

Site Selection Criteria *(Guidelines for choosing the site to build the new Civic Center)*

❑ Public/Civic Investment:

- Prioritize sites which are available in near term to accommodate relocation requirements of Mountlake Terrace Civic Center.
- Act prudently in locating the Civic Center close to other existing or planned civic uses.
- Ensure size is adequate for City Hall/Civic Center functions and capable to accommodate expansion (to possibly include, Community Center, Police, Public Space, Etc...). (Not too small or large)
- Act in a way that supports future Town Center development and does not take prime development land for Civic Center project(s).
- Coordinate Public & Private Investment to achieve optimal leverage of public funds, assets and resources.
- Priority consideration shall be given to public investments that promote future private investment
- Recognize costs of a Civic Center may vary by location. The allocation of public funds should strive for operational efficiencies and value in the selection of a Civic Center location
- Require expansion/phasing opportunities for future use.

❑ Location:

- Highly visible and/or accessible location is preferred.
- The new site should have utility infrastructure availability.
- The site should provide for long-term expansion potential and opportunities for private use of public space. Additional potential civic uses should be considered.
- The location should allow the City to promote other City goals for land use, transportation and circulation, environmental protection and enhancement (LEED), as well as effective and compatible delivery of public services.
- The site should promote multi-modal access to the Civic Center by transit, pedestrian, bicycle, motorized vehicles (especially carpools) and service/delivery vehicles.
- In selecting the Civic Center location, priority consideration should be given to property(s) on the market or identified as being available, which are suitable for redevelopment by the property owner(s) as part of a negotiated process.
- The new site should have easy East West access and flow. It's useable for the entire community. Easy for people to get to.
- The new site should be compatible with zoning.

❑ Business Revitalization:

- Town Center redevelopment plans as part of/extension to a Civic Center should be encouraged to address the needs and interests of existing businesses, while serving as a magnet to attract new business to the core of the City.
- In order to maintain continuity of business during redevelopment, particularly those primarily impacted by acquisition and construction, where appropriate and to the extent legally allowable, assistance with marketing and relocation should be provided.

❑ Environment:

- Downtown redevelopment should be managed in such a manner to integrate and support sound ecological principles.
- Respect current landform and try to keep significant trees
- Priority consideration should be given to recognizing natural landforms, along with retaining, improving and adding green and open spaces.
- The site allows restorative and resource conservation benefits
- The site permits good for passive energy use
- The site supports Low Impact Storm Drainage (LISD)
- Environmental impacts requiring mitigation