

Great Recreation Opportunities

Mountlake Terrace is located along the Interstate 5 corridor in the central Puget Sound region. Within its four square miles, the city boasts 262 acres of recreational attractions including parks, play fields, golf courses, year-round swimming, sports pavilion and public open space. A beach and dock at Lake Ballinger allow fishing, quiet boating and waterfront play.

Convenient Location

Seattle-Tacoma International Airport is 26.5 miles away. Interstate 5 offers three direct access points within the city. Highways 99 and 104 both cross the edge of the city. Entry to Interstate 405 is a few miles away.



A park-and-ride lot accommodates nearly 400 vehicles at the 236th Street SW exit from I-5. A new multi-story parking garage will be built there by 2008 and will double the parking. The garage will connect via a pedestrian bridge to a "flyer stop" for catching Seattle-Everett express buses operated by Sound Transit.

Community Transit operates three commuter routes from Mountlake Terrace to the University of Washington and three routes from Mountlake Terrace to downtown Seattle. In addition, three local routes serve the community and link with other routes throughout Snohomish County. About 95 percent of the city is within 1/4-mile of a bus stop.



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MOUNTLAKE TERRACE

*A City
With a
View*



Business Opportunities

Large employers include Premera Blue Cross and the U.S. Forest Service. For Premera Blue Cross, this is the headquarters site, where about 2,400 employees work. The University of Phoenix, the nation's largest private university, also has a campus here in a seven-story 120,000 square-foot building.

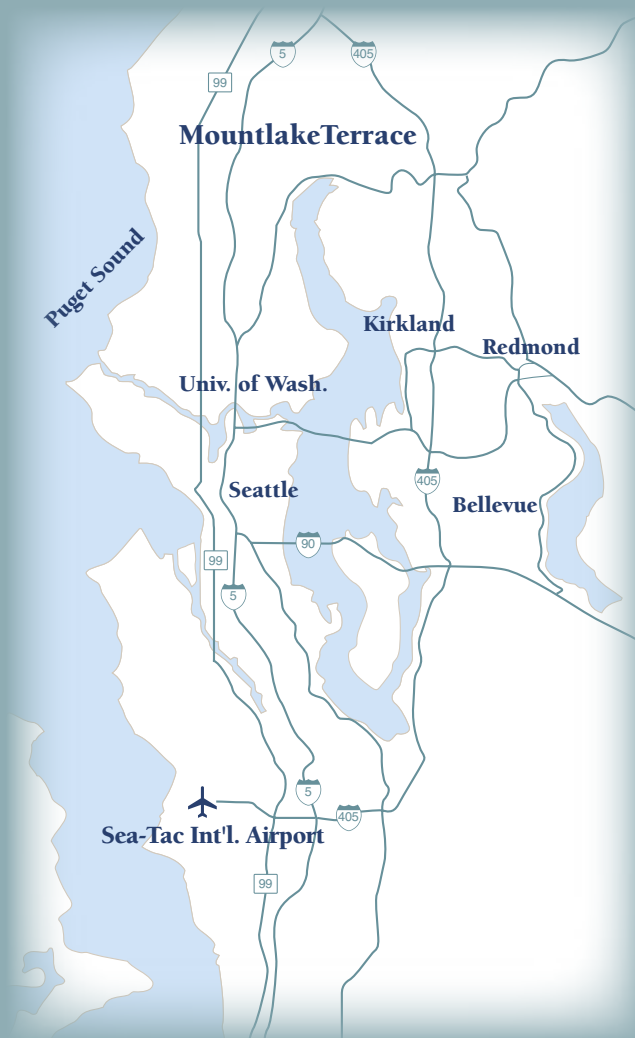
Although the city is substantially developed, opportunities remain for quality infill and redevelopment.

Revitalizing the Town Center commercial corridor is a key focus for the community. New businesses and mixed use buildings are already underway.

Quick Facts

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| Population in 2002: | 20,470 |
| Type of government: | Council-Manager |
| Excellent schools: | Edmonds School District |
| Location: | King/Snohomish County border, along Interstate 5 |
| Zoning (in acres): | 254, commercial & light industrial 1209, single-family residential 222, multi-family residential 315, parks and other |
| Average rush-hour commute times: | To Seattle, 25 minutes To Everett, 25 minutes To Bellevue, 35 minutes |
| Bachelor degree or higher: | 1/4 of adult population |
| Median annual income: | \$53,400 per household |
| Number of jobs: | 6,487 |
| Number of households: | 7,982 |

Strategically Positioned in the Heart of Washington's Dynamic Business Corridor



A Great Place to Live

A compact community with big mountain views, Mountlake Terrace, Washington, is known for quiet residential neighborhoods, beautiful parks, trails, and first-class schools. It is located conveniently a few miles north of Seattle and south of Everett.

Here you will find movie theaters, shops, restaurants, offices, clinics, library and a variety of housing. Walkers and bikers easily get around town. Students of all ages can hop a bus for the University of Washington or other destinations. Mountlake Terrace's proximity to employment centers, cultural activities, and natural wonders makes it a great place to visit, live and do business.

Exciting Potential

This is a young town, poised to increase in value and attraction. Its strong demographics, significant consumer purchasing power and terrific community amenities make Mountlake Terrace very attractive for development and redevelopment.

