

Size Comparisons

The City of Mountlake Terrace encompasses approximately four square miles and has a current (2002) population of 20,470 as estimated by the Washington State Office of Financial Management. For comparison purposes, the 2000 Census population and current physical size of three nearby cities, Lynnwood, Edmonds, and Bothell are shown in the following table.

Table LU-2

POPULATION OF CITIES IN 2000

Cities	Population	Area in Square Miles
Mountlake Terrace	20,362	4.0
Lynnwood	33,847	7.6
Edmonds	39,515	7.5
Bothell	30,150	12.07

Source: US Census 2000, Cities of Lynnwood, Edmonds, Bothell, and Mountlake Terrace

Residential Density Comparisons

The City of Mountlake Terrace has approximately 1,539 acres of land zoned for all types of residential use. The US Census 2000 reported that the total population of the City was 20,362 and the City contained approximately 8,217 housing units. The residential density of the City was 13.23 persons per acre or 5.34 housing units per acre. Residential densities of Mountlake Terrace and nearby cities are shown below:

Table LU-3A

RESIDENTIAL DENSITY OF CITIES IN 2000

Cities	Population/Housing Units	Land Allowing Residential Use (Acres)	Residential Density (Per Acre)
Mountlake Terrace	20,362/8,217	1,539	5.34 housing units
Lynnwood	33,847/13,638	2,409	5.66 housing units
Bothell	30,150/12,362	6,412	1.9 housing units

Source: Cities of Mountlake Terrace, Lynnwood, and Bothell

In addition to population and land area allowing residential use, residential density is affected by the minimum lot size of residentially zoned lots in cities. The minimum lot size of the most dense single-family residential zone in each of these cities is: 7,200 square feet for Mountlake Terrace and Lynnwood; 5,400 square feet for Bothell. Nearby Edmonds allows 6,000 square foot lots. The most dense multiple-family residential zone in each city is: 16 units per acre for Mountlake Terrace, 15 units per acre for Bothell, 29 units per acre for Edmonds and 43 units per acre for Lynnwood. Each city also allows “planned unit developments,” where lot sizes can be smaller if special conditions, such as providing open space, are met. Provisions are also made to allow higher density senior housing.

Land shown “allowing residential uses” in Table LU-3A, includes land zoned for residential uses and mixed uses. The City of Bothell currently is less dense overall because it contains more vacant residential land than the neighboring cities.

Table LU-3B shows gross density comparisons. This perspective compares population for all commercial, industrial, and residential lands within ten cities. By this measure, the City of Mountlake Terrace has the third-highest density in the state.

Table LU-3B

POPULATION, LAND AREA AND GROSS DENSITY
FOR THE TEN MOST DENSELY POPULATED CITIES
IN WASHINGTON STATE
(As at April 1, 2003)

Municipality	Population		Land Area Sq. Miles	Gross Density	
	Total	Rank		Pop./Sq. Mi.	Rank
Seattle	571,900	1	83.782	6,826.05	1
Mattawa	3,025	131	0.561	5,391.41	2
Mountlake Terrace	20,380	42	3.975	5,127.03	3
Des Moines	29,120	33	6.216	4,684.45	4
Mabton	2,045	155	0.457	4,479.28	5
Toppenish	8,940	74	1.999	4,471.64	6
Kirkland	45,630	17	10.396	4,389.36	7
Edmonds	39,580	21	9.042	4,377.34	8
Burien	31,480	29	7.302	4,311.04	9
Shoreline	52,730	15	12.757	4,133.51	10

Source: Office of Financial Management, Forecasting Division