

City of Mountlake Terrace

**Presentation for:
City of Edmonds
Economic Development Commission &
Planning Board**

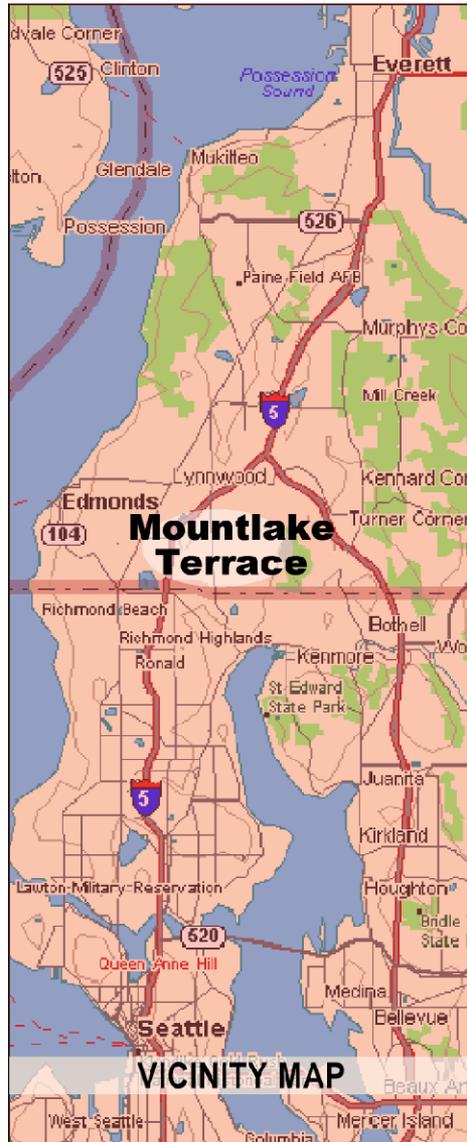
December 9, 2009

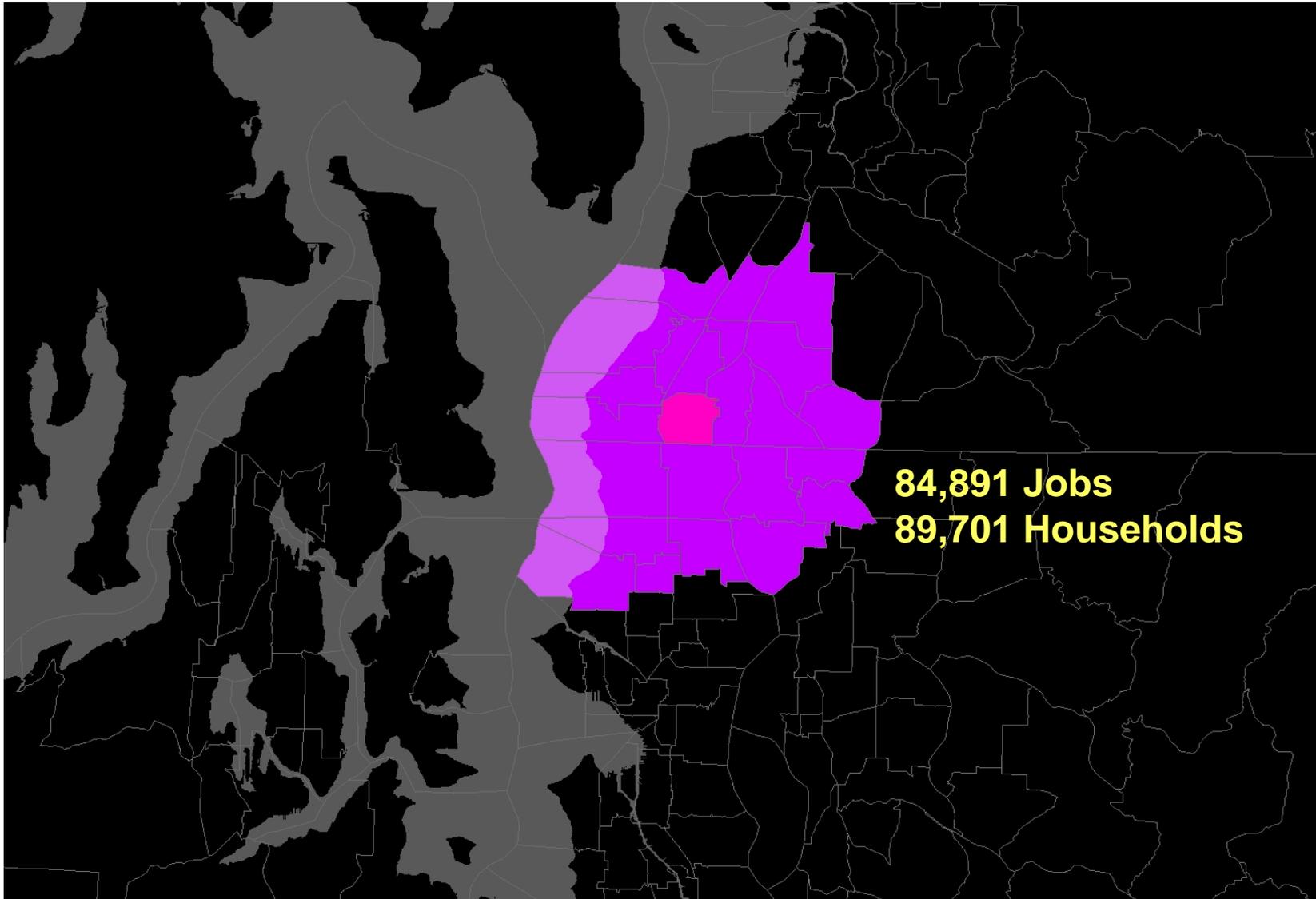
Location

**Between Seattle
and Everett**

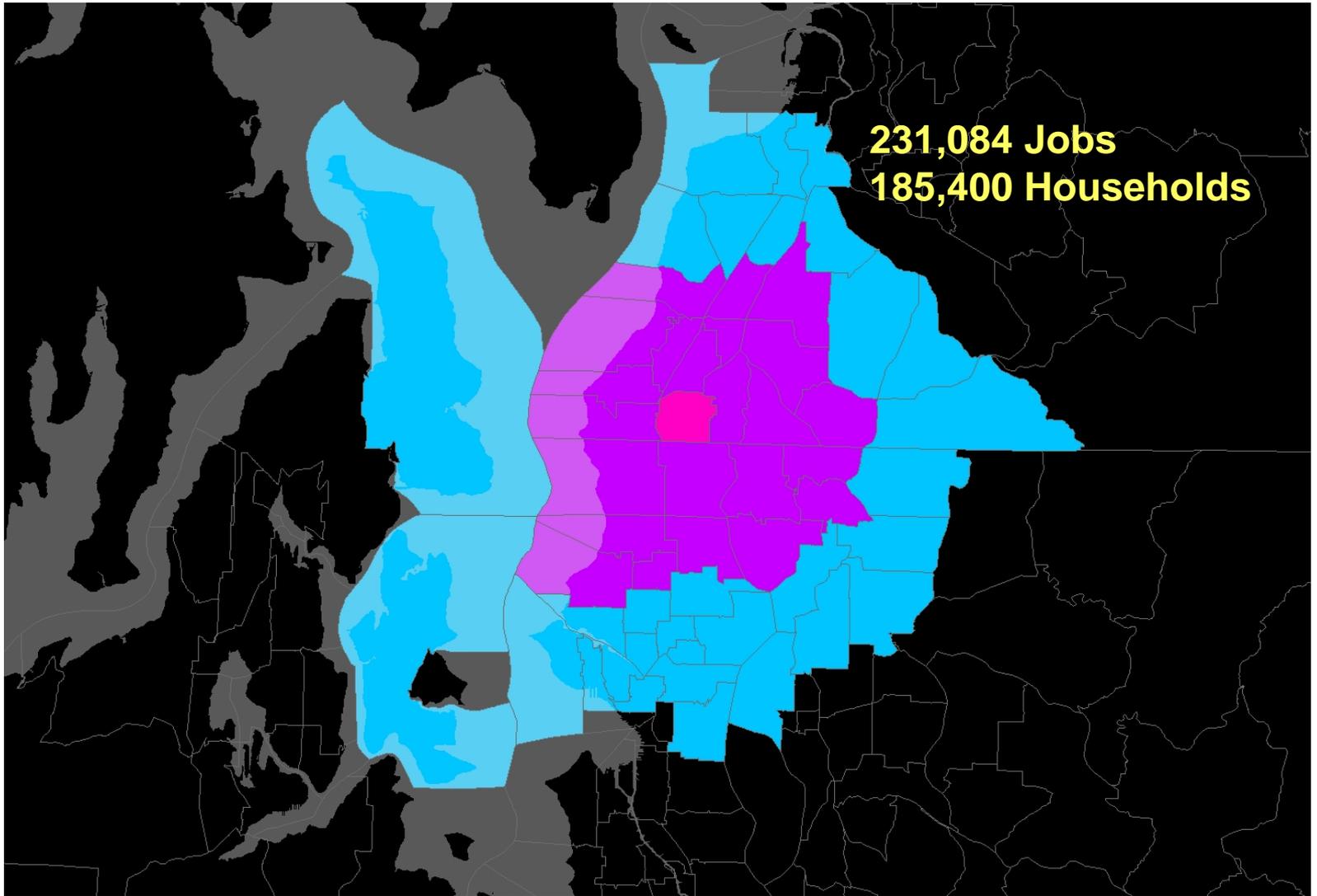
On I-5

*Near:
I-405, SR-99, SR-
104*





2000 to 2030 Growth At 5 Mile Increment



2000 to 2030 Growth at 10 Mile Increment

City at a Glance



- Incorporated Nov 29, 1954
- Council-Manager form of government
- 20,930 people
- 3.95 square mile areas
- Full-service city – 159 employees
- Median age: 34
- Total households: 8,150
- Avg assessed home value: \$290,300
- Property tax rate: \$1.62/\$1,000 AV

City at a Glance



- College degrees: $\frac{1}{4}$ adult population
- Professional occupations: 77% of workforce
- Annual median household income: \$58,271
- Average annual wage of jobs in City: \$44,400, rank 10th of 50 Puget Sound cities
- Safe community:
 - 37.2 Total Crimes per 1,000 Population
 - 1.5 Commissioned Police Officers per 1,000 Population

City at a Glance



- 7,000 jobs
- Jobs to households: 0.80
- Density: 5,157 residents per sq mile
- Convenient transportation choices
- Regional recreation facilities
 - Recreation Pavilion
 - Off-Leash Dog Park
 - Disc Golf Course
 - Nile Golf & Country Club
 - Ballinger Lake Golf Course
 - 12 w/267 acres of parkland & open space



Council Goals

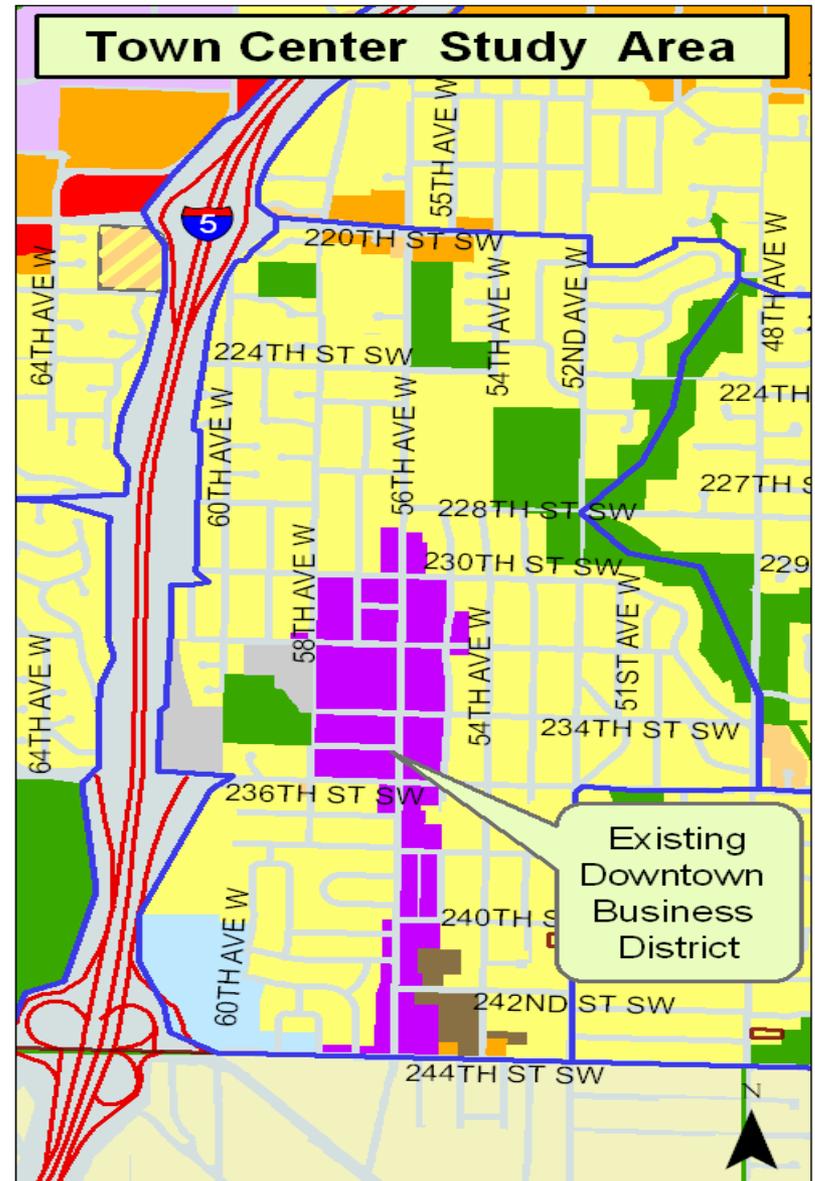
- Protect and Enhance the City's Financial Health and Stability
- Generate Economic Development throughout the Community
- Review and prioritize Capital Infrastructure Needs and Implement Projects
- Develop and Implement a Strategy to address the City's Aging Public Facilities
- Develop and Implement more effective Communication and Outreach with the Community
- Maintain appropriate and essential Public Services in a cost effective manner

Economic Development, Town Center Plan & Capital Improvement Plan

Keys to Mountlake Terrace Vitality
Vision and Plan

Downtown Revitalization

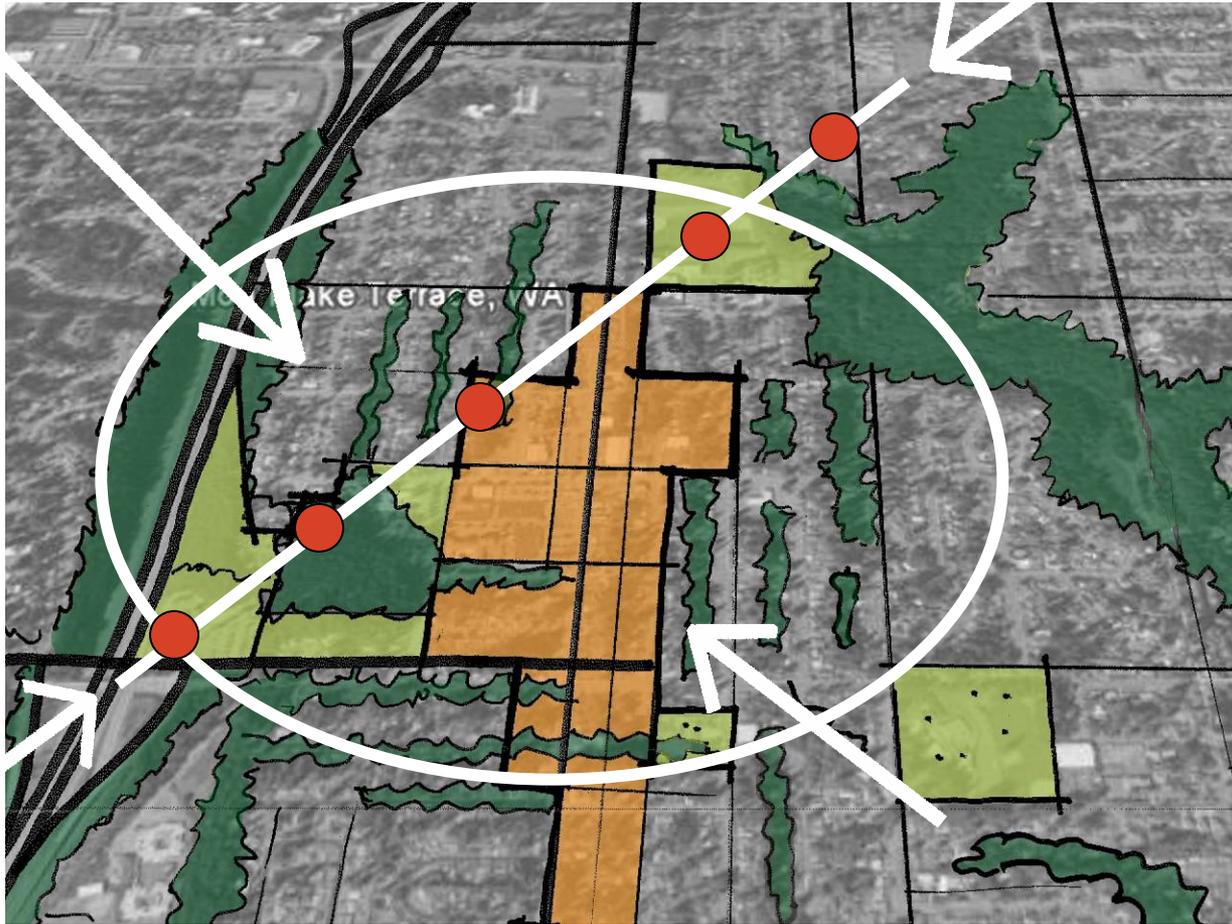
- Discussions and efforts for 20+ years
- 2006: City Council requested a plan that would work
- Starting with a Study Area



Strategic Approach

- Economic Development – driven by Council goals
- Need to broaden and diversify our revenue base (e.g., underdeveloped/underutilized commercial areas)
- Provide efficient permitting process/Development Code Updates
- Implementation Tools (e.g., zoning code, design standards, planned action ordinance (PAO), impact fees)
- Build on community assets & community quality of life
 - Public Safety
 - Community Outreach, Information, and Education
 - Community Satisfaction Survey
 - Local, regional and national partnerships
 - Community Transit & Sound Transit
 - Federal & State Legislative Agendas
- Invest in facilities and services
 - Recreation, Parks & Open Space Plan
 - Water Systems Comprehensive Plan
 - Storm Water Comprehensive Plan
 - Transportation Master Plan
- Develop and implement plans, such as Town Center Plan & Sustainability & Conservation Strategy

Opportunities Weaving Connections



Tree Lines & Views

Topography-Terraces
& Eloquent Transitions

Movement of People
To & Through the
Center

Opportunities to Live,
Work and Play

Development & Open
Spaces

Transportation Choices

Housing Choices

Town Center Today



Town Center Starting to Change



Town Center Plan Process

- Public process
- Plan public involvement process & schedule
 - Commit resources
 - Have appropriate resources in place (e.g., staffing, contractors, facilities)
 - Review growth patterns & trends
- 29 public events
- 8 citywide mailings
- 16+ news releases
- Newsletters





Community Roundtables



Developer forum



Visual Preference Surveys



Design workshops

What else was done?

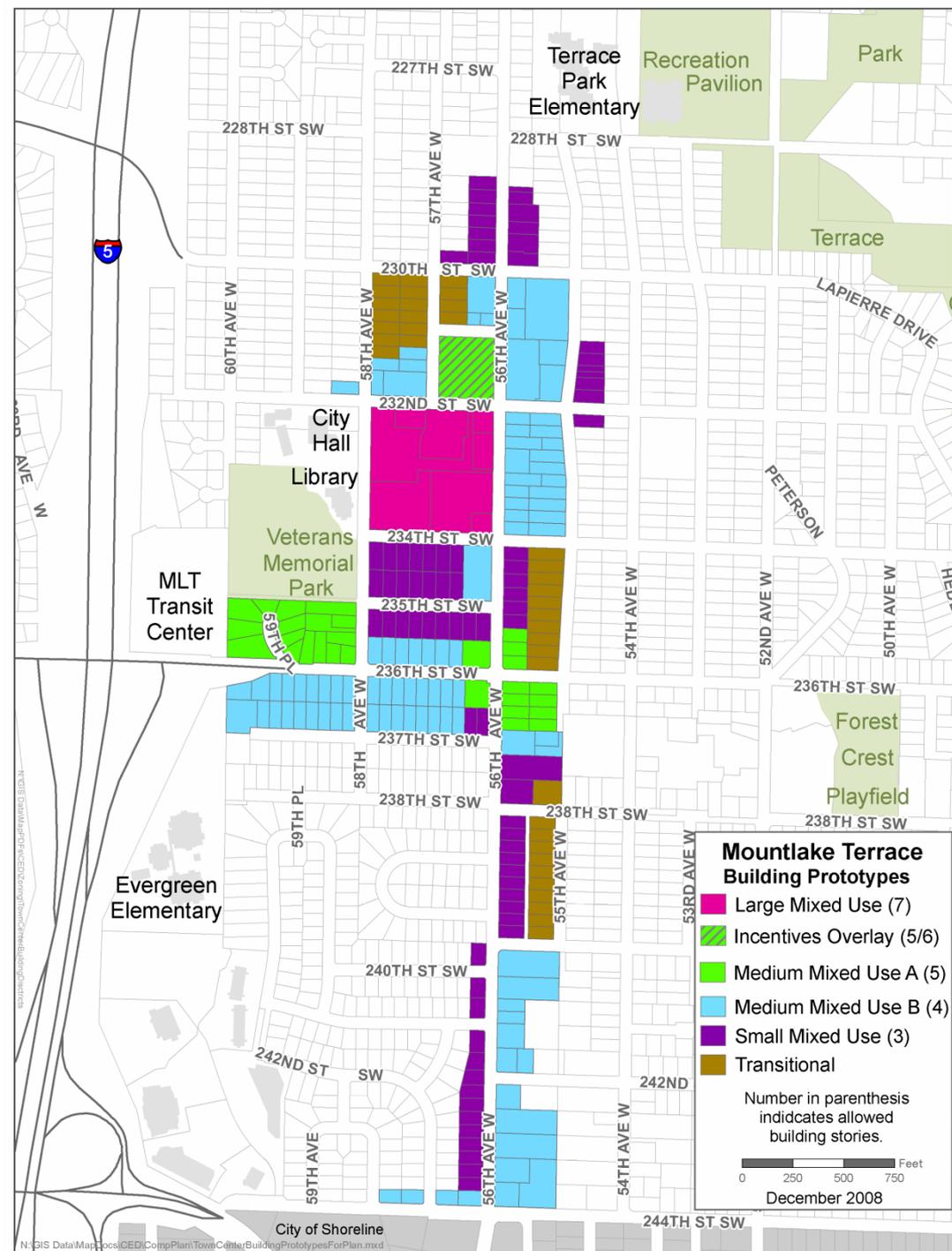
- Previous documents on city's downtown gathered & summarized
- Info shared about downtown planning by other cities
- Council & Planning Commission took bus tour of key downtowns
- Extensive website set up
- Results of roundtables published
- Design charrette work synthesized...

Tipping Point Analysis

	R	D	C	D	E	F	G	H	I	J	K																																																															
1	REDEVELOPMENT PROFORMA																																																																									
2	PHYSICAL INPUTS																																																																									
3	Scenario name	Optimal	(enter name of zone)																																																																							
4	Gross-to-net ratio	100%	(enter percentage)																																																																							
5	Enter lot area	17,000	square feet																																																																							
6	Maximum height (stories)	3	stories																																																																							
7	Landscaping percent	15%	(enter percentage)																																																																							
8	Under-build	100%	(enter percentage)*																																																																							
9	Area per parking space	340	square feet																																																																							
10	Levels of above ground parking	3	stories																																																																							
11	Levels of below ground or structured parking	1	stories																																																																							
12	*Amount of density likely to be achieved relative to allowed density in zoning code (maximum)																																																																									
13	Percent of building square feet 100%																																																																									
14	Residential	82%	(enter percentage)																																																																							
15	Affordable Residential	0%	(enter percentage)																																																																							
16	Retail	10%	(enter percentage)																																																																							
17	Office	8%	(enter percentage)																																																																							
18	Industrial		(enter percentage)																																																																							
19	Public		(enter percentage)																																																																							
20	Other		(enter percentage)																																																																							
21	Average gross square feet per resident or employee by sector																																																																									
22	Residential (Gross)	900	square feet																																																																							
23	Residential (Net)	765	square feet																																																																							
24	Affordable Residential (Gross)	700	square feet																																																																							
25	Affordable Residential (Net)	595	square feet																																																																							
26	Retail	450	square feet																																																																							
27	Office	350	square feet																																																																							
28	Industrial	1000	square feet																																																																							
29	Public	350	square feet																																																																							
30	Other	400	square feet																																																																							
31																																																																										
	PHYSICAL OUTPUTS																																																																									
	Parking area next to building	4,704	square feet																																																																							
	Maximum building footprint	9,746	square feet																																																																							
	Landscaping	2,550	square feet																																																																							
	Total lot area	17,000	square feet																																																																							
		0.4	acres																																																																							
	Useable FAR	1.72																																																																								
	Useable building total	29,238	square feet																																																																							
	<p>% Total Lot Area</p> <ul style="list-style-type: none"> Maximum building footprint: 57% Parking area next to building: 28% Landscaping: 15% 																																																																									
	<table border="1"> <thead> <tr> <th></th> <th>gross square feet</th> <th>net square feet</th> <th>dwelling units</th> <th>jobs</th> <th>du/acre</th> <th>jobs/acre</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>23,975</td> <td>20,379</td> <td>26.64</td> <td></td> <td>68.26</td> <td></td> </tr> <tr> <td>Affordable Residential</td> <td>0</td> <td>0</td> <td>0.00</td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td>Retail</td> <td>2,924</td> <td>2,485</td> <td></td> <td>6.50</td> <td></td> <td>16.65</td> </tr> <tr> <td>Office</td> <td>2,339</td> <td>1,988</td> <td></td> <td>6.68</td> <td></td> <td>17.12</td> </tr> <tr> <td>Industrial</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> <tr> <td>Public</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> <tr> <td>Other</td> <td>0</td> <td>0</td> <td></td> <td>0.00</td> <td></td> <td>0.00</td> </tr> <tr> <td>Total</td> <td>29,238</td> <td>24,852</td> <td>26.6</td> <td>13.2</td> <td>68.3</td> <td>33.8</td> </tr> </tbody> </table>												gross square feet	net square feet	dwelling units	jobs	du/acre	jobs/acre	Residential	23,975	20,379	26.64		68.26		Affordable Residential	0	0	0.00		0.00		Retail	2,924	2,485		6.50		16.65	Office	2,339	1,988		6.68		17.12	Industrial	0	0		0.00		0.00	Public	0	0		0.00		0.00	Other	0	0		0.00		0.00	Total	29,238	24,852	26.6	13.2	68.3	33.8
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Town Center Vision

- Community driven
- Revitalized downtown
- Quality of Life
- Walkable



Mixed Use Building Types

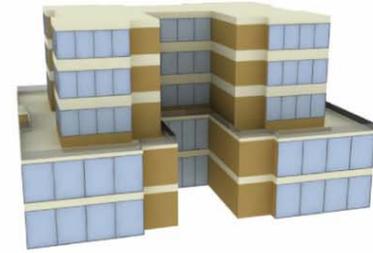
1. Type 1: 7 story building



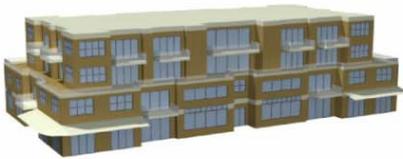
2. Type 2A: 6 story building



3. Type 2B: 5 story building



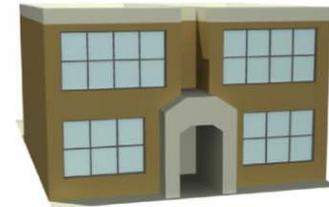
4. Type 3: 4 story building



5. Type 4: 3 story building



6. Type 5: 2 story mixed or single use building



7. Type 6: single story building



8. Type 7: live and work 2 or 3 story townhouse



9. Type 8: no building (open lot)

Town Center Vision



- Enjoyable place to be
- Restaurants & coffee shops



- Neighborhood retail
- Mixed uses

Town Center Vision

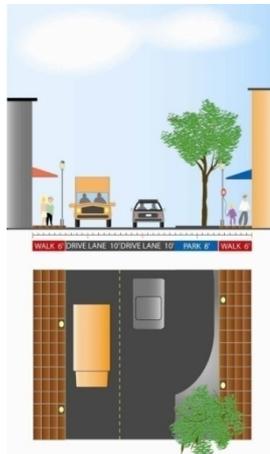


- Attractive buildings, stepped back to allow sun
- Gathering spaces
- Street trees
- Recognize differences among building districts
- Focus on Town Square

Town Square



Streetscapes



Anticipated Change



- 1,416 more jobs
- 197,300 sq. ft. retail
- 267,700 sq. ft. office
- 737 new housing units
- 1,621 more residents

Steps Completed

2006 - 2009



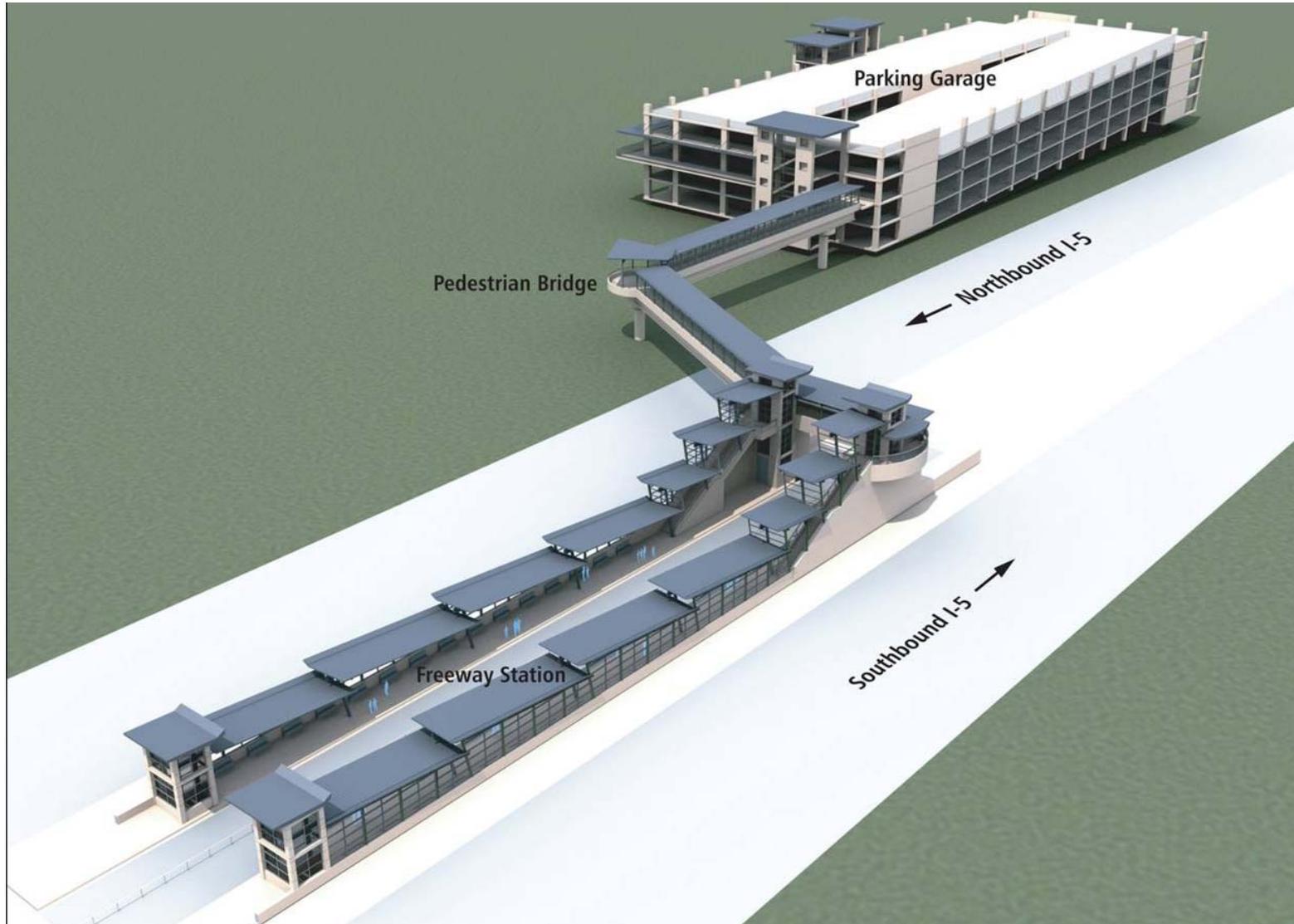
- Process initiated – Apr 2006
- TC Plan adopted – Feb 2007
- EIS (impact study) – Aug 2007
- “Planned Action” designation – Sep 2007
- Zoning changes, design standards – Sep 2007
- Impact fees – Sep 2007
- Transportation Master Plan, finance strategy – Sep 2007
- TIP and CIP Amendments – annual
- Sustainability Strategy – Aug 2008
- Storm Water Comp Plan – Sep 2008
- Economic Vitality Strategy – Oct 2008
- Recreation, Parks & Open Space Master Plan – Jun 2009
- Arts & Cultural Strategic - Oct 2009

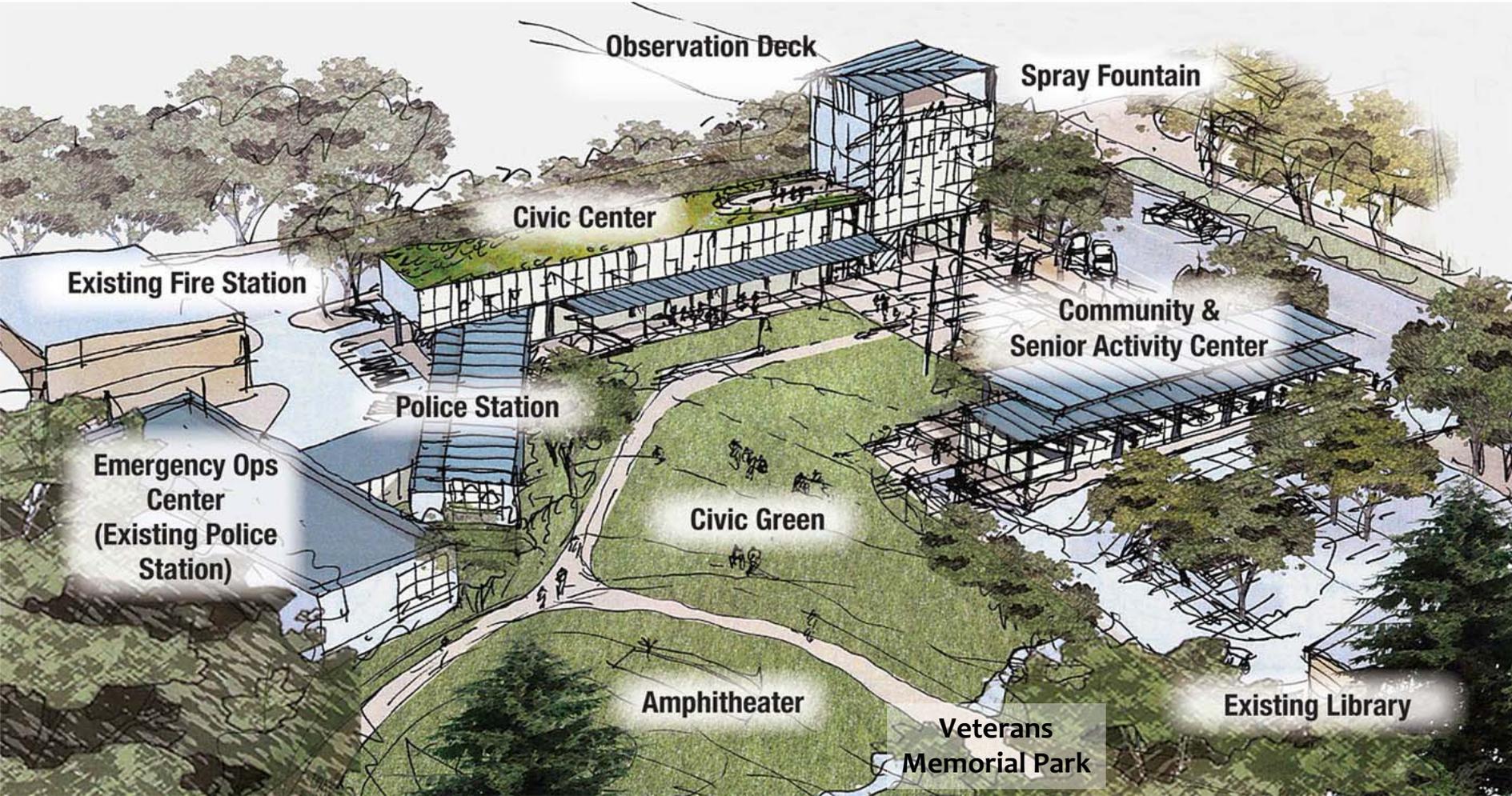
New Mountlake Terrace Transit Center at I-5 & 236th



890 parking spaces

Mountlake Terrace “Flyer” Freeway Station





Proposed Civic Campus
Bird's Eye View

Community Recognition



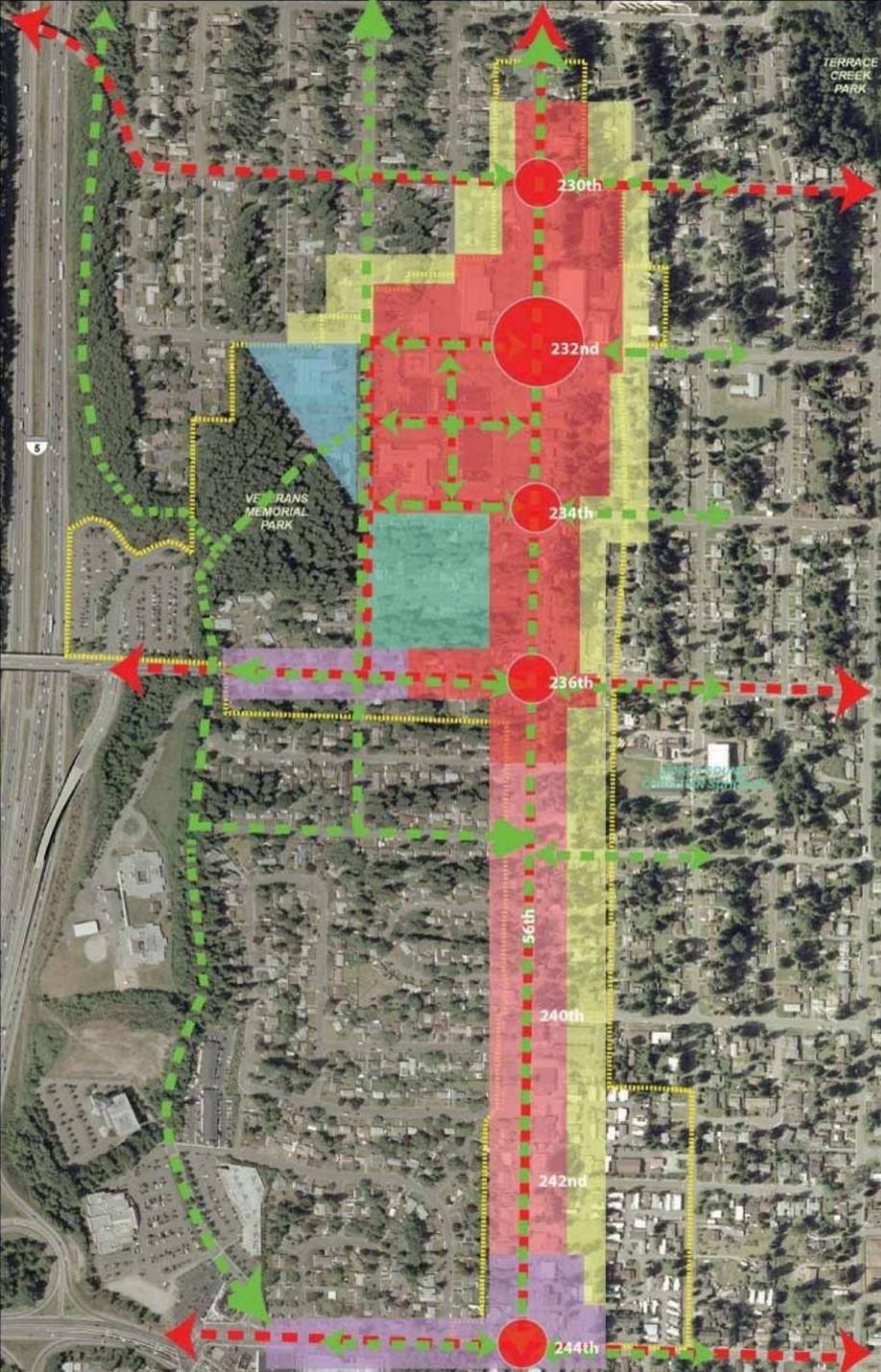
- Town Center Citizen Involvement Award – October 2007
- Ranked 2nd for “Overall Best Neighborhoods” in region – August 2008
- Puget Sound Regional Council (PSRC) 2009 Vision 2040 Award – May 2009
- Governor’s Smart Communities Award – June 2009

2009 VISION 2040 Award

HONORING
Housing Choices Program

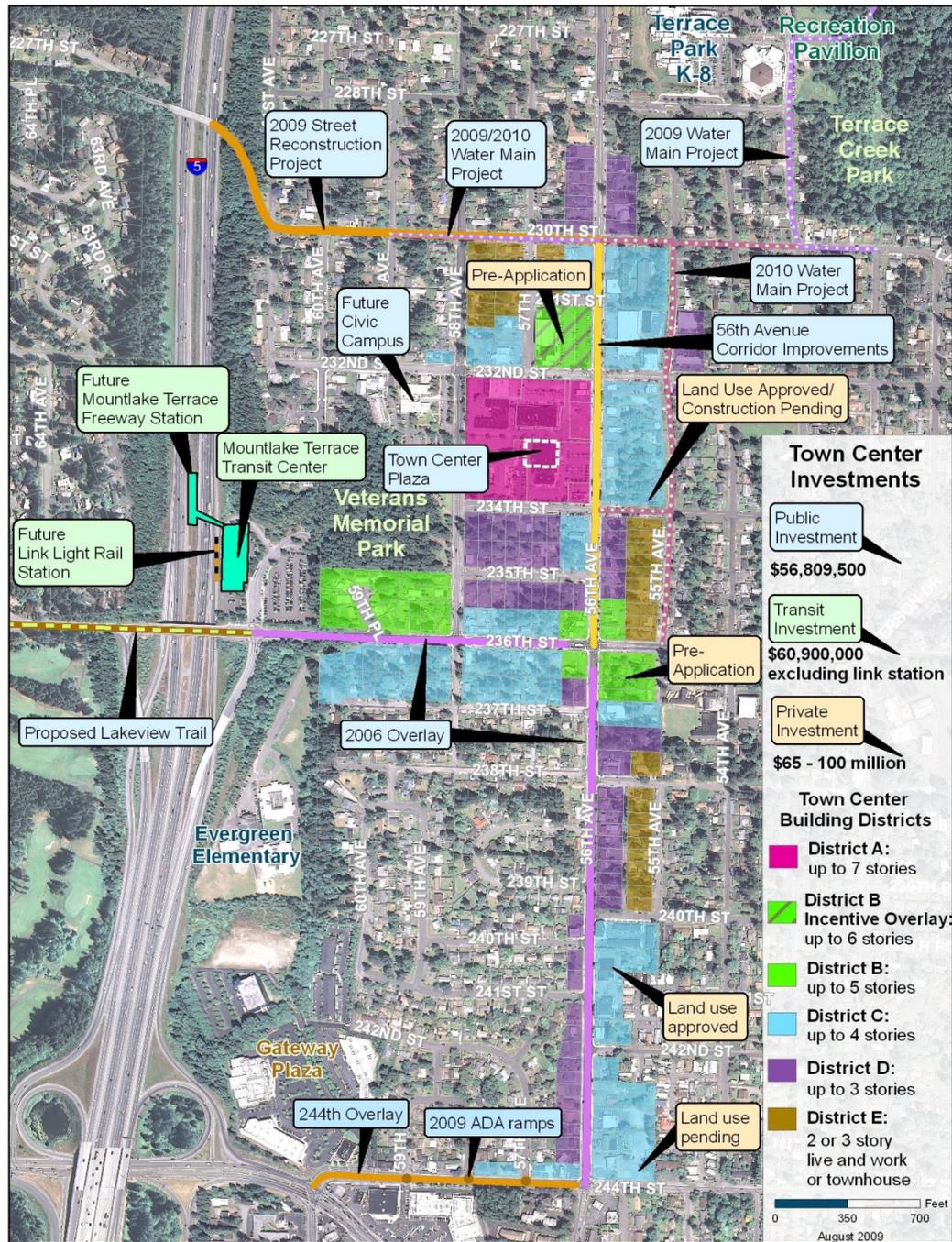
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City of Mountlake Terrace

PARTNERING AGENCY:
LMN Architects



“READY TO GO!”

- ✓ Town Center Plan Adopted
- ✓ Working with Interested Developers for Private Parcels
- ✓ Capital Investment Underway
- ✓ Public Process Alive & Well
- ✓ Public Transit Up and Running
- ✓ Zoning in Place
- ✓ Recreation & Parks Thriving
- ✓ Arts & Culture Plan in Place
- ✓ Civic Facilities Defined
- ✓ Sustainability Strategy Completed
- ✓ Economic Development Plan in Place
- ✓ State & Federal Partnerships Established
- ✓ City Council and Community Support
- ✓ Communicate and Stay the Course



Town Center Investments

- Public Investment
\$56,809,500
- Transit Investment
\$60,900,000
excluding link station
- Private Investment
\$65 - 100 million

Town Center Building Districts

- District A:**
up to 7 stories
- District B Incentive Overlay:**
up to 6 stories
- District B:**
up to 5 stories
- District C:**
up to 4 stories
- District D:**
up to 3 stories
- District E:**
2 or 3 story live and work or townhouse



**Mountlake Terrace's best
days are not behind us...**

...but are in front of us.