

# MOUNTLAKE TERRACE CIVIC CENTER SITE SELECTION CRITERIA RANKING

Site Groups	Site A		Site B					Site C		Site D1	Site D2	Site E		Site F		
Site Numbers	1	2	3	4	11	12	13	11	12	5	5	6	7	8	9	14
Parcel Size (SF)	123,275	60,984	50,965	102,366	12,197	19,166	13,939	12,197	19,166	93,218	20,000	34,412	7,405	4,356	24,394	3,920
Total Land (SF)	184,259		198,633					31,363		93,218	20,000	41,817		32,670		
SF Allowed																
Use allowed per Zoning	Yes	Yes	W/ RR	W/ RR	W/ RR	W/ RR	W/ RR	W/ RR	W/ RR	Yes	Yes	Yes	Yes	Size?	Yes	Size?
<b>PUBLIC CIVIC INVESTMENT</b>																
Near term item availability																
Close proximity to civic uses																
Adequate size (not too small or large)																
Conserves prime TC development land																
Coordinates PP investm't to leverage public funds																
Promotes future private investment																
Maximizes value/location-land cost & operational efficiencies																
Expansion/phasing opportunities																
<b>Subtotal</b>	<b>3.0</b>		<b>1.3</b>					<b>1.3</b>		<b>1.9</b>	<b>2.0</b>	<b>2.1</b>		<b>1.8</b>		
<b>LOCATION</b>																
High visibility & accessibility																
Utility infrastructure availability																
Opportunities to expand																
Opportunities for private use of public space																
Promotes City's sustainable land use goals & efficient delivery of services																
Promotes multimodal access																
Property available-on market (negotiated purchase)																
Ease of East-West access																
Permitted use per zoning																
<b>Subtotal</b>	<b>2.6</b>		<b>1.8</b>					<b>1.3</b>		<b>2.1</b>	<b>2.0</b>	<b>1.8</b>		<b>1.8</b>		
<b>BUSINESS REVITALIZATION</b>																
Encourages TC plan & supports ex. businesses																
No marketing & relocation assistance to affected businesses needed																
<b>Subtotal</b>	<b>3.0</b>		<b>1.0</b>					<b>1.0</b>		<b>1.0</b>	<b>2.0</b>	<b>1.0</b>		<b>1.5</b>		
<b>ENVIRONMENT</b>																
Respect landform, significant trees, solar access																
Retain, improve and add greenspace																
Well configured for passive energy																
Well configured for LISD																
Environmental Impacts requiring mitigation																
<b>Subtotal</b>	<b>2.6</b>		<b>2.2</b>					<b>1.2</b>		<b>2.4</b>	<b>1.8</b>	<b>1.6</b>		<b>1.4</b>		
<b>Ranking Totals</b>	<b>11.2</b>		<b>6.2</b>					<b>4.8</b>		<b>7.4</b>	<b>7.8</b>	<b>6.5</b>		<b>6.4</b>		

LEGEND	
Very Good	3
Favorable	2
Acceptable	1
Doesn't Work at all	0

