

Chapter 6 – Implementation Actions

The goals and actions listed below are designed to achieve the updated Town Center vision. They are projects and actions that will be implemented to enhance the position of Town Center as a retail, civic, residential and employment center for the city of Mountlake Terrace.

The timeframes noted below are understood to be flexible and adaptive to change resulting from emerging opportunities, changes in funding and resource availability, public safety or other considerations. The table below includes goals and actions, timeframes, and potential partners for each action. Timeframes are defined as:

- Short Term: Underway, or within 1 year
- Medium Term: 2-3 years
- Long Term: 4-5 years

Town Center Action Plan				
Goals and Actions		Timeline	Lead	Partners
Goal 1	Simplify access to information regarding development regulations in Town Center			
	Prepare development guide for Town Center that provides an overview of the vision and codes/ standards applicable to the area	Short	City	Task Force, Planning Commission
	Create, clarify and establish cross sections that are required for each street within Town Center	Short	City	
	Update development regulations in Section 19.50.050: consolidate regulations applicable to all development within the Town Center and those applicable to districts. Revise building types and dimension requirements, remove building type districts and Floor Area Ratio requirements	Short	City	Task Force, Planning Commission
	Continue process to improve development and review process for all development, including those within Town Center	Short	City	Task Force, Development Community, Planning Commission
Goal 2	Update development regulations related to portions of the 2007 Town Center north of 230th Street SW and 237th Street SW			
	Rezone 2007 Town Center areas north and south of updated 2018/2019 Town Centre Boundary without reducing development	Short	City	Task Force, Planning Commission

	opportunities existing prior to the 2018 Town Center update			
Goal 3	Update Town Center design regulations, uses and building forms			
	Update and refine design standards/guidelines that promote safe and inviting pedestrian access, emphasize human scale design at street level, promote the use of high quality durable/visual materials, ensure use of landscaping, encourage architectural variations for each district, and integrate opportunities for flexibility in design guidelines while achieving design standards and goals/objectives	Short	City	Task Force, Planning Commission
	Update/Modify the City's Development Code to include standards and criteria that implement the vision, goals, and objectives related to the Town Center as the community's primary higher-density mixed-use area	Short	City	Task Force, Development Community, Planning Commission
	Amend International Building Code to accommodate taller wood frame construction where feasible	Short	City	Development Community, Planning Commission?
Goal 4	Maximize potential absorption of future first floor retail/commercial spaces			
	Define/adopt minimum ceiling heights for first floor commercial space to improve marketability	Short	City	Task Force, Planning Commission
	Updated design and right-of-way standards related to streetscapes and street frontages that implement the objectives of each district	Short	City	Task Force, Planning Commission
	Consider expanding allowed uses for first floor commercial space...where appropriate	Short	City	Task Force, Planning Commission
	For 57 th Avenue West, institute the "Main Street" Program 4-Point approach which includes economic restructuring, promotion, design and organization for downtown Create a cohesive brand plan and design theme for this unique corridor, initiate promotional events and activities, and recruit anchors, destination stores, boutique shops, restaurants, arts related businesses.	Ongoing	City	Chamber of Commerce Business Association Business owners

Goal 5	Analyze parking requirements in Town Center			
	Evaluate parking requirements appropriate for the uses allowed within each district and their relationship to Transit Oriented Development - update codes accordingly	Short	City	Planning Commission
	Evaluate whether certain developments warrant waiving traffic mitigation payments, e.g., developments incorporating pedestrian/bicycle pathways through sites, proximity to light rail and bus transit station, internally stored shared vehicles, etc.	Short	City	Planning Commission
	Develop specific town Center zoning standards that addresses structured parking facilities, shared parking standards and parking access	Short	City	Planning Commission
	Identify locations where on-street parking can/should be accommodated	Short	City	Planning Commission
Goal 6	Prioritize pedestrian/bicycle access in the Town Center			
	Establish/update and facilitate a safe, comprehensive, compatible, and convenient pedestrian and bicycle system, including secure bicycle storage, within the Town Center	Short	City	RPAC, Planning Commission
	Focus on enhancing existing corridors and public infrastructure through sidewalk, street lighting and bike lane improvements	Short	City	RPAC, Planning Commission
	Prepare strategies that facilitate the use/dedication of right-of-way when development occurs adjacent to proposed future new street connections.	Short	City	Planning Commission
	Encourage private development supplement street rights-of-ways, where needed, with widened sidewalks, parklets or other pedestrian focused improvements	Ongoing	City	Development Community
	Seek opportunities for development of active/passive uses, parks or public spaces, especially within or near the Town Center	Short	City	RPAC, Development Community
Goal 7	Facilitate Consolidation of parcels			
	Survey property owners in Town Center to identify opportunities to aggregate properties to achieve community goals and make multi-story buildings more feasible	Short	City	Developers, Property Owners

	Designate strategic locations in the Town Center as “Priority Development Focus Areas” where a combination of public and private investments will spur redevelopment	Short		
	Study and consider use of the City’s eminent domain powers in order to establish new public streets and public open spaces in the Town Center.	Short	City	Task Force, Developers, Property Owners
	Seek opportunities for public/private partnership development agreements between the City and property owners	Medium	City	Property owners, developers
	Implement LCLIP tied to the updated Town Center Plan	Short	City	Development Community, Forterra
Goal 8	Use public realm investments to build unique identity for Town Center			
	Rename 57 th Avenue W to Main Street	Short	City	Business Association
	Prepare and approve right-of-way map necessary to create a consistent, compact and smaller block pattern	Short	City	Developers Planning Commission
	Prepare a design plan for, or update, required street improvements and alternatives for transportation options and pedestrian access within the Town Center			
	Strengthen Town Center’s identity through the use of key identifiers, i.e., street lights, benches, flower hangers and banners on light standards, public artwork, gateways, wayfinding signage, streetscape improvements, etc.	Ongoing	City	Friends of the Arts Business Association Community Foundations RPAC
	Identify locations for active and passive parks & seek funding partners	Short	City	RPAC Friends of the Arts Business Association Community Foundations RPAC
	Create a Master Plan for Veterans Memorial Park and improve accessibility between the Town Center and light rail station	Short	City	RPAC Planning Commission
	Enhance hardscapes within the Town Center through special pavement colors or stamping	Short	City	Arts Advisory Commission, RPAC, Developers, Citizens, etc.
	Explore the feasibility constructing traffic circles at key locations within or near Town Center. Develop funding strategies as needed if specific locations are chosen for traffic circles.	Short	City	Public Works, Business Association, RPAC

	Identify and delineate a pedestrian network that links residential neighborhoods, retail streets, Civic Campus, Veterans Park and transit hubs and stations. Review and amend existing transportation master plan and element if necessary.	Short	City	
Goal 9	Build on Mountlake Terrace's reputation as an arts focused community			
	Continue to incorporate public art into City projects and encourage the private sector to incorporate highly visible art into private projects	Short	City	Friends of the Arts, Business Association, Community Foundation
	Partner with community organizations to plan for future art features and activities in Town Center	Medium	City	Friends of the Arts, Business Association, Community Foundation
Goal 10	Partnerships and Marketing			
	Compile list of benefits to investing/developing in Mountlake Terrace Create and maintain a database to identify opportunities for business and developer recruitment efforts. The database may include an inventory of available properties, buildings, and resources in Town Center districts.	Very Short – Draft Completed	City	Business Association EASC
	Develop multi-pronged economic development marketing campaign, e.g., radio, print, website, social media, economic development forums, etc.	Short – Ads begin running in 2019	City	Business Association
	Cultivate and attract diverse businesses for each district		City	Business Association EASC
	Update the Economic Development website and marketing material	Very Short – Draft Completed	City	
	Integrate City, Business Association, Community College and private business efforts and communications for the benefit of economic recruitment. Work with economic development partners to cultivate investment and development prospects	Ongoing	City	Business Association EASC MLT Brokers
	Recruit businesses that employ technical, professional, and managerial skills offering a	Ongoing		Business Association EdCC Edmonds School District

	live/work sustainability environment in Mountlake Terrace.			MLT Property Owners MLT Brokers
	Retain and recruit businesses that support and can expand health-related services and products within the City and general area of Premera and Swedish Hospital	Ongoing	City	Business Association MLT Property Owners MLT Brokers
	Upon the creation of a critical mass of businesses, explore the feasibility of creating a Downtown Business Improvement District (BID) to benefit properties and businesses for the purpose of instituting marketing, design, and promotional activities within the Downtown business district	Ongoing	City	City Business Association MLT Property Owners MLT Brokers
Goal 11	Maintain, enhance, and create a sustainable environment – focus on the sustainability of natural systems and processes	Ongoing	All Sectors	City Business Association MLT Property Owners MLT Brokers
Goal 12	Create list of development incentives			
	Explore the merits of reinstating Multifamily Tax Exemption to increase development and feasibility of projects incorporating residential		City	