



Town Center Revitalization Project

A thriving, attractive, and walkable downtown is the goal of Mountlake Terrace's Town Center Plan. The City has adopted new standards for development and planned for infrastructure needs.

Please join with us in helping our Community realize its potential as a great place for businesses and residents.

We invite your partnership!

ABOUT THE TOWN CENTER PLAN

The Town Center Plan, adopted in 2007, calls for revitalizing the downtown area by encouraging development of new stores, restaurants, offices, and housing in the downtown zone. Wider sidewalks, street trees, and a public plaza with an interactive water fountain for community use are all part of this plan.

The Town Center Plan envisions a lively, walker-friendly downtown that will include more shops, restaurants, services, outdoor areas, and a variety of residences such as town homes and flats.



How the Town Center will Benefit Business

Redeveloping and revitalizing the downtown core will benefit our current businesses in many ways:

- It will create a lively central business district in the Town Center core
- New compatible businesses will be encouraged to locate in the Town Center
- Downtown will be an attractive destination to shop, eat, socialize, read, walk and more
- The addition of attractive neighborhood stores, restaurants and coffee shops will promote increased commerce
- People will want to gather in the new outdoor plaza
- Adding new opportunities for high-quality housing will help support downtown businesses, which will increase the customer base
- Existing compatible businesses will be encouraged to remain in the Town Center.

THE DOWNTOWN CORE IS THE HEART OF OUR CITY



Mountlake Terrace once had a busy downtown as its heart. We expect that again—only better.

Studies have shown that in many ways, healthy downtowns represent healthy communities. With revitalization, our downtown can serve an important role for community and business life.

As the Town Center revitalizes, we will see wider sidewalks, street trees, and a public plaza being created downtown. Nearby, on 236th and I-5, people will be able to use a 5-level park-and-ride garage and a freeway “flyer station” for express bus service.

TOWN CENTER OBJECTIVES

- Clean-up and beautify the existing Town Center core area to give our City an attractive new look
- Correct any code violations, including the elimination of outdoor storage, unscreened dumpsters, improper signs, and illegal fences
- Encourage the addition of attractive landscaping, including street trees
- Attract developers to invest in projects in the Town Center Area.



COMMON CODE VIOLATIONS

The City Planning Department recently conducted a visual survey of the Town Center Area that showed a number of violations of City zoning codes. We invite your help in seeing that problems get corrected to ensure that the Town Center will be an attractive place for business.



Unscreened Dumpsters

The study found this to be frequent violation. Apparently, it is not clear to all business owners that their dumpsters must be screened from view. Unscreened dumpsters have a negative effect on the clean image of our City.

City Code:

*All garbage dumpsters must be screened from view of the street and adjacent property...by a minimum six-foot high sight-screening fence.
(MTMC 19.120.260.2.B.g.).*



For more information or questions about the Town Center Plan, codes, and opportunities, contact Paula Schwartz or Development Director Shane Hope at pschwartz@ci.mt.wa.us or 425.744.6280.

Outdoor Storage

The survey showed several instances of equipment, supplies, and materials that were being stored in front or side parking areas, as well as portable storage units or trailers in the parking lot, either in the front, side, or back of the building. There were also numerous reports of containers, trash, or materials piled against the outside of the building, not in containers.

City Code:

All uses shall be conducted within an entirely enclosed building. (MTMC Code 19.50.070.D).



Improper Signs

The types of violations included: sandwich signs on the sidewalk or in the parking lot; signs on telephone poles or attached to other sign poles; or banners in windows.

City Code:

The following types of signs shall be prohibited in the City of Mountlake Terrace: Banners—Streamers—Pennants; Portable Signs. (A-frames, sandwich boards, unless political, real estate, or special event); Off-Premise Signs; Animated Signs; Signs on Utility Poles; Traffic-Like Signs; Signs within the Public Right-of-Way. (MTMC.135.070)



Mountlake Terrace Now: A City Full of Resources



Location

Our city is situated in an ideal location that provides excellent mobility for residents, employees, and visitors. Located along I-5 at the King/Snohomish country line, we are close to everything.

Demographics

Mountlake Terrace has a growing population with a median age of 34 years. Our residents have a higher income distribution than either King or Snohomish Counties, and compared to similarly sized cities, we have the highest annual wage for employees working within the city. The educational level of our population is higher than average, and approximately half our population owns their own homes.

Recreation and Parks

The City of Mountlake Terrace has an award-winning system of recreation and parks that attracts visitors from surrounding cities and neighborhoods. We provide exceptional recreational activities, an extensive system of parks, and miles of natural and paved trails.



A Great Place to Live and Work

Mountlake Terrace has a comparatively low crime rate, first class schools, an excellent library, multi-modal transportation options, and numerous amenities that make this City a great place in which to live and work.

Vision of Downtown Mountlake Terrace After Town Center Revitalization



Easy walking on broad
sidewalks

Sidewalks shaded by street trees
with attractive landscaping



Indoor and outdoor dining,
shopping, and outdoor markets

An active water feature in a
landscaped central plaza
designed so children and adults
can gather together

