



Press Release

CITY OF MOUNTLAKE TERRACE

23204 58TH AVENUE W.

MOUNTLAKE TERRACE, WASHINGTON 98043-4629

TELEPHONE: (425) 776-1161

FAX: (425) 778-6421

DATE: August 14, 2007
CONTACT PERSON: Shane Hope, Planning and Development Director
(425) 744-6281 or shope@ci.mlt.wa.us
PUBLICATION DATE(S): Immediate Release through August 20, 2007

**Mountlake Terrace Planning Commission
Recommends Next Steps to Revitalize Town Center**

Putting the adopted Town Center Plan into action was the recommendation of the Planning Commission at public hearings on August 13. The Commission recommended a package of items to implement the Plan, including a planned action ordinance, impact fees on development, new projects in the City's capital improvement plan, and zoning regulations that allow the development envisioned in the Town Center Plan.

The Town Center Plan was adopted in February 2007 to revitalize the downtown area with a mix of retail, restaurants, coffee shops, offices, and housing over the next 18 years. The Plan and proposed zoning regulations are intended to make redevelopment feasible for downtown property owners, while creating a walkable, high quality town center for everyone. Actual development of projects would be a property owner choice. Some downtown projects might occur within two or three years; others might take five, ten, fifteen, or more years.

Chair Alice Kier noted that for years, people in the community have been wanting a better downtown, with attractive buildings, lots of street trees, landscaping and wide sidewalks for people to walk. "This plan does that."

"A lot of people in Mountlake Terrace want a great downtown," said Vice Chair Bryan Wahl, "and they understand that the old zoning regulations were not working. The new zoning regulations being recommended, along with the City's investment in our community, will make a huge difference."

Impacts of the Town Center Plan had been analyzed in an environmental study. The study identified over \$6 million worth of street improvement projects that would be needed to manage traffic even if the Town Center Plan had not been adopted. To handle

the extra traffic from a revitalized downtown, additional projects—estimated at about \$645,000—would be needed. Impact fees would be charged on new development to help pay the additional cost.

The Planning Commission also recommended adding a public plaza with a water feature, seating areas and landscaping, at about \$3.8 million, to the existing list of capital projects for the next several years. The plaza would be funded partly through impact fees imposed on new development.

“I’ve owned a home here in Mountlake Terrace for 38 years,” said Commissioner Vic Sood, “and am glad to be part of finally making a real downtown in Mountlake Terrace. It won’t happen overnight but we have to keep moving forward. I want my son to be proud of what we are doing.”

Next, the Commission’s recommendations go to the City Council for consideration at a series of public hearings on August 20 at 7:00 p.m. at City Hall. People not attending the hearings may submit written comments in advance.

The Town Center Plan, the environmental study, and proposed ordinances are available on the City’s Town Center webpage: www.cityofmlt.com/towncenter. Information about the August 20 public hearings and agenda materials may also be obtained by calling 425.744.6266.

END