

Town Center Plan Update

Form Based Code Presentation
Sept. 16, 2020

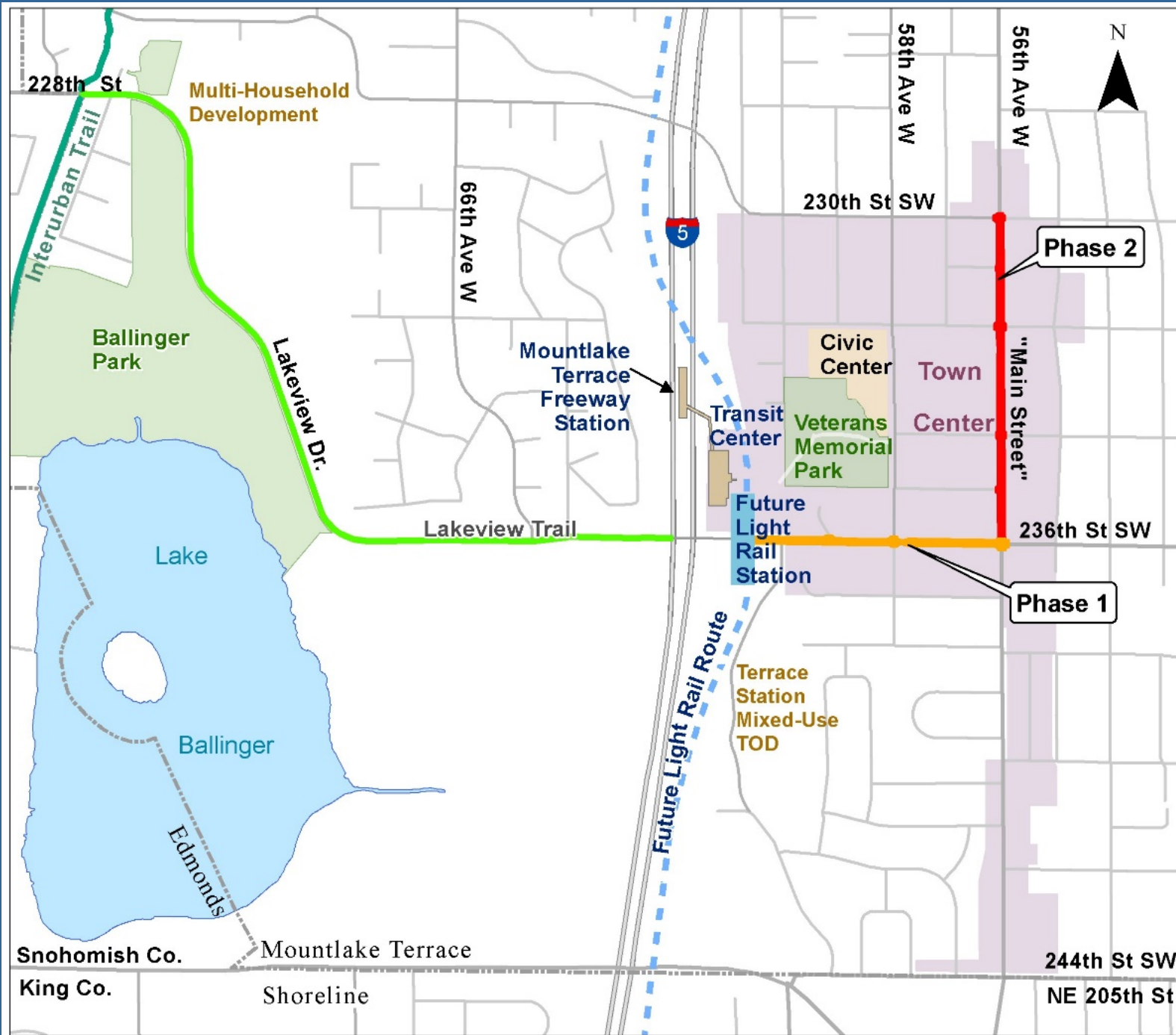
Community Profile:

- Area..... 4.2 sq. miles
- Population..... 21,560 (2020)
- Median Age..... 37 (2018)
- Employment..... 7,853 (2019)
- Housing Units..... 8,990 (2016)
- Jobs/Housing Ratio..... 0.89 (2016)
- Median Household Income... \$377,600 (2019)
- Government..... Council/Manager
- School District..... Edmonds
- Distance From:
 - Seattle: 13.8 Miles
 - Everett: 15.6 Miles



PREPARING FOR THE FUTURE

CITY INFRASTRUCTURE



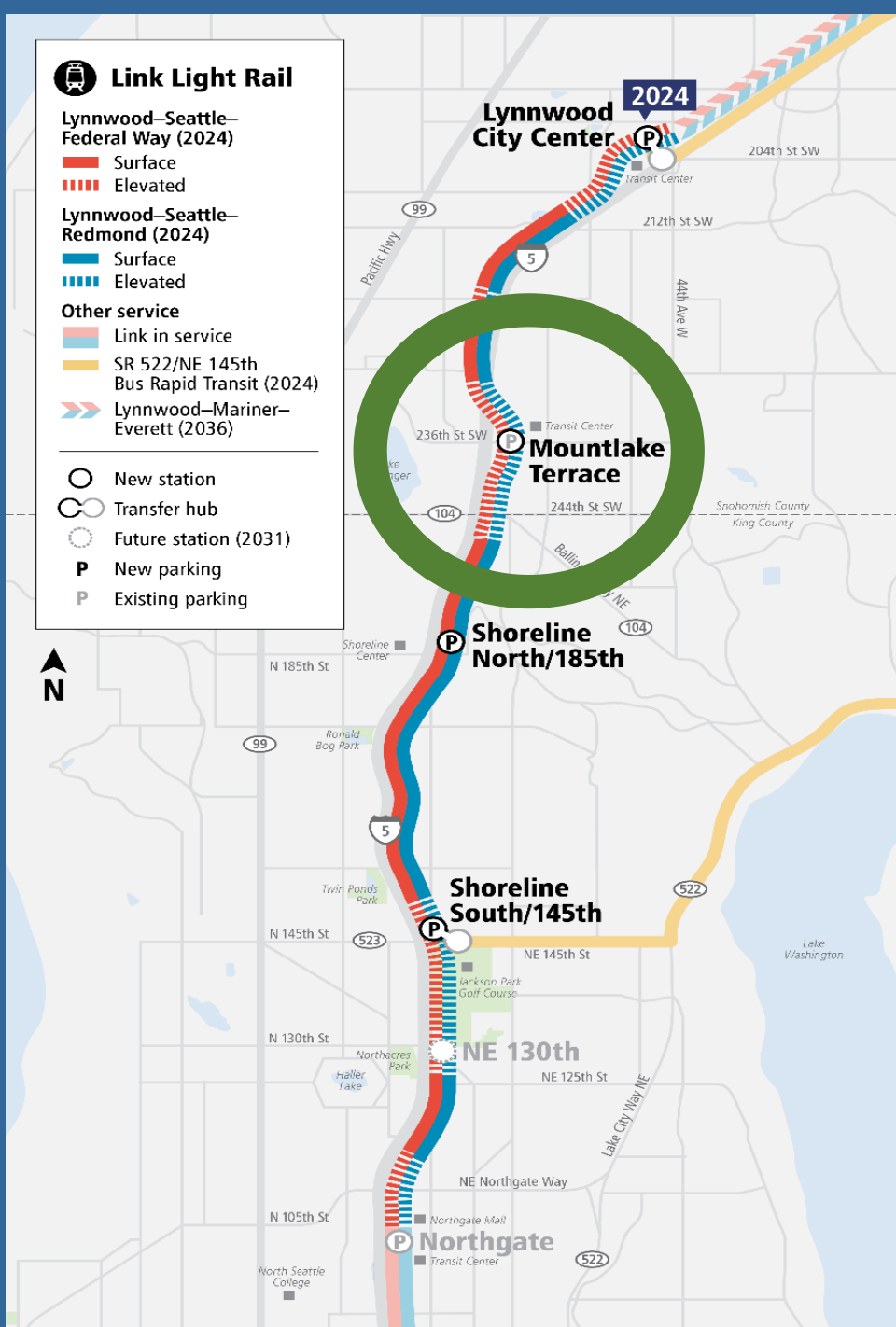
Infrastructure.....

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

- Replaces aging infrastructure
- Reconstruct 236th St. SW and 56th Ave. W
- Transit-oriented Complete Streets Projects: Enhances pedestrian, bicycle, transit, and vehicular efficiencies while providing improved connectivity to the Transit Center and Light Rail Station
- Phase 1: Reconstruction of 236th St. SW (Between I-5 and 56th Ave. W). Completion scheduled for 2020
- Phase 2: 56th Ave W (between 236th St SW to 230th St S)

The Train is Coming.....

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

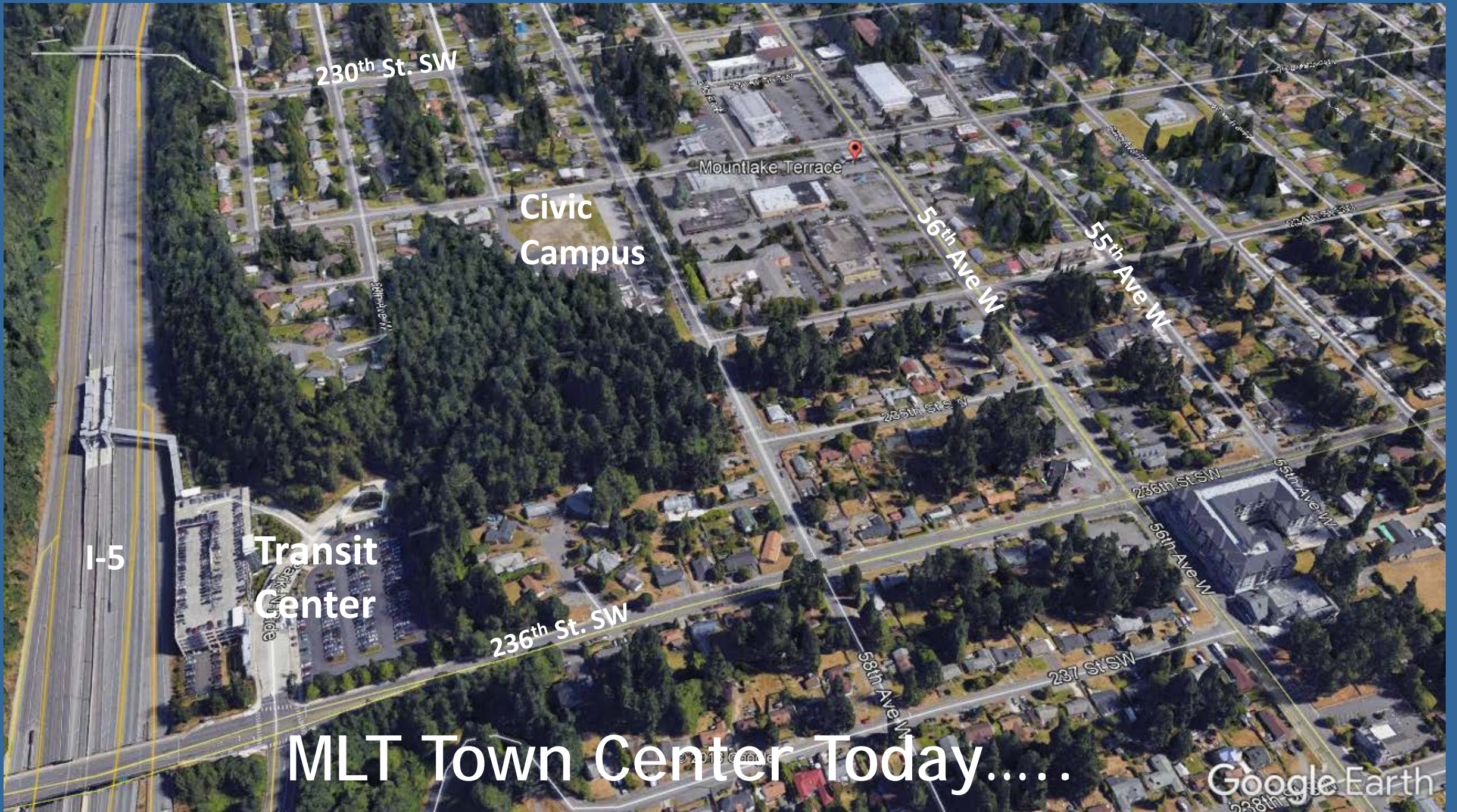


Aerial View Looking SW





TOWN CENTER SUBAREA PLAN UPDATE



230th St. SW

Mountlake Terrace

Civic
Campus

56th Ave W

55th Ave W

I-5

Transit
Center

236th St. SW

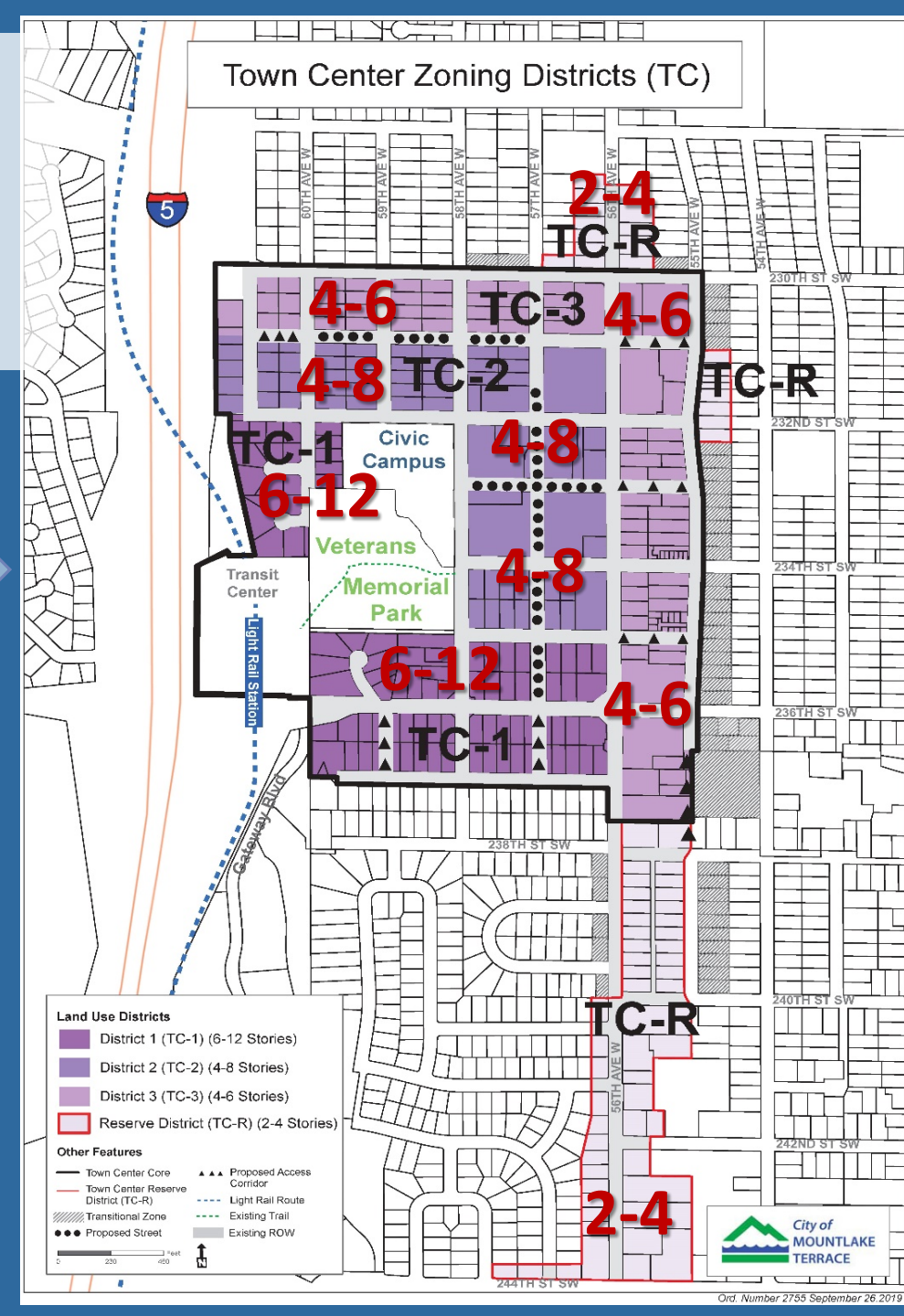
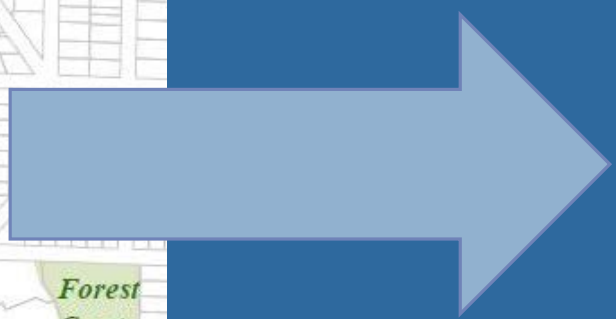
58th Ave W

237 St SW

MLT Town Center Today.....

Google Earth

Maximum Building Heights



Adopted September 26, 2019



TOWN CENTER SUBAREA PLAN IV. GOALS AND POLICIES

V. GOALS AND POLICIES

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

GOAL 1.0 LAND USE PATTERNS

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

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

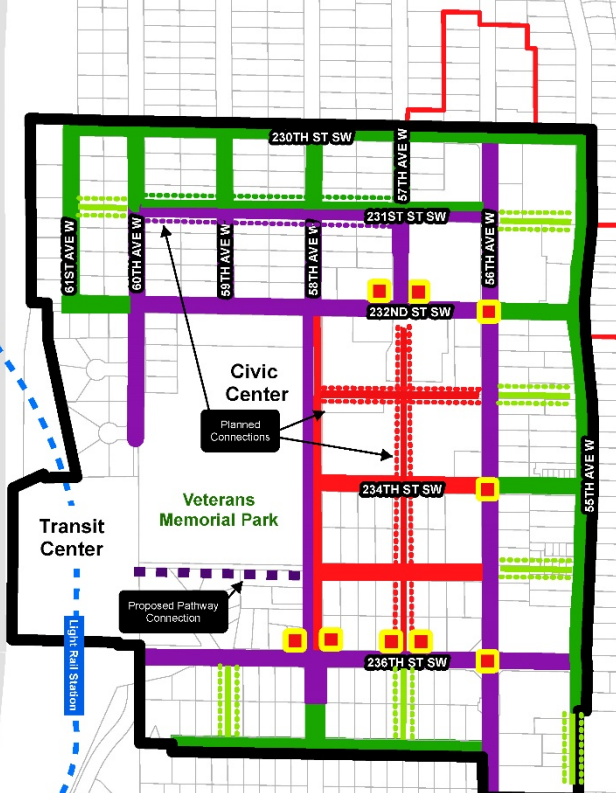
Policy 1.2. The building scale in the Town Center will range from the tallest buildings adjacent to I-5 and the 236th street corridor to mid-rise buildings adjacent to the Civic Campus and center to lower buildings on the edges of the area.

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

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

Approach: Built-Form Block Frontage Designations

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



Summary of key block frontage types.

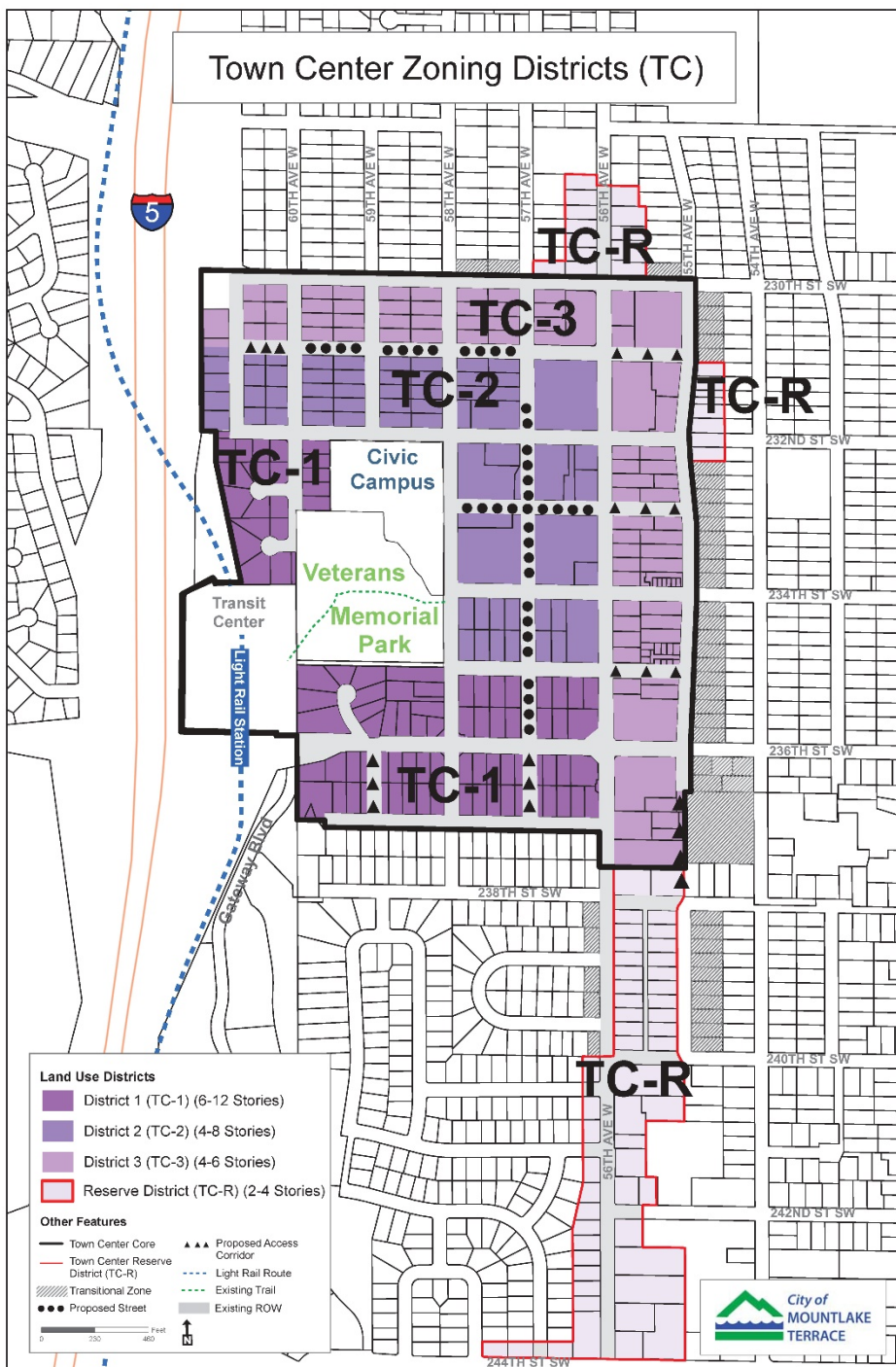
	Permitted Frontage	Parking Location	Details
Storefront			<ul style="list-style-type: none"> No new parking adjacent to the street. Special transparency, weather protection, and entry requirements. Minimum commercial space height and depth. No ground floor residential uses except lobbies for upper level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

█ Landscaped █ Future Connection
█ Secondary □ Parcels
█ Storefront □ Town Center Reserve
█ Split Designations □ Town Center Boundary
- - - Light Rail ■ Corner Storefront Required

0 700 1,400 Feet

N

Town Center Districts

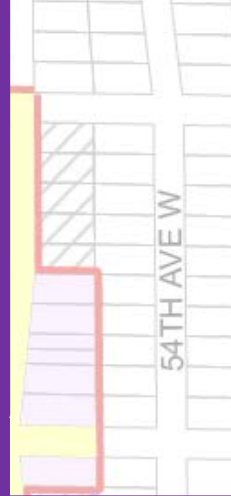


- TC - 1
 - Tallest buildings (6-12 floors) - Near transit station
- TC - 2
 - Mid-Rise (4-8-story buildings) - Mixed use which includes an activated "Main Street"
- TC - 3
 - Low-Rise (4-6-story buildings) - Primarily residential
- TC - R (Reserve)
 - Low-Rise (2-4 story buildings)

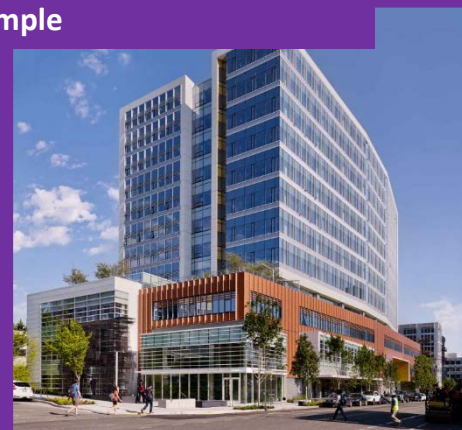
Town Center District 1



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



Park edge example



Podium + tower concept with vertical + horizontal articulation

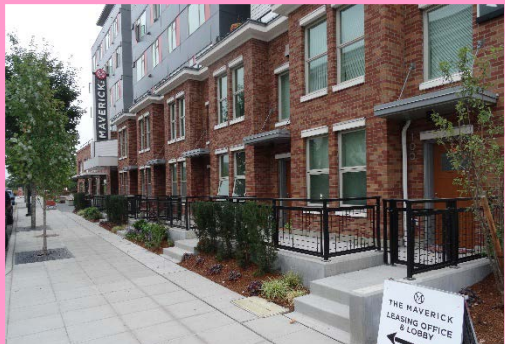
- Taller buildings (6-12 floors) closer to transit station
- Activated ground level frontages (including park edges)
- Emphasized connections / integration with surroundings
- Distinctive urban buildings (not generic suburban)
- Articulated facades (vertical & horizontal)
- Diverse and colorful landscaping



I-5



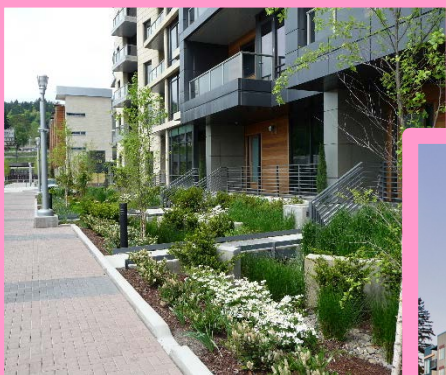
Apartment building with vibrant streetscapes



Elevated stoops along sidewalk



Distinct "main street" design concepts



Low impact development integration



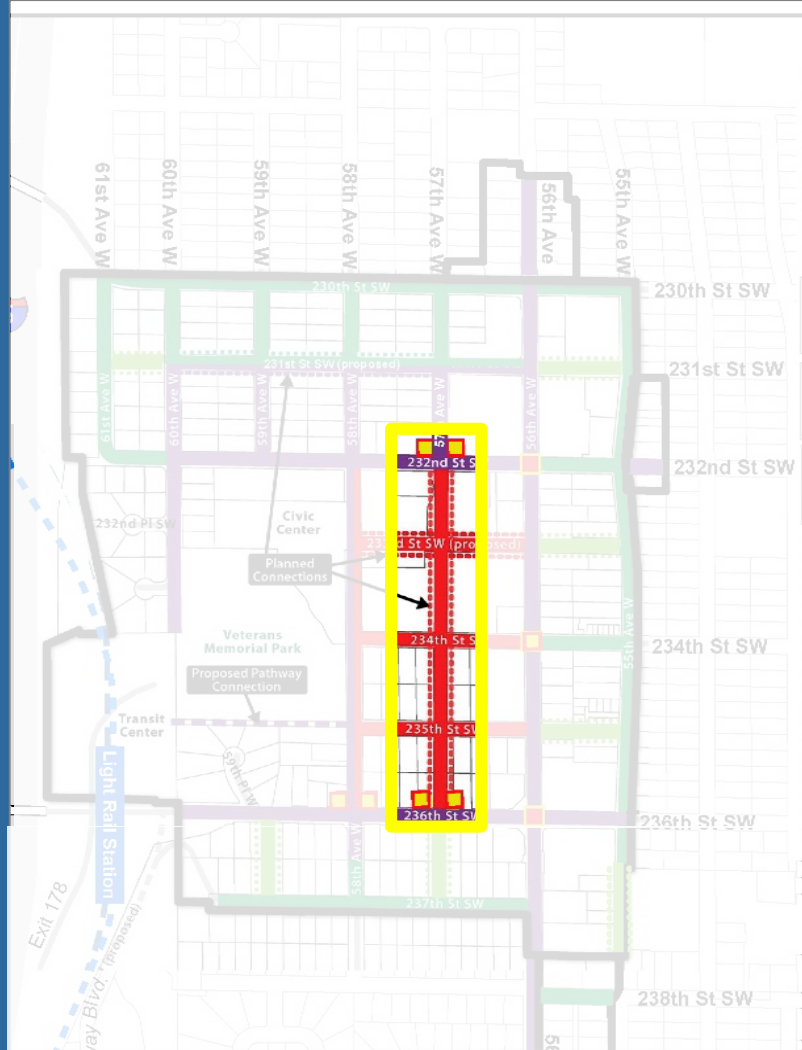
Activated ground level; Vertical & horizontal facade articulation



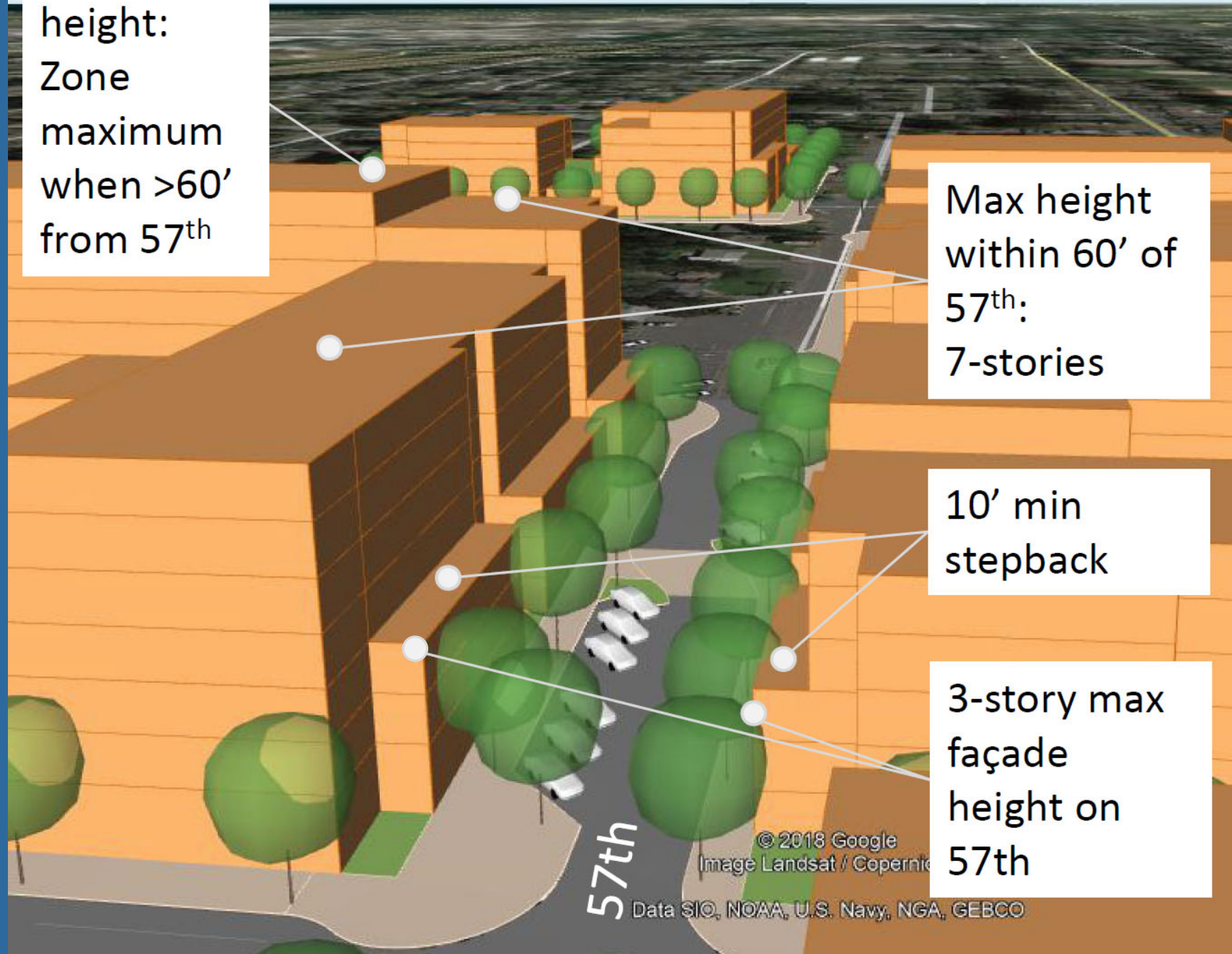
Town Center District 2

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

Height Stepbacks: Apply to Storefront designated portion of 57th



Max height:
Zone maximum
when >60'
from 57th



Max height
within 60' of
57th:
7-stories

10' min
stepback

3-story max
façade
height on
57th

Town Center District 3

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



Roofline Modulation



Vibrant residential streetscapes with elevated ground level



Apartment buildings with stoops and both vertical and horizontal articulation



Live + work units and attractive streetscapes

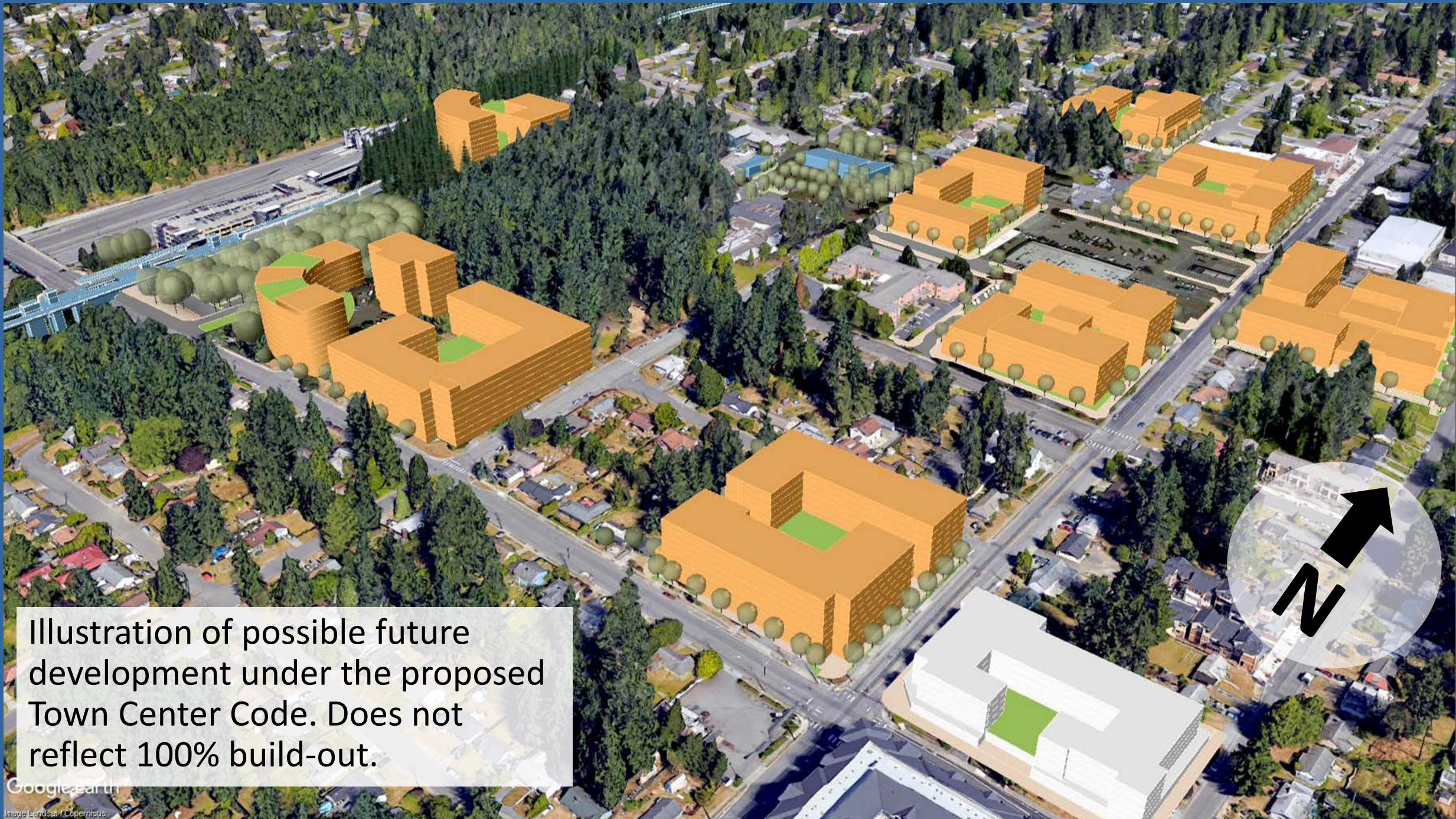
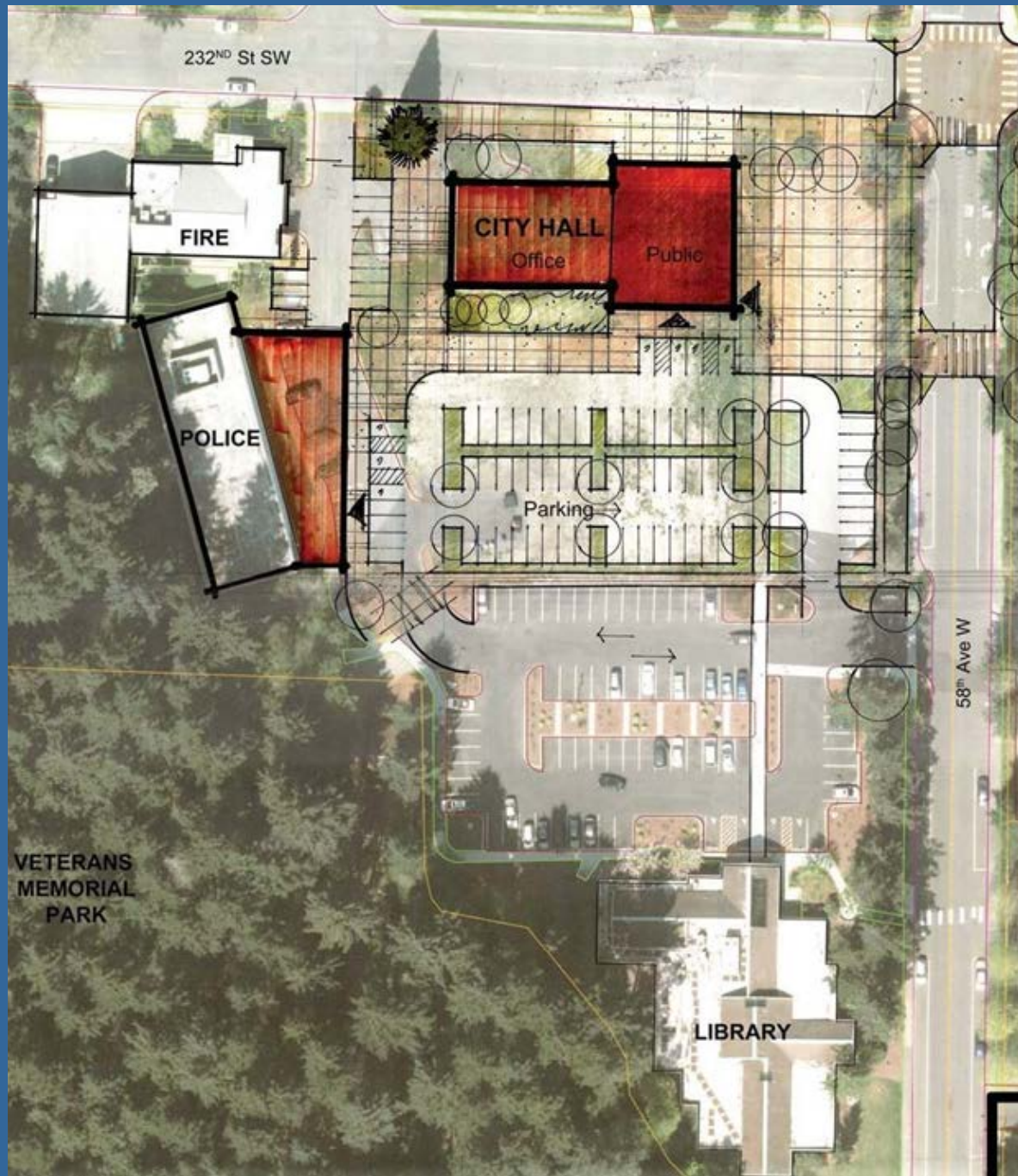


Illustration of possible future development under the proposed Town Center Code. Does not reflect 100% build-out.

CURRENT DEVELOPMENT PROJECTS



New City Hall Police Station Addition

Town Center Park/Plaza

2017 Concept

City Hall Council Chambers - SE Corner



Police Station Addition - Entrance

7



MOUNTLAKE TERRACE CIVIC CAMPUS
arc | MACLE OD·RE OKORD | CITY OF MOUNTLAKE TERRACE



SW CORNER AT 56TH AVE W & 236TH ST SW



SE CORNER AT 55TH AVE W & 236TH ST SW

Atlas 236

Mixed Use Development

156 Residential Units

Approx. 14,000 Sq. Ft.
Commercial Space

Terrace Station

Mixed Use TOD Development

More than 650 residential units
Approximately 90,000 sq. ft. of commercial space

Building 1: 2020
256 Residential Units
61,000 Sq. Ft. Commercial

Building 2 & 3 in review process-
Completion 2022 and 2023

Recommendations

- Think Implementation
- Get Professional Assistance and Advice Where Needed
- Understand Your Community
- Public Input and Processes

Questions?