

Town Center Guiding Principles

Revised 10-22-18

Livability:

- Guide and manage site development of new mixed-use buildings, open spaces and streetscapes to create a comfortable, safe and welcoming environment where residents, employees and visitors can interact in vibrant and well-designed working, shopping and living neighborhoods.
- The transformation of existing single family uses to higher density neighborhoods will occur with well-designed buildings, landscaping, a multi-modal circulation network and urban design features that enhance Mountlake Terrace's urban character and provide residents with a sense of pride in their city.
- Promote housing choices and a range of densities to accommodate the City's diverse population and an adequate supply of workforce housing to encourage employees to reside within proximity to transportation and employment centers.

Circulation:

- Create multi-modal transportation options that connect living areas with employment, parks, open spaces, shopping areas and transit hubs.
- Plan pedestrian and bicycle networks that promote community interaction and provide healthy options for pedestrian movements within and outside of the Town Center.
- Streetscapes will be designed for "people first" where sidewalks are wide with public plazas and open spaces strategically located with street side landscaping, where appropriate.

Urban Design:

- Create design standards that incorporate flexible zoning provisions to enable design creativity of buildings, streetscapes, landscaping and signage.
- A range of building heights will be created where the tallest buildings are located adjacent to I-5 and near the transit station and transition to lower buildings within the core and edges of the Town Center adjacent to existing single-family neighborhoods.
- Building facades will have ample glazing and prominent pedestrian entries, especially at key intersections.
- Structure parking will service multi-storied residential and office buildings and surface parking will be behind buildings and screened from the pedestrian realm. On-street parking will be separated from pedestrian sidewalk zones with street side landscaping and low impact stormwater facilities, where appropriate.
- Collaborate with utility providers to locate transmission facilities underground and ensure that infrastructure installation and placement is compatible with building architecture and pedestrian circulation patterns.

Environmental Preservation and Economic Development:

- Promote the City's strong environmental ethic in preserving prominent vegetative and forested open spaces.
- Promote building design that incorporates alternative energy systems such as solar energy, electric vehicular charging stations and recycling facilities.
- Promote Town Center development opportunities to the private sector and attract and retain a diversity of local and regional retail establishments and employment opportunities in economic sectors that will enhance the Mountlake Terrace local economy.