners for each action. Timeframes are defined as:

- Short Term: Underway, or within 1-2 years
- Medium Term: 2-3 years
- Long Term: 4-5 years

Town Center Action Plan				
Goals and Actions		Timeline	Lead	Partners
<b>Goal 1</b>	<b>Simplify access to information regarding development regulations in Town Center</b>			
	Prepare development guide for Town Center that provides an overview of the vision and codes/ standards applicable to the area	Short	City	Development Community
	Create, clarify and establish cross sections that are required for each street within Town Center	Short	City	Planning Commission
	Update development regulations in Section 19.50.050: consolidate regulations applicable to all development within the Town Center and those applicable to districts. Revise building types and dimension requirements, remove building type districts and Floor Area Ratio requirements	Short	City	Planning Commission

	Continue process to improve development and review process for all development, including those within Town Center	Short	City	Development Community, Planning Commission
<b>Goal 2</b>	<b>Update development regulations related to portions of the 2007 Town Center north of 230<sup>th</sup> Street SW and 237<sup>th</sup> Street SW</b>			
	Rezone 2007 Town Center areas north and south of updated 2018/2019 Town Center Boundary without reducing development opportunities existing prior to the 2018 Town Center update	Short	City	Planning Commission
<b>Goal 3</b>	<b>Update Town Center design regulations, uses and building forms</b>			
	Update and refine design standards/guidelines that promote safe and inviting pedestrian access, emphasize human scale design at street level, promote the use of high quality durable/visual materials, ensure use of landscaping, encourage architectural variations for each district, and integrate opportunities for flexibility in design guidelines while achieving design standards and goals/objectives	Short	City	Planning Commission
	Update/Modify the City's Development Code to include standards and criteria that implement the vision, goals, and objectives related to the Town Center as the community's primary higher-density mixed-use area	Short	City	Development Community, Planning Commission
	Explore utilizing the International Building Code to accommodate taller wood frame construction where feasible	Short	City	Development Community
<b>Goal 4</b>	<b>Maximize potential absorption of future first floor retail/commercial spaces</b>			
	Define/adopt minimum ceiling heights for first floor commercial space to improve marketability	Short	City	Planning Commission
	Updated design and right-of-way standards related to streetscapes and street frontages that implement the objectives of each district	Short	City	Planning Commission

	Consider expanding allowed uses for first floor commercial space...where appropriate	Short	City	Planning Commission
	For 57 <sup>th</sup> Avenue West, institute the “Main Street” Program 4-Point approach which includes economic restructuring, promotion, design and organization for downtown  Create a cohesive brand plan and design theme for this unique corridor, initiate promotional events and activities, and recruit anchors, destination stores, boutique shops, restaurants, arts related businesses.	Ongoing	City	Chamber of Commerce Business Association Business owners
<b>Goal 5</b>	<b>Analyze parking requirements in Town Center</b>			
	Evaluate parking requirements appropriate for the uses allowed within each district and their relationship to Transit Oriented Development - update codes accordingly	Short	City	Planning Commission
	Evaluate whether certain developments warrant waiving traffic mitigation payments, e.g., developments incorporating pedestrian/bicycle pathways through sites, proximity to light rail and bus transit station, internally stored shared vehicles, etc.	Short	City	Planning Commission
	Develop specific town Center zoning standards that addresses structured parking facilities, shared parking standards and parking access	Short	City	Planning Commission
	Identify locations where on-street parking can/should be accommodated	Short	City	Planning Commission
<b>Goal 6</b>	<b>Prioritize pedestrian/bicycle access in the Town Center</b>			
	Establish/update and facilitate a safe, comprehensive, compatible, and convenient pedestrian and bicycle system, including secure bicycle storage, within the Town Center	Short	City	RPAC, Planning Commission
	Focus on enhancing existing corridors and public infrastructure through sidewalk, street lighting and bike lane improvements	Short	City	RPAC, Planning Commission
	Prepare strategies that facilitate the use/dedication of right-of-way when development occurs adjacent to proposed future new street connections.	Short	City	Planning Commission

	Encourage private development supplement street rights-of-ways, where needed, with widened sidewalks, parklets or other pedestrian focused improvements	Ongoing	City	Development Community
	Seek opportunities for development of active/passive uses, parks or public spaces, especially within or near the Town Center	Short	City	RPAC, Development Community, Planning Commission
<b>Goal 7</b>	<b>Facilitate Consolidation of parcels</b>			
	Survey property owners in Town Center to identify opportunities to aggregate properties to achieve community goals and make multi-story buildings more feasible	Short	City	Developers, Property Owners
	Designate strategic locations in the Town Center as “Priority Development Focus Areas” where a combination of public and private investments will spur redevelopment	Short	City	Planning Commission Development Community
	Study and consider use of the City’s eminent domain powers in order to establish new public streets and public open spaces in the Town Center.	Short	City	Task Force Developers, Property Owners
	Seek opportunities for public/private partnership development agreements between the City and property owners	Medium	City	Property owners, Developers
	Explore using LCLIP tied to the updated Town Center Plan	Short	City	Development Community Forterra
<b>Goal 8</b>	<b>Use public realm investments to build unique identity for Town Center</b>			
	Rename 57 <sup>th</sup> Avenue W to Main Street	Short	City	Business Association Planning Commission Community
	Prepare and approve right-of-way map necessary to create a consistent, compact and smaller block pattern	Short	City	Developers Planning Commission
	Prepare a design plan for, or update, required street improvements and alternatives for transportation options and pedestrian access within the Town Center	Short	City	Planning Commission
	Strengthen Town Center’s identity through the use of key identifiers, i.e., street lights, benches, flower hangers and banners on light standards, public artwork, gateways, wayfinding signage, streetscape improvements, etc.	Ongoing	City	Friends of the Arts Business Association Community Foundations RPAC Planning Commission
	Identify locations for active and passive parks & seek funding partners	Short	City	RPAC Friends of the Arts



				Business Association Community Foundations RPAC Planning Commission
	Create a Master Plan for Veterans Memorial Park and improve accessibility between the Town Center and light rail station	Short	City	RPAC Planning Commission
	Enhance hardscapes within the Town Center through special pavement colors or stamping	Short	City	Arts Advisory Commission RPAC Developers Citizens
	Explore the feasibility constructing traffic circles at key locations within or near Town Center. Develop funding strategies as needed if specific locations are chosen for traffic circles.	Short	City	Public Works Business Association RPAC Planning Commission
	Identify and delineate a pedestrian network that links residential neighborhoods, retail streets, Civic Campus, Veterans Park and transit hubs and stations. Review and amend existing transportation master plan and element if necessary.	Short	City	Recreation Parks Advisory Commission (RPAC) Community Input Planning Commission
<b>Goal 9</b>	<b>Build on Mountlake Terrace's reputation as an arts focused community</b>			
	Continue to incorporate public art into City projects and encourage the private sector to incorporate highly visible art into private projects	Short	City	Friends of the Arts Arts Advisory Commission Business Association Community Foundation
	Partner with community organizations to plan for future art features and activities in Town Center	Medium	City	Friends of the Arts Business Association Community Foundation
<b>Goal 10</b>	<b>Partnerships and Marketing</b>			
	<p>Compile list of benefits to investing/developing in Mountlake Terrace</p> <p>Create and maintain a database to identify opportunities for business and developer recruitment efforts. The database may include an inventory of available properties, buildings, and resources in Town Center districts.</p>	Very Short – Draft Completed	City	Business Association EASC

	Develop multi-pronged economic development marketing campaign, e.g., radio, print, website, social media, economic development forums, etc.	Short – Ads begin running in 2019	City	Business Association
	Cultivate and attract diverse businesses for each district		City	Business Association EASC
	Update the Economic Development website and marketing material	Very Short – Draft Completed	City	
	Integrate City, Business Association, Community College and private business efforts and communications for the benefit of economic recruitment. Work with economic development partners to cultivate investment and development prospects	Ongoing	City	Business Association EASC MLT Brokers
	Recruit businesses that employ technical, professional, and managerial skills offering a live/work sustainability environment in Mountlake Terrace.	Ongoing		Business Association EdCC Edmonds School District MLT Property Owners MLT Brokers
	Retain and recruit businesses that support and can expand health-related services and products within the City and general area of Premera and Swedish Hospital	Ongoing	City	Business Association MLT Property Owners MLT Brokers
	Upon the creation of a critical mass of businesses, explore the feasibility of creating a Downtown Business Improvement District (BID) to benefit properties and businesses for the purpose of instituting marketing, design, and promotional activities within the Downtown business district	Ongoing	City	City Business Association MLT Property Owners MLT Brokers
<b>Goal 11</b>	<b>Maintain, enhance, and create a sustainable environment – focus on the sustainability of natural systems and processes</b>	Ongoing	All Sectors	City Business Association MLT Property Owners MLT Brokers
<b>Goal 12</b>	<b>Create list of development incentives</b>			
	Explore the merits of reinstating Multifamily Tax Exemption to increase development and feasibility of projects incorporating residential		City	

## VII. APPENDICES

### 1. PUBLIC OUTREACH

### 2. CAPACITY FOR GROWTH

## Appendix 1 Town Center Plan 2018/2019 Process Recap

Appendix 1 is intended to supplement Chapter 2 of the Draft Town Center Subarea Plan – Planning Process/Public Outreach. The following provides information related to community outreach.

### **Project Website**

An Economic Vitality & Town Center Task Force webpage was created on the City’s website at the beginning of the nine-month-long process, i.e., April – December, 2018. The website provides an overview of the Town Center Update project and process, meeting dates, and hyperlinks to materials discussed and reviewed by the Task Force and those generated for the Public Workshops highlighted below.

### **Economic Vitality and Town Center Task Force**

On April 2, 2018, the City Council appointed eleven individuals to serve on the Economic Vitality & Town Center Task Force to assist SCJ Alliance prepare recommendations related to updating the 2007 Town Center Plan (amended in 2009) and the City’s Economic Vitality Strategy, development codes and standards. The task force included two liaisons each from the City Council and Planning Commission. Fourteen Task Force meetings (includes two open houses and one economic opportunities forum) were held, each open to the public. The Task Force chair invited public comment at the conclusion of each meeting.

- ▶ April 10, 2018
- ▶ April 26th
- ▶ May 15th (Public Open House #1)
- ▶ May 30th
- ▶ June 12th
- ▶ June 26th
- ▶ July 12th (Economic Opportunities Panel)

- ▶ September 6th
- ▶ October 9th
- ▶ October 23rd
- ▶ November 6th
- ▶ November 27th
- ▶ December 4th (Public Open House #2)
- ▶ December 12th (Recommendation to Planning Commission)

Materials presented during the meetings can be found on the [Economic Vitality & Town Center Task Force webpage](#).

### **Public Workshops**

Comprehensive plans and their related elements are designed to be reviewed on a periodic basis by the community/city to assess the goals contained within and ensure the plans remain representative of the community's vision for the future. The Mountlake Terrace Town Center Plan Update holds true to this ideology as the community was invited to participate in public workshops during the update process.

#### **Public Workshop #1**

A May 15, 2018 community workshop was beneficial to understanding what Mountlake Terrace residents' value most in their community and what aspects could be improved. Participants were introduced to many of the complementary elements that combine to build the identity of a town center. Participants provided perspectives and personal anecdotes in response to questions about activity centers, future growth, development standards, the availability of goods, and community identity.

A series of four open-ended questions were presented to community members. These questions were also asked of Task Force members during an inaugural Economic Vitality and Town Center Task Force meeting on April 10, 2018.

The questions, aimed at eliciting candid input on the community's vision for the Town Center, were:

1. What is missing from Town Center that would improve the quality of your life?
2. What is the biggest issue holding back the development of Town Center?
3. Sound Transit service is coming to Mountlake Terrace. What are the biggest changes you expect to occur once light rail service comes to town?
4. It's 2035. What does the Town Center look like?

Similar responses for each question were grouped into broad categories in order to better understand the desires and vision of the community. The responses received during the community workshop and from Task Force members are summarized below and have been used to create charts (Figures A1.1, A1.2, A1.3 and A1.4) which categorize and illustrate the responses collected at each of the two forums.

**Question 1 – What’s missing from Town Center that would improve the quality of your life?**

The responses to this question could be broadly split into six categories: Market/Grocery, Restaurants and Commercial Services, Better Mix of Uses, Vibrancy/Identity/Sense of Place, Public Gathering Spaces/Improved Streetscapes, and Walkability. For both participant groups, the largest percentage of responses fell under the Restaurants and Commercial Services category. The desires most common among these respondents included more everyday businesses (like coffee shops and retailers) catering to residents; more quality eateries; and more professional services (like dry cleaners, bookstores, and medical offices) to support the needs of daily living. Responses also indicated Public Gathering Spaces/Improved Streetscapes and a Vibrancy/Identity/Sense of Place are also critical elements that community members feel are currently missing from the Town Center area.

**Question 2 – What’s the biggest issue holding back the development of Town Center?**

This question gets at the existing obstacles that need to be overcome in order to achieve the optimal development potential for the Town Center area. These responses were categorized as Transportation Issues, Zoning Issues, Property/Cost Issues, Economic Issues, Planning/Vision Issues, and Identity Issues. Participants overwhelmingly saw Planning/Vision Issues or Zoning Issues as the biggest obstacles to development in Mountlake Terrace’s Town Center. The biggest issues brought up in participant responses included zoning code items that may be restrictive and confusing, and a lack of clear direction among City staff and other community leaders. Also noted in some responses was a small but vocal segment of the population who is staunchly opposed to growth and development. The fact that zoning, planning and vision issues were seen as the main issues standing in the way of Town Center development indicates that political will is needed to move re-development of the Town Center forward. A basic restructuring of zoning codes and design standards for the Town Center area is the foundational step toward making the community’s long-term vision a reality.

**Question 3 – Sound Transit Service is coming to MLT. What are the biggest changes you expect to occur once light rail service comes to town?**

The aim of this question was to understand the community’s concerns, as well as the opportunities they envision, with the impending arrival of light rail service to Mountlake Terrace. Responses were categorized as Increased Traffic/Congestion, Increased Density, More/Improved Infrastructure and Services, Economic Impact/Growth, Negative Impacts, and Other. Both participant groups indicated Increased Density as the biggest change expected – followed closely by Increased Traffic/Congestion and Economic Impact/Growth. Responses commonly pointed to increased population, increased housing demand, and more vehicular traffic (along with a greater demand for parking) as the side effects community members are most concerned about with the advent of the light rail station.

Participants also indicated the need to plan now to accommodate this anticipated increase in demand – this suggests the community would much rather be proactive on the planning front in order to avoid being ill-equipped for future growth.

**Question 4 – It’s 2035. What does the Town Center look like?**

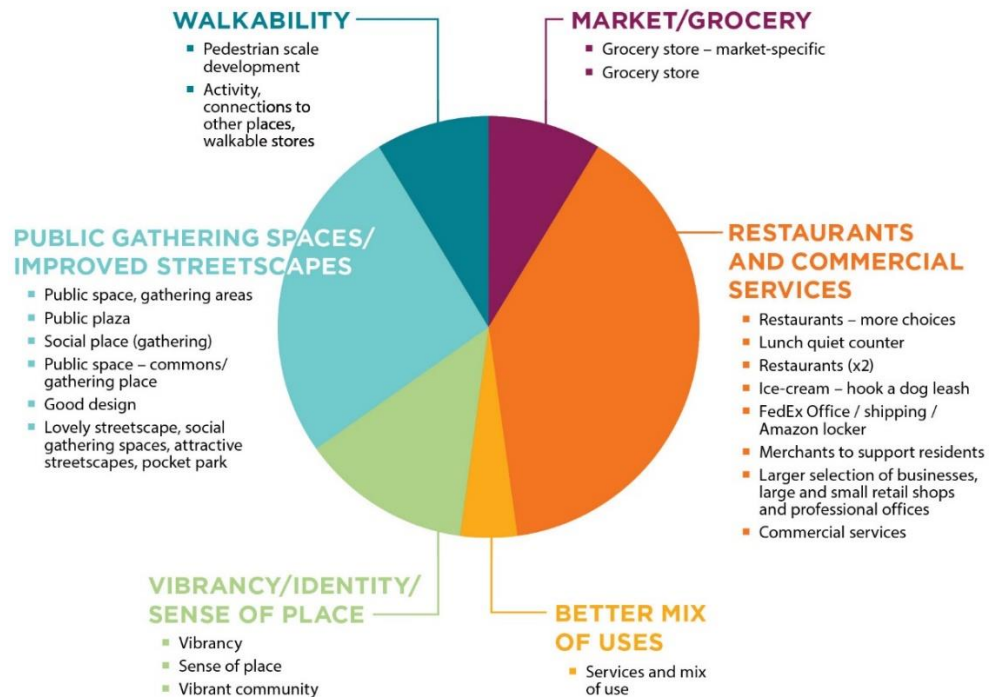
This question gets at the long-term vision for the Town Center – what respondents envision seeing here 17+ years down the line. Responses were categorized as Open Spaces/Places to Gather, Mix of Land Uses, Thriving/Inviting Downtown, Economic Activity Center, Congestion/Negative Impacts, and Other. Responses indicated the majority of participants envision a Thriving, Inviting Downtown as well as Open Spaces/Places to gather in the Town Center Subarea. Both of these categories speak to the idea of a vibrant downtown area with plenty of pedestrian activity and spaces for residents to gather – a community-oriented space. The next largest group of responses fell into the Mix of Land Uses category – illustrating the community’s desire to have a diversity of residents with a variety of options for living, working, shopping and dining within the Town Center. The community’s vision is largely positive – pedestrian-friendly, mixed-use, community-oriented. There were almost no responses regarding negative impacts of growth and development, indicating the community may possess an optimistic view on the future, and a desire to shape their community for the better as it grows.



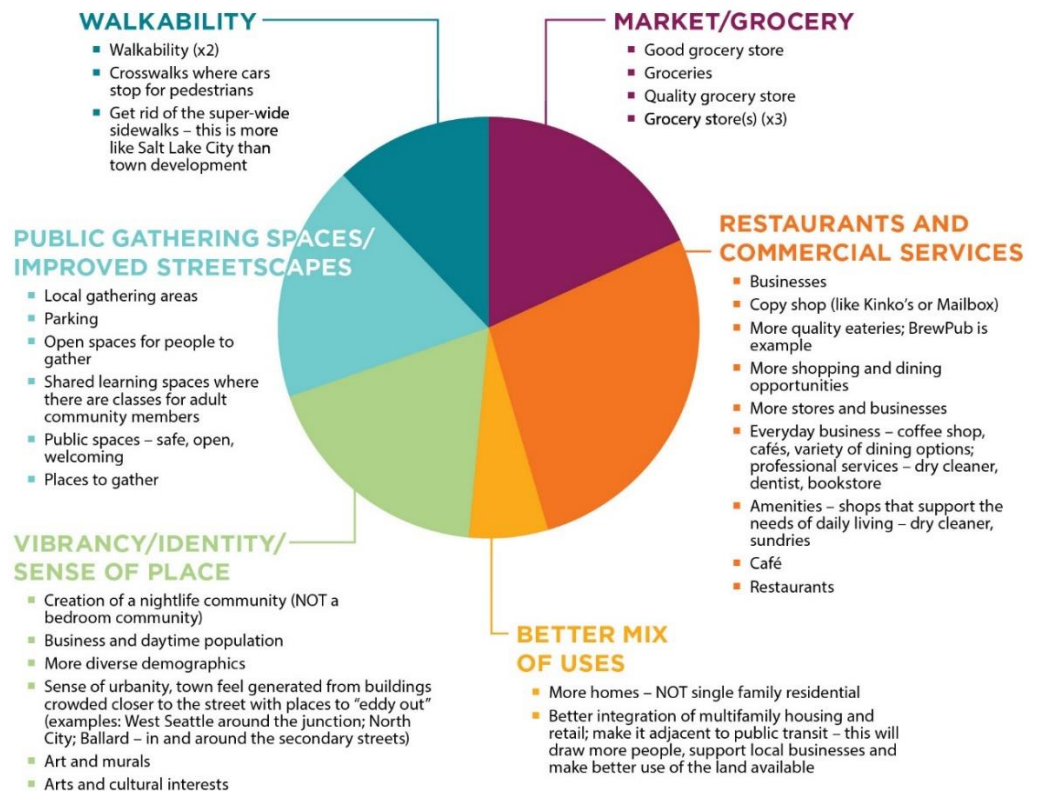
What is missing from Town Center that would improve the quality of your life?

Figure A1.1

## TASK FORCE RESPONSES



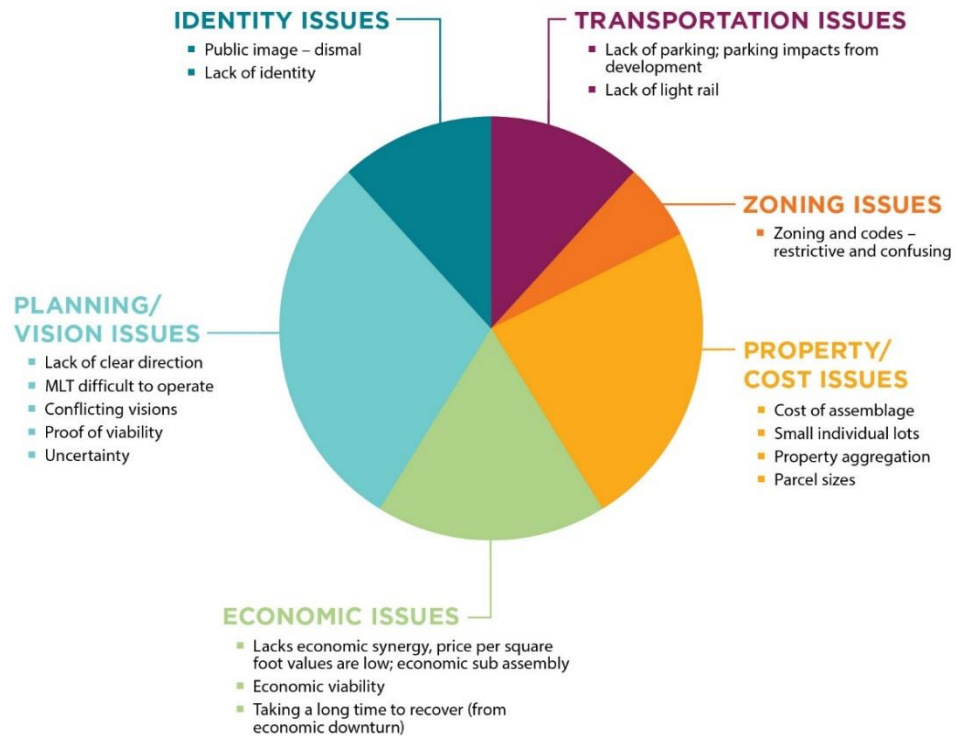
## PUBLIC WORKSHOP RESPONSES



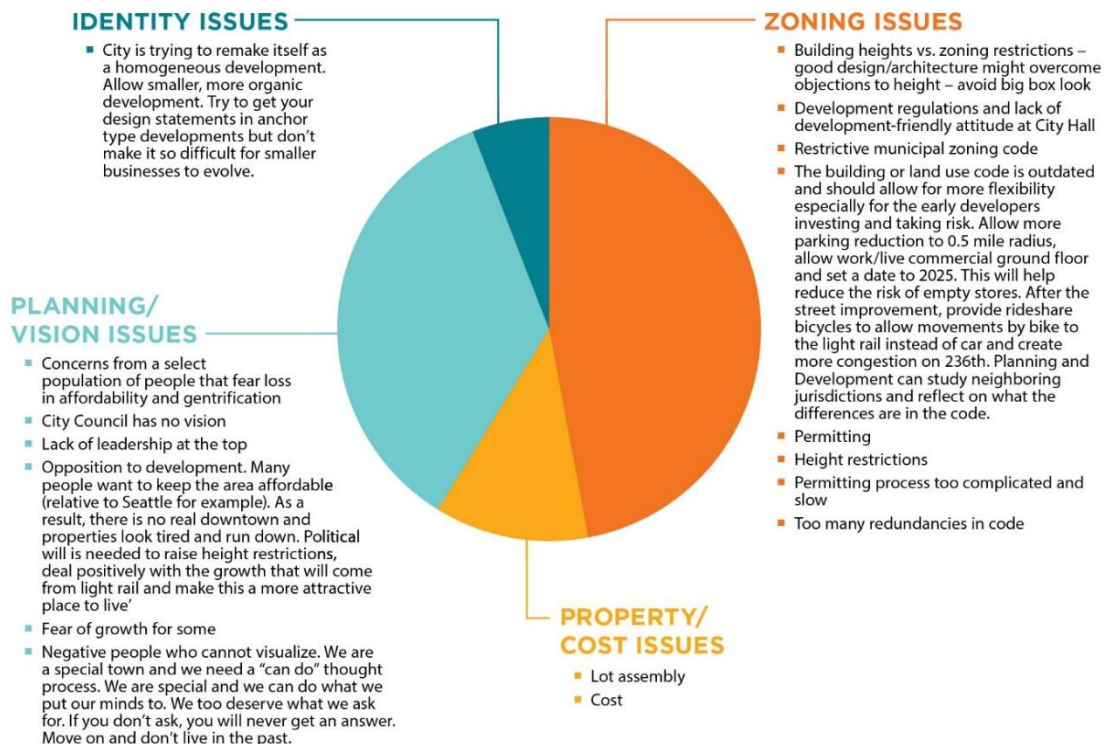
# What is the biggest issue holding back the development of Downtown Center?

Figure A1.2

## TASK FORCE RESPONSES



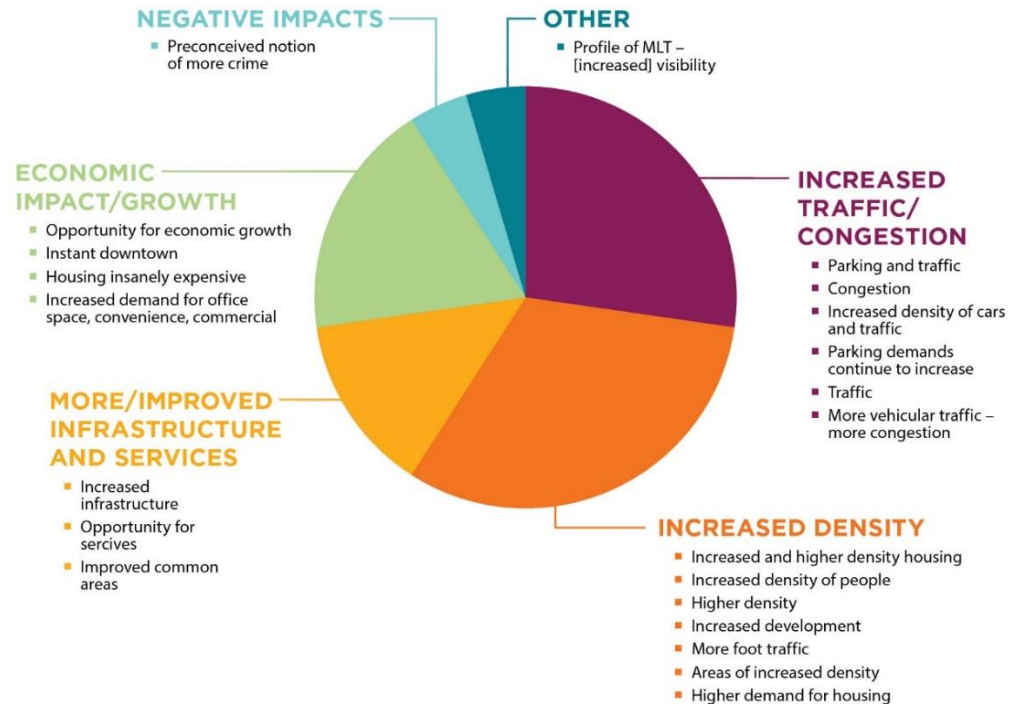
## PUBLIC WORKSHOP RESPONSES



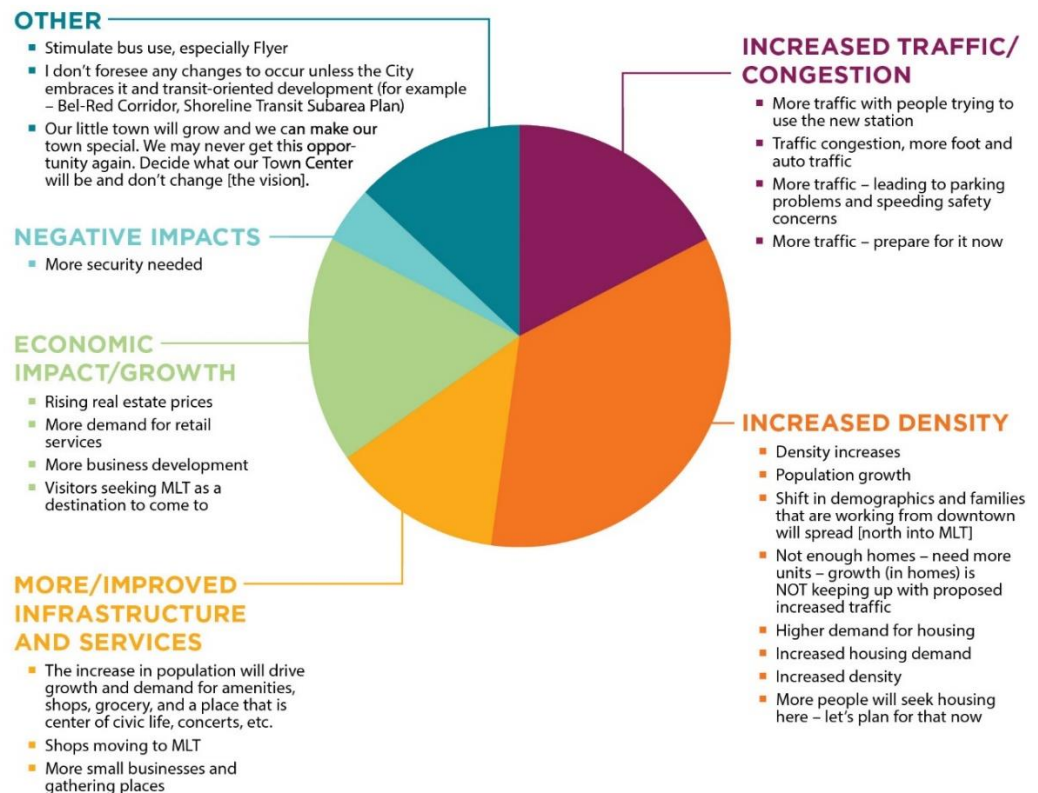
Sound Transit service is coming to MLT. What are the changes you expect to occur once light rail service comes to town?

Figure A1.3

## TASK FORCE RESPONSES



## PUBLIC WORKSHOP RESPONSES

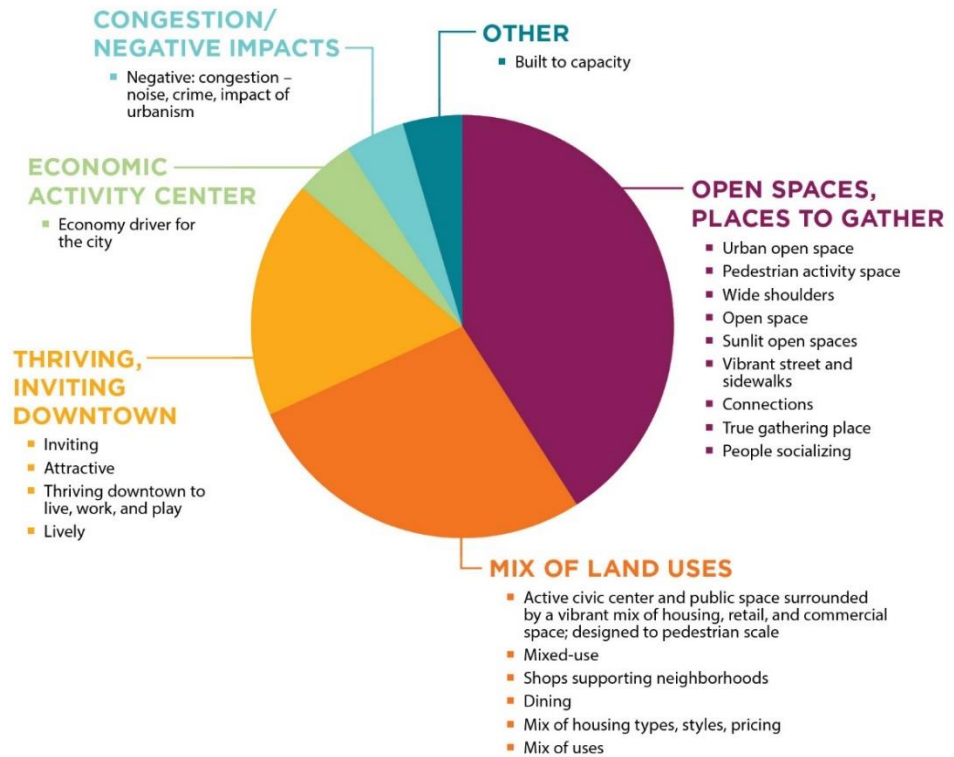




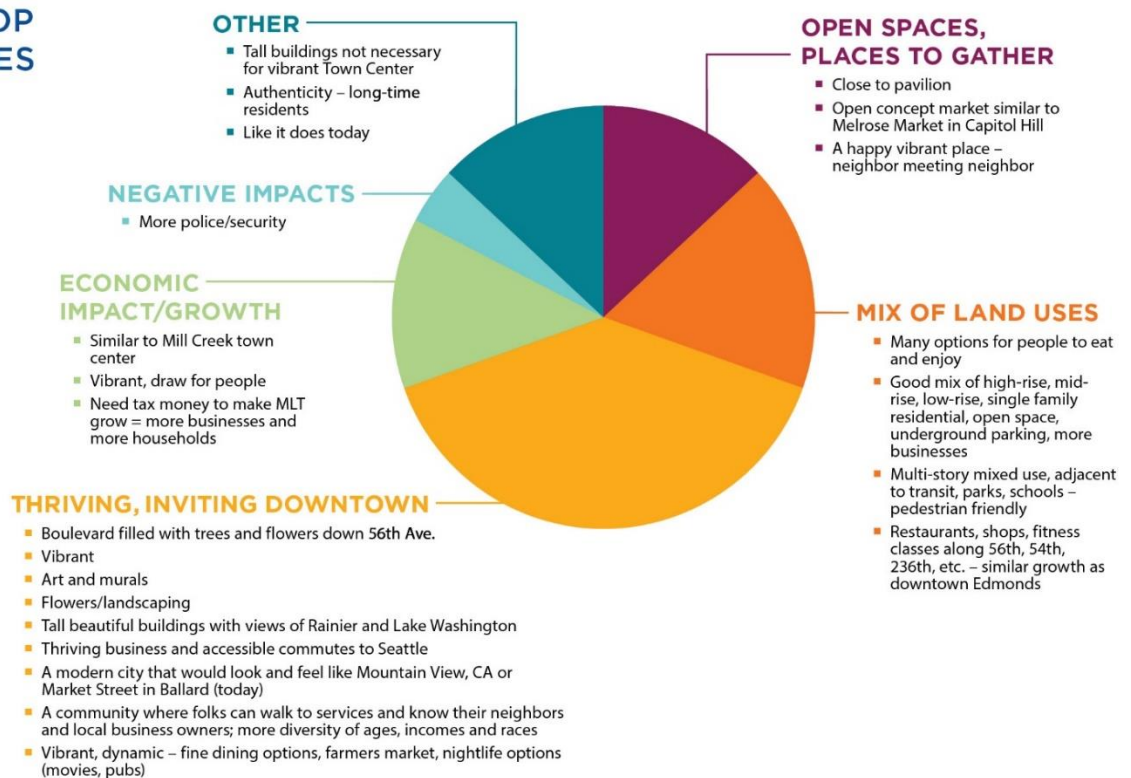
# It's 2035. What does the Town Center look like?

Figure A1.4

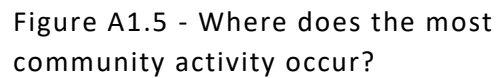
## TASK FORCE RESPONSES



## PUBLIC WORKSHOP RESPONSES



To best capture how the community views and engages with their Town Center, participants of the May 15<sup>th</sup>, 2018 Open House were also asked to respond to a range of location-based questions about the study area. The intent of this exercise was to promote a dialogue about current and future community activity areas while remaining mindful of future development potential within the Town Center. While participants were provided with a base map of the area, questions posed in this phase of the Open House were purposefully open ended to allow individuals the freedom to share their unique experiences and perspectives of the community. The workshop, designed to engage residents in shaping the future of their community, was also interactive with hands-on exercises to create ideas about Mountlake Terraces' future land development choices. Participants were given stickers/dots to answer the location element of these questions.



Workshop attendees identified existing activity centers within or near the Town Center where community members spent their leisure time, shopped, met each other after work or gathered for events. Responses were grouped around four locations including: The Transit Center, Mountlake Terrace Library, the “Super Block” and the Recreation Pavilion. When individuals were asked why, common responses included references to walkability, organized events, community interactions, and available amenities and services such as coffee shops and the post office.

## WHAT DO YOU THINK?

17

- Where do you see the most growth occurring in the future? ●
- Where should the tallest buildings be located? ●



## WHAT DO YOU THINK?

16

- Where do you perceive the heart of Town Center to be today? ●
- Where would you envision the heart of Town Center to be in the future? ●



YOUR INPUT  
PUBLIC WORKSHOP | TOWN CENTER PLAN UPDATE

cai

SCJ ALLIANCE

HOURLAKE TERRACE

Figure A1.6 - Where do you see the most growth in the future? Where should the tallest buildings be located?

These questions were asked in tandem to encourage participants to not only consider the location of future development, but also the scale of that development. In this way, respondents could speak to future development patterns while also addressing the resulting influence and scale of those developments on the Town Center.

While most of the growth was projected along established transportation corridors including 236<sup>th</sup> Street and at the intersection of 232<sup>nd</sup> Street and 56<sup>th</sup> Avenue, the tallest building responses had a wider distribution. Building height locations included areas running along the western boundary of the Town Center, i.e., Interstate-5, and a clustering around the “Super Block” at the intersection of 232<sup>nd</sup> Street and 56<sup>th</sup> Avenue. The opportunities for existing redevelopment, the visibility afforded to development along Interstate-5, proximity to transit, and the stability of previously established businesses were all reasons given for the dot placement.

Figure A1.7 - Where do you perceive the heart of the Town Center to be today? Where would you envision the heart of the Town Center to be in the future?

Questions about the heart of Town Center speak more to the culture of the community. These questions were intended to identify the locations that are most representative of Mountlake Terrace and the Town Center. The heart of the community is commonly considered the cultural center that one might



take visitors to best experience a community's distinctive character.

Looking forward, this question was asked both in the present and future tense to identify areas that will become iconic of Mountlake Terrace culture. In many communities this may be the location of a farmer's market, a performance space, fountain, or an interactive piece of artwork.

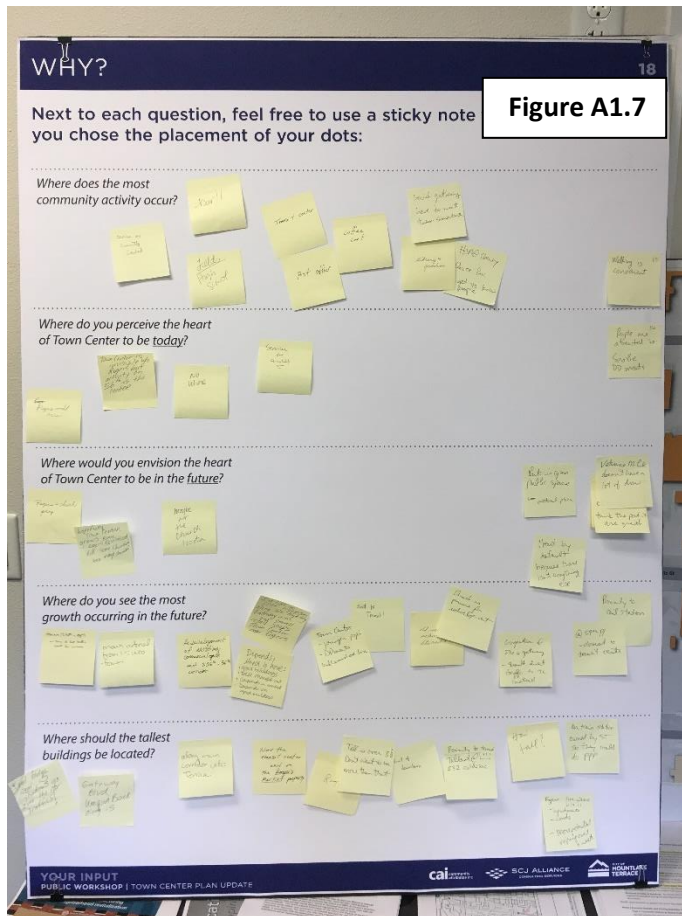


Figure A1.7

Figure 1.8 – Next to each question, feel free to use a sticky note to explain how/why you chose the placement of your dots.

Attendees/Residents were asked to provide justification or reasoning that went into the decision-making process of the dot placement exercise related to Figures A1.5 – A1.7. While many respondents identified the “Super Block” at the intersection of 232<sup>nd</sup> Street and 56<sup>th</sup> Avenue as the de facto heart of the Town Center, comments suggested the heart had yet to truly emerge. Conversely, respondents were noticeably optimistic about the development of the Town Center as a generator of the community’s identity and cultural heart.

Figure A1.8

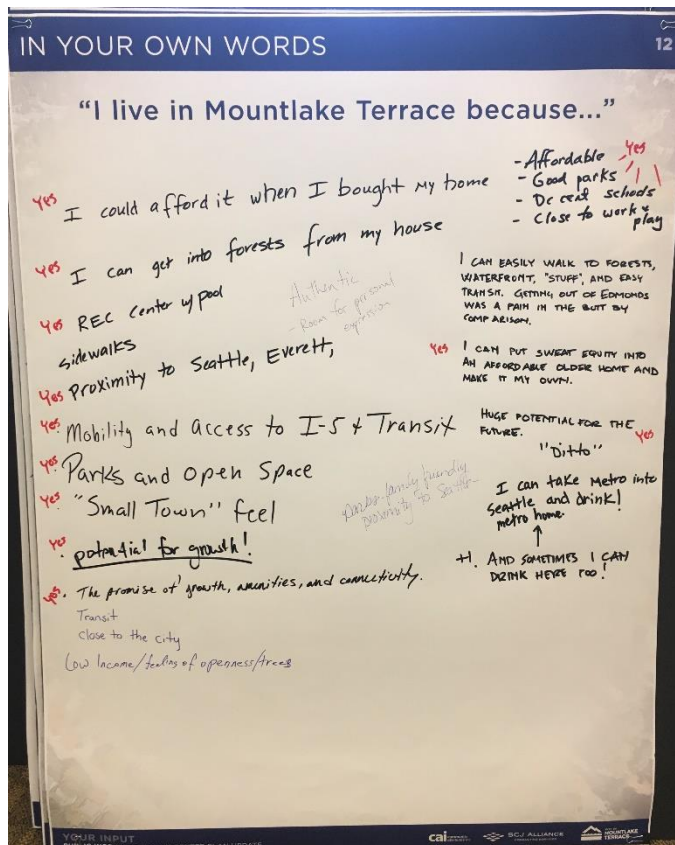


Figure A1.9

## In Your Own Words

Community members were also asked to respond to three open ended statements, i.e., "I live in Mountlake Terrace because...", "The primary strengths and assets of Mountlake Terrace are...", and "I would like the City of Mountlake Terrace to be...". Figures A1.9, A1.10 and A1.11 depict responses to the three questions.

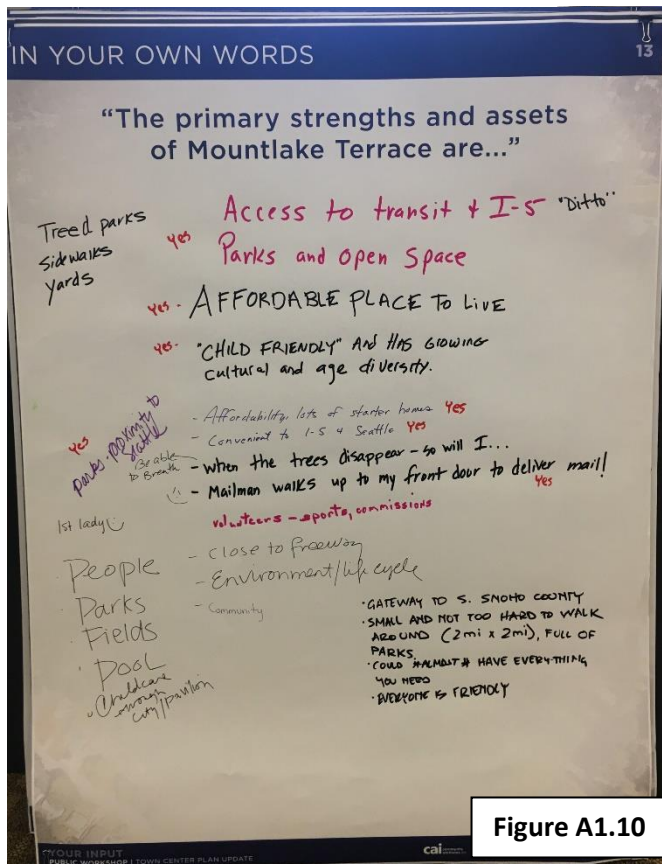


Figure A1.10

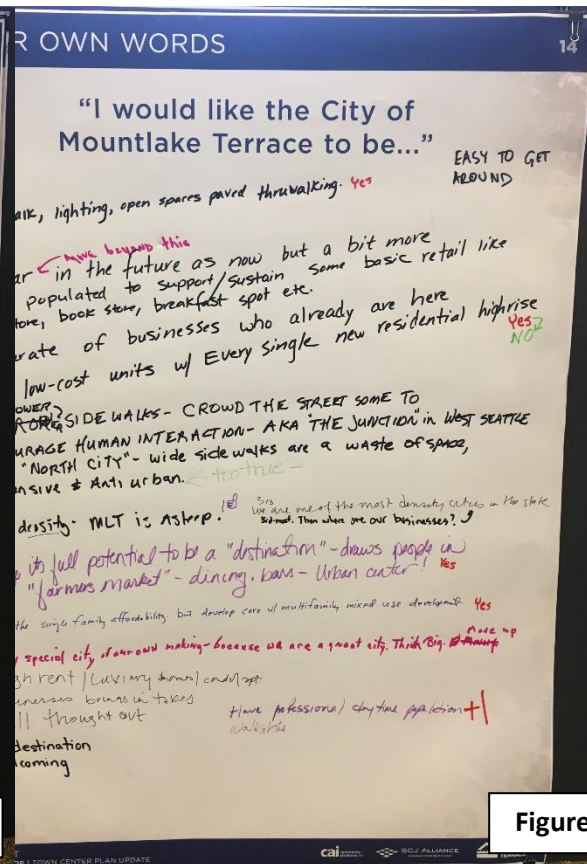


Figure A1.11

## Economic Development Panel Discussion

To broaden the discussion and better position Mountlake Terrace for future economic investment, a panel of individuals with backgrounds in commercial real estate, urban architecture and design, real estate development and investment were invited to participate in a July 12, 2018 discussion about factors that influence why/where development happens. From this discussion key factors were identified including:

### Light Rail

Light rail service will be a catalyst for development within the Town Center and is essential to stimulating growth. Market analysis of recent development adjacent to light rail stations indicates pedestrian oriented developments will be in demand. Such development should consist of:

- Mixed-use workforce housing
- Commercial and retail business in mixed-use buildings
- Office and industry development
- Public gathering spaces and parks

## **Marketing and Promotion**

A marketing effort should be implemented to increase awareness of the Town Center area. The marketing campaign should target areas beyond the City and tell the story of Town Center which includes the:

- Vision for Town Center
- Emerging development opportunities
- Development potential

## **Flexibility, Creativity, and Incentives**

The City needs to infuse development regulations with creativity to allow projects to respond to changing market demands. Providing incentives such as public/private partnerships could also incentivize growth. Considerations should include:

- Avoid imposing an affordable housing requirement but encourage the provision of work force housing.
- Public investment in infrastructure (utility upgrades, street improvements, stormwater facilities, etc.) to help stimulate private investment.

## **Recognize Challenges**

Recognizing challenges associated with development is an important step in creating a vision for the Town Center. Many challenges are associated with demographic shifts occurring in the market. What was once a suburban center will ultimately transform into an urban center focused on the light rail station. Challenges specific to the Mountlake Terrace Town Center include:

- Assemblage of single family lots is expensive but important to the future development of the Town Center. The City could consider playing a role in assisting the private sector with this effort.
- Building heights should be allowed to be determined by the market. Recent developments around nearby light rail stations vary from 5 to 7 stories.
- Understand that building heights between 7 and 14 stories are challenging in that more expensive construction techniques and materials are used when buildings exceed 7 stories. Increases in density are needed to overcome the costs associated with building over 7 stories.

## **Placemaking and Open Spaces**

An understanding of how people experience and value the urban elements within the Town Center is an important consideration. The Town Center should be a place that draws people in. This can be achieved through the development of public and private open spaces and placemaking that include:

- Public and private art visible to the pedestrian
- Cultural amenities and other uses not currently in the Town Center
- Enhanced streetscapes
- Establishment of a Town Center brand with gateway features and signage
- Small plazas and gathering places scattered throughout the area

## **Public Open House/Workshop #2**

Nearly 60 people attended an open house on December 4, 2018 at the Mountlake Terrace Library. A presentation included a broad overview of the Task Force recommended updates to the Town Center Plan which included:

- Background information, existing conditions and identifying the issues
- Outreach, e.g., Task Force public open houses and visual preference survey
- Visioning: guiding principles/ objectives
- Development of plan alternatives, i.e., Plan A, Plan B and Task Force preferred alternative
- Goals and Policies: relating to land use, circulation, urban design, and development incentives, and
- Potential implementation related to zoning and design standards

Attendees viewed displays and discussed their thoughts about the plan. “Gathering places, restaurants and entertainment topped the list of things people want to see in Town Center.

## **Joint City Council / Planning Commission Meeting**

On December 17, the City Council held a special joint meeting with the Task Force and Planning Commission at the Mountlake Terrace Library to discuss Task Force recommended updates. A similar presentation, similar to the one given during the December 4, 2018 Open House/Workshop, was given, and city staff and contractor outlined the next steps in the overall update process. Following the presentation, City Council and Planning Commission liaisons to the Economic Vitality and Town Center Task Force spoke about the overall process from their perspective.

## **Planning Commission and City Council**

In 2018, updates were provided to the Planning Commission and City Council during the process on the status of the process/project in addition to sharing the kinds of issues being discussed and raised by the public or Task Force. In 2019, updates were provided to the City Council on April 11 and May 30, 2019.

The Planning Commission began formally reviewing the Task Force-recommended draft subarea plan at its January 14, 2019 meeting and met twelve times (includes one public hearing) over the next several months to review, discuss and suggest certain revisions to the subarea plan. In addition to the subarea plan, the Planning Commission reviewed and commented on draft development regulations to the city code to implement the vision, goals and policies of the Task Force recommended plan. Further, the Planning Commission conducted an initial review of the Economic

Vitality Element and an amendment to the Recreation, Parks and Open Space Element as directed by the City Council in its “2018 Final Comprehensive Plan Docket.”

The following highlights key topics addressed by the Planning Commission at each of its meetings through August, 2019.

- ▶ January 14th Introduction, planning process, background information, public outreach
- ▶ January 28th Plan objectives, Town Center area boundaries
- ▶ February 19<sup>th</sup> Rationale for reducing number of development districts, goals
- ▶ March 11<sup>th</sup> Goals, policies
- ▶ March 25<sup>th</sup> Goals, policies, urban design, design standards
- ▶ April 8<sup>th</sup> Design standards
- ▶ April 27<sup>th</sup> Zoning, Design standards
- ▶ May 13<sup>th</sup> Zoning, Design standards
- ▶ June 5<sup>th</sup> Economic Vitality Element, Zoning, Design Standards
- ▶ July 10<sup>th</sup> Planning Commission Public Hearing
- ▶ July 16<sup>th</sup> Planning Commission directs staff to forward the plan with amendments for the Council review and public hearing
- ▶ August 26, 2019 Planning Commission rescinds extending Town Center Core boundary at SE Corner (“lobe”)

All materials presented during the meetings can be found on the [Economic Vitality & Town Center Task Force webpage](#) or [Planning Commission Agendas webpage](#).

### **Mountlake Terrace Town Center Supplemental Environmental Impact Statement**

As part of the Town Center Subarea Plan update process, a Supplemental Environmental Impact Statement (EIS) was prepared which is intended to supplement the existing Mountlake Terrace Town Center Planned Action and Zoning Regulations Final Environmental Impact Statement (Final EIS), published in August 2007, and the Town Center Planned Action Final EIS Addendum, published in April 2013. The lead agency identified several areas for discussion in the EIS including: land use patterns and policies, aesthetics, public services (e.g., fire protection, parks, and schools), and transportation. Two alternatives were reviewed: No Action (representing the plan as of the 2013 Addendum) and the Proposed Action, which reflects the updated Town Center Plan and associated development regulations.

Per Washington Administrative Code 197-11-408 and Revised Code of Washington 43.21C.440(3)(b), the City invited the public, agencies, and tribes to two community meetings to discuss the EIS scoping and potential planned action. The meetings took place on April 22 and May 13, 2019. Each meeting preceded Planning Commission meeting numbers 7 and 8.



A joint public meeting and public hearing of the City Council and Planning Commission took place on August 1 and 5, 2019 respectively related to the Supplemental Environmental Impact Statement process. The 30-day comment period in the Draft SEIS began on July 19, 2019 and ran through 4:00 p.m. on August 19, 2019.

The City Council began formally reviewing the Planning Commission's recommended draft subarea plan at its July 22, 2019 meeting. On September 16, 2019, the City Council formally identified September 26, 2019 as the date it would potentially take action on Comprehensive Plan related amendments, i.e., Town Center Subarea Plan, Economic Vitality Element, and Recreation Parks and Open Space Plan, in addition to related development code amendments, i.e., deleting existing Title 19.50 (zoning), creating Titles 19.50 (zoning) and 19.123 (design standards) and housekeeping amendments, e.g., deletion of BC/D zoning, amending planned action ordinance and updating the transportation code.

The following is a list of City Council meeting dates through September 26, 2019.

- ▶ July 22nd
- ▶ August 1st - (Draft Supplemental Environmental Impact Statement)  
Joint Meeting with Planning Commission
- ▶ August 5th - (Draft Supplemental Environmental Impact Statement Hearing)  
Joint Meeting with Planning Commission)
- ▶ August 15th
- ▶ August 26th (Walking Tour)
- ▶ September 3rd
- ▶ September 12th
- ▶ September 16th (Public Hearing)
- ▶ September 26th (Decision)

## Appendix 2

### Town Center Plan

### PROFILE AND FUTURE GROWTH

#### DEMOGRAPHIC/ECONOMIC PROFILE AND TOWN CENTER ANALYSIS

As mentioned within the updated Town Center Plan, Community Attributes Inc. (SAI) partnered with SCJ Alliance to provide economic data, analysis and findings to inform development of an updated Economic Town Center Subarea Plan and Economic Vitality Element. CAI's work included the following:

Demographic and Economic Profile (May 25, 2018): This profile consists of demographic and economic data essential to understanding Mountlake Terrace's relative position within the region. In addition to providing details on the City's residents and economy, the profile offers a comparison, where possible, to other regional communities. This profile serves as a leverage to update the City's Economic Vitality Strategy and Town Center Plan.

Town Center Analysis (July 31, 2018 and updated November 27, 2018): The analysis provides additional analytics to build on Mountlake Terrace's demographic and economic profile. These analytics are focused on key real estate metrics critical to understanding Mountlake Terrace Town Center's relative position within the region. This analysis will be leveraged along with the demographic and economic profile to update the City's Economic Vitality Strategy and Town Center Plan. The analysis was updated on November 27, 2018 to reflect a change of the Town Center Boundary as recommended by the Economic Vitality and Town Center Task Force.

#### KEYFINDINGS

##### Population and Employment Forecasts

- Mountlake Terrace is projected to grow by 23% from 2017-2040 while Snohomish County is projected to grow by 31%. This is faster growth than the City has seen in recent years.
- Mountlake Terrace's 2017 population is 2.8% of Snohomish County total and projected growth from 2017-2040 amounts to 2% of the total projected growth for the County.

##### Real Estate Indicators

- Multifamily rents have been steadily climbing in Mountlake Terrace since 2010. Vacancy is low.
- There is currently more multifamily development in the pipeline than the City has seen since the 1980s.
- Office rents have been climbing since 2010, and climbing faster than in Lynnwood or Countywide. Vacancy has been dropping and is currently below 5%.
- Retail rents recently spiked, following a general downward trend from 2006-2016. Vacancy is very low.
- There is currently more retail development in the pipeline than the City has seen since the 1990s.

### **Parcel Profile of Town Center**

- 70% of Town Center acreage is currently in residential uses. Of that residential acreage, 83% is currently single family residential.

### **Capacity for Growth and Light Rail**

- 54% of Town Center parcels have improvements with assessed value under \$10/sf of land. Parcels with lower-valued improvements could be more feasible for redevelopment.
- The greatest share of Town Center's land is within District TC-3. This district also has the greatest share of land with lower-valued improvements. 4 to 6-story mixed use buildings are permitted in this district.
- The building types allowed under current zoning range widely in terms of density.
- There is adequate residential capacity in Town Center to accommodate growth. At the same time, the need for parcel assembly and other factors may make it less likely or more challenging that redevelopment will occur or achieve maximum zoned densities. According to the MLT Municipal Code (2018), multiple-household residential development shall be allowed, provided, ground floor commercial uses are located on the ground floor in 6 of 8 building types, and that in some of these building types, at least 60 percent of the commercial ground floor area shall be for retail or eating/drinking establishment uses. It may prove beneficial to consolidate these ground floor commercial building typologies or phase this transition to better accommodate future market variability.
- While rents near the future Mountlake Terrace light rail station are lower than those achieved near some existing light rail stations, they have been steadily increasing.

### **FUTURE GROWTH AND LIGHT RAIL**

The Town Center is envisioned to transform from a predominantly single-family area with scattered retail and professional offices to a more dense and compact mixed use area. 67 percent of the 2007 Town Center acreage and 70 percent of the updated Town Center acreage is developed as residential, 20.67% as office, commercial and retail, .6% industrial, 4.8% miscellaneous, and 3.5% vacant. The value of existing development is useful in predicting where redevelopment may likely take place. If the value of existing improvements is low and zoning allows for more dense development, it may be more likely to be profitable for a developer to purchase land and redevelop the property. Market conditions dictate the point at which redevelopment is feasible (see Table A2.1).

New development within the Town Center area will depend in part on the availability of parcels large enough to support more dense development patterns. Single family residential parcels in Town Center average approximately 8,933 square feet in size – bigger than lots in most new single-family developments, but considerably smaller than what is needed for new multifamily, office or retail projects. The average parcel size of multi-family residential lots is 9,429 square feet. Redevelopment of the Town Center area will depend on the willingness of existing owners to sell, and the potential for multiple adjacent lots to be assembled into a consolidated area large enough to support more dense development. The type of development and anticipated rents is also an important factor affecting feasibility of redevelopment.

Understanding the value of current development is useful to predict where redevelopment or new development may be likely. If the value of improvements is low and the underlying zoning allows for a more intensive use, it may be more likely to be profitable for a developer to redevelop that property.

The exact point at which it becomes profitable to redevelop properties with existing improvements will vary with market conditions.

There are many important additional considerations in determining redevelopment feasibility, such as:

- Seller willingness –current property owners may not want to sell their property, regardless of the offered price.
- Parcel assembly –if the development cannot fit on one parcel, can adjacent parcels be acquired in a timely, affordable fashion?
- Development type and rents –does the developer believe that they can achieve the rents required to justify the type of development?

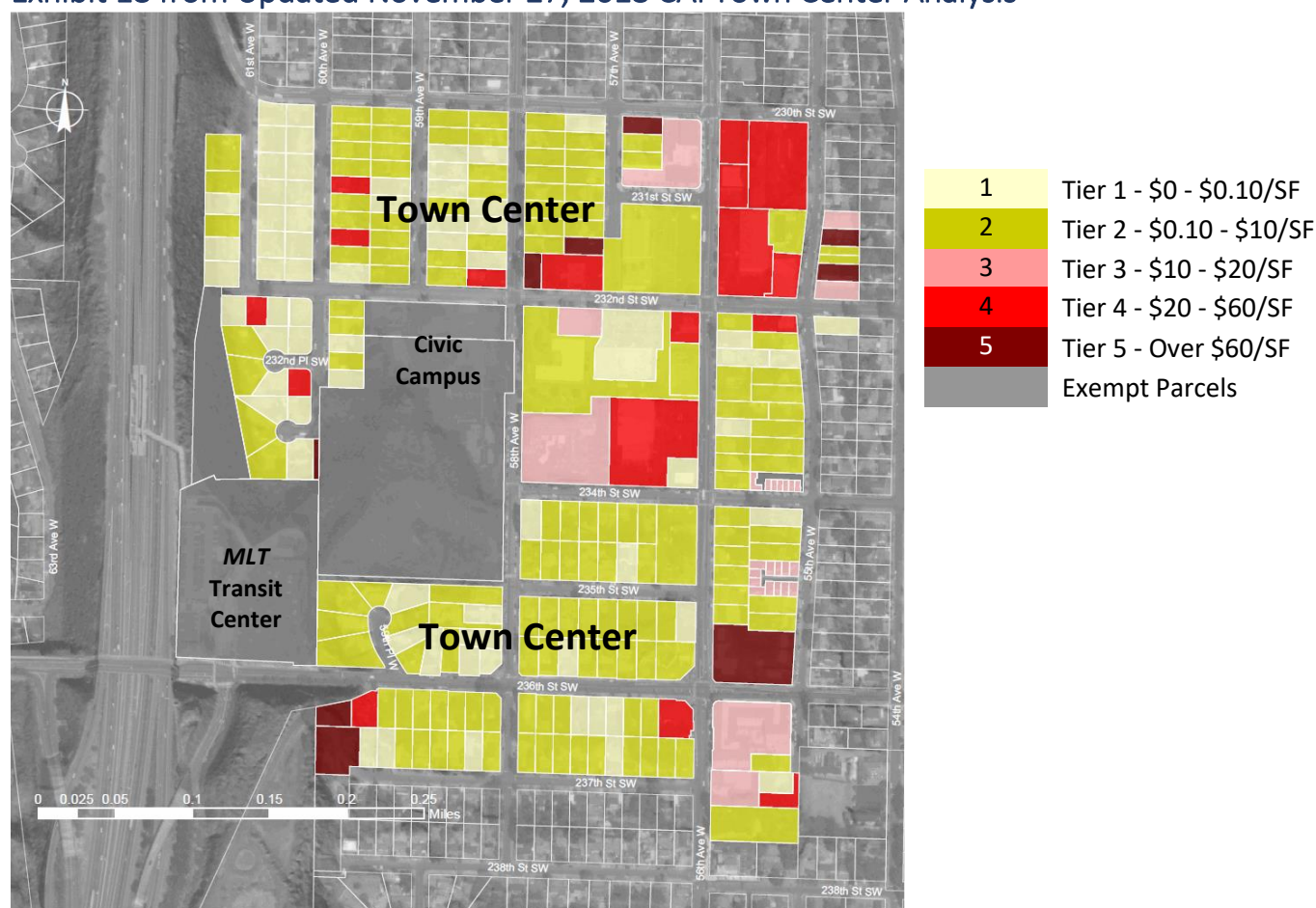
**Table A2.1 – Town Center Land Use Summary, 2018**  
**Exhibit 14: from Updated November, 2018 CAI Town Center Analysis**

Use	Parcels	Acreage	Average Parcel Size	Average Improvement Value/SF Land
<b>Residential</b>	<b>222</b>	<b>48.0</b>	<b>9,428</b>	<b>\$31</b>
Single Family	195	40.0	8,933	\$9
Multifamily	25	5.4	9,429	\$181
Group Quarters	2	2.6	57,595	\$276
<b>Commercial</b>	<b>36</b>	<b>14.1</b>	<b>16,535</b>	<b>\$24</b>
Office/Commercial	27	9.2	14,772	\$22
Retail Trade	9	4.9	23,662	\$27
<b>Industrial</b>	<b>1</b>	<b>0.4</b>	<b>17,714</b>	<b>\$9</b>
<b>Other</b>	<b>2</b>	<b>3.3</b>	<b>69,951</b>	<b>\$6</b>
<b>Vacant</b>	<b>6</b>	<b>2.4</b>	<b>17,019</b>	<b>\$1</b>
<b>TOTAL</b>	<b>268</b>	<b>68.2</b>		<b>\$29</b>

*Source: Snohomish County Assessor, 2018; Community Attributes Inc., 2018*

Land use and economic analysis of Town Center show there is ample capacity of land to accommodate planned growth. The need to assemble parcels will add complexity to redevelopment of the area. Rents near the future light rail station are currently lower than those near other existing light rail stations, but they have been steadily increasing. If zoning allows for a more intensive use than currently exists on a property, and market demand also supports more intensive use, redevelopment is more likely. If rents continue to increase, financial conditions needed to support higher land assembly cost for redevelopment will likely follow.

Figure A2.1: Assessed Improvement Value/Land SF, Town Center  
Exhibit 18 from Updated November 27, 2018 CAI Town Center Analysis



Source: Snohomish County Assessor, 2018; CAI,

As contained within Table A2.2, 58% percent of land within Town Center averages less than \$10/sf in existing improvements. The relatively lower improvement values should support assembly of land sufficient to support larger developments over time, albeit, while existing improvement values are relatively low, the process of parcel assembly still presents a challenge to redevelopment.

**Table A2.2 – Current Improvement Values by District, Town Center**  
**Exhibit 19 from Updated November 27, 2018 Town Center Analysis Report**

Development Tier	Max Improvement Value per SF	District 1		District 2		District 3		Town Center		
		Parcels	Acres	Parcels	Acres	Parcels	Acres			
								Acres	Parcels	Percentage
1	\$0.1	5	1.9	2	0.4	3	0.8	3.1	10	4%
2	\$10	51	10.9	37	12	57	12.6	35.5	145	54%
3	\$20	17	3.3	23	5.7	27	5.2	14.2	67	25%
4	\$60	8	4.1	7	3.5	4	0.8	8.5	19	7%
5	Over \$60	25	4.8	2	2.1	0	0	6.9	27	10%
Total Acreage		25		23.7		19.5		68.2		
Total Parcels		106		71		91		268		

An analysis was done by SCJ and CAI with basic zoning limitations, and does not fully reflect development considerations such as setbacks, landscaping, and parking. In addition, many theoretically “redevelopable” parcels may be small and locked between fully developed properties, and will not be able to achieve maximum densities as calculated here. As a result, this should be taken as a theoretical estimated maximum.

As contained within the November, 2018 updated Exhibit 20 of the CAI Town Center Analysis or Table A2.3 below, an analysis provides an estimate of how much theoretical potential capacity for redevelopment currently exists within Town Center’s less developed parcels based on three districts. As Town Center’s zoning is based on building types, capacity was calculated for the smallest and largest building type allowed in each district. The minimum new commercial space is based on requirements for first floor commercial space. Required commercial stories are accounted in residential estimates, but no additional commercial space is taken into account.

- Parcels in development tiers 1 and 2 are the most likely to be financially feasible for redevelopment.
- Tier 1 parcels are typically vacant, and will be much more attractive for redevelopment than Tier 2 parcels.
- These estimates should be considered absolute maximums, as they are calculated by pooling the total land in each development tier. As these parcels are not actually contiguous, they will develop in a less predictable fashion. The 2012 Snohomish County Buildable Lands Report provides a much more conservative capacity estimate, but may not fully reflect the range of development options currently permitted in Town Center or current development pressure.



**Table A2.3 Current Estimated Maximum Development Capacity – Town Center  
Exhibit 20 from Updated November 27, 2018 CAI Town Center Analysis**

Development Tier	Max Improvement Value/SF	Acreage	Theoretical New Residential Unit Capacity		Minimum New Commercial Space (SF)	
			Minimum Building Type	Maximum Building Type	Minimum Building Type	Maximum Building Type
1	\$0.10 (Vacant)	3.0	302	563	56,640	71,640
2	\$10	38.0	3,753	7,846	750,240	1,119,020
Total		41	4,055	8,410	806,880	1,190,660

The following are theoretical new residential unit and commercial space (SF) capacities for each of the Town Center's three Districts, i.e., TC-3, TC-2 and TC-1. NOTE: District numbers referenced within November 27, 2018 CAI Town Center Analysis are renamed below in order to tie them to district names identified by the Economic Vitality and Town Center Task Force. Specifically, District 1 is TC-3, District 2 is TC-2 and District 3 is TC-1.

**Table A2.4 Current Estimated Maximum Development Capacity – District TC-1  
Exhibit 23 from Updated November 27, 2018 CAI Town Center Analysis**

Development Tier	Max Improvement Value/SF	Acreage	Theoretical New Residential Unit Capacity		Minimum New Commercial Space (SF)	
			Minimum Building Type	Maximum Building Type	Minimum Building Type	Maximum Building Type
1	\$0.10 (Vacant)	.8	193	224	23,120	30,600
2	\$10	12.6	1,559	3,631	374,080	495,100
Total		13	1,751	3,855	397,200	525,700

**Table A2.5 Current Estimated Maximum Development Capacity – District TC-2  
Exhibit 22 from Updated November 27, 2018 CAI Town Center Analysis**

Development Tier	Max Improvement Value/SF	Acreage	Theoretical New Residential Unit Capacity		Minimum New Commercial Space (SF)	
			Minimum Building Type	Maximum Building Type	Minimum Building Type	Maximum Building Type
1	\$0.10 (Vacant)	.4	62	66	5,360	11,280
2	\$10	14.4	1,243	2,633	213,120	451,280
Total		15	1,306	2,699	218,480	462,560

**Table A2.6 Current Estimated Maximum Development Capacity – District TC-3**  
**Exhibit 21 from Updated November 27, 2018 CAI Town Center Analysis**

Development Tier	Max Improvement Value/SF	Acreage	Theoretical New Residential Unit Capacity		Minimum New Commercial Space (SF)	
			Minimum Building Type	Maximum Building Type	Minimum Building Type	Maximum Building Type
<b>1</b>	<b>\$0.10 (Vacant)</b>	1.9	47	273	28,160	29,760
<b>2</b>	<b>\$10</b>	11.0	951	1,583	163,040	172,640
<b>Total</b>		13	998	1,856	191,200	202,400