



# MOUNT VERNON

*get a great life*



AFFORDABLE



QUALITY EDUCATION

GROWING



# THANK YOU

## **TO OUR LEADERSHIP TEAM**

SKAGIT VALLEY HOSPITAL

CITY OF MOUNT VERNON

MOUNT VERNON CHAMBER OF COMMERCE

MOUNT VERNON SCHOOL DISTRICT

ECONOMIC DEVELOPMENT ASSOCIATION OF SKAGIT COUNTY

PORT OF SKAGIT COUNTY

SKAGIT VALLEY COLLEGE

SKAGIT COUNTY

## **TO OUR FINANCIAL CONTRIBUTORS**

SKAGIT PUBLIC UTILITY DISTRICT

HDR

PACIFIC INTERNATIONAL ENGINEERING

QUADRANT HOMES

EAGLEMONT GOLF COMMUNITY

KPFF

## **TO OUR ADDITIONAL PARTNERS**

BUSINESS BANK

GRAFIX CORP

PRINTSTREAMS

EMPLOYEE BENEFITS PLANNING

VILLAORBA PROPERTY MANAGEMENT

HAWTHORNE FUNERAL HOME



## 2009 POPULATION: 30,800

	2004	2005	2006	2007	2008
Skagit	108,800	110,900	113,100	115,300	117,500
Anacortes	15,470	15,700	16,170	16,400	16,640
Burlington	7,425	7,550	8,120	8,400	8,460
Concrete	785	815	840	845	845
Mount Vernon	27,720	28,210	28,710	29,390	30,150
Sedro-Woolley	9,380	9,800	9,755	9,945	10,030

### Taxes

Sales Tax: 8.5%

### Property Tax

(per \$1,000) 10.23

## HOUSE MARKET IN SKAGIT COUNTY (Including Condos and Manufactured Homes)

Total Housing sold in 2009	835	Average Days on the Market	114
Median Sale Price	\$264,000		

## GOVERNMENT AND UTILITY SERVICES

Mount Vernon is one of the fastest growing cities in the northwest and the largest city in Skagit County. Mount Vernon is the county seat and the location for county and regional offices. The city is committed to maintaining a business friendly environment and a standard for quality of life for its citizens. The city's Community and Economic Development Department works together to accomplish the goals of the whole community, and goes the extra mile to educate, streamline processes, encourage solution-oriented decisions, and provide timely and predictable permit processing. Mount Vernon was recently ranked one of "America's 25 Next Recovering Job Markets" in Business Week.

Whether it's utilizing cutting-edge technologies, practicing resource management, or encouraging conservation stewardship ... Skagit Public Utility District is committed to meet its water customers' needs. In the last 10+ years, the PUD has invested \$55 million in new projects to protect salmon habitat and meet future system demands, while delivering safe and reliable award-winning water quality. This is a beautiful area and Skagit PUD is doing its part to protect it and ensure a sustainable future.

*"The location is perfect. With a pro-business City attitude and easy access to urban and rural amenities, the city offers new businesses unprecedented opportunities to grow and prosper."*

- PETER ORSER, PRESIDENT, QUADRANT HOMES





*Mount Vernon was ranked #1 in BUSINESS WEEK  
for "WHERE THE JOBS WILL BE IN 2010"*

Downtown Mount Vernon is the vibrant heart of Skagit County. It is a place where people come to live, work, and play, enjoying the riverfront promenade, boutique shopping, fine dining, and entertainment of all sorts. Public spaces are enlivened by a farmer's market and live music. People come for fairs, festivals, and the riverfront setting. They come back for its small-town character.

Downtown Mount Vernon is thriving because it is where people want to be.

This small city is on the verge of major transformation. The city is moving forward with a flood protection and river promenade and plaza project. With the investment in critical infrastructure, downtown will become even more economically viable and its location is expected to make it a prime opportunity for developers.

The city intends to increase the overall density of its downtown, building on and enhancing existing retail activity to create a vibrant urban center that is connected to the city's historic roots as a waterfront-based commercial center. It is anticipated that the improved public access to the Skagit River, new and upgraded public amenities, and mixed-use redevelopment will generate jobs and create housing while preserving the character of downtown Mount Vernon.

## AFFORDABLE LIVING *and* QUALITY OF LIFE

Whether you choose to live on an 18-hole championship-quality golf course combining challenging golf with spectacular views, or in an active adult community in a beautiful natural location close to amenities or in a master-planned community where families can enjoy miles of trails and community parks, Mount Vernon has it all and at every price level. The median home value in 2009 was \$264,000.

With moderate year-round temperatures and an abundance of natural surroundings, Mount Vernon is an outdoor lover's paradise. Mount Vernon has 19 public parks that offer a variety of activities for the whole family. Little Mountain Park is the largest and most impressive with 517 acres of natural parkland, trails, Eagle Rock Challenge Course, archery and mountain bike trails. Follow the 1.5-mile paved road to the top of Little Mountain and you'll be treated to a spectacular view of the Skagit Valley, San Juan Islands, Olympic Mountains and Mount Baker. Visit Kiwanis Park and enjoy the splash park on a hot summer's day or kayak along the scenic Skagit River.



*"The median house value is \$264,000 - about half the cost of homes in Seattle. Plus with great schools, no traffic and easy access to Seattle and Vancouver."*

- JEREMY, JAMIE AND AVERY McCULLOUGH,  
MOUNT VERNON RESIDENTS



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## EDUCATION

Mount Vernon is a growing school district with more than 100 years of rich history. Mount Vernon is the largest school district in Skagit County serving more than 5,700 students in nine schools. The growing and diverse school district includes six elementary schools (K-6), two middle schools (7-8), one high school (9-12), and a homeschool center (K-12). Mount Vernon High School's Advanced Placement program offers rigorous college-level courses in 10 subject areas and the high school is also an AVID (college preparatory program) National Demonstration Site—the first Washington high school and one of only 130 in the nation to earn this elite distinction. The district is committed to success for all students and provides a wide range of high quality instructional programs and extended learning opportunities for its students.

Mount Vernon is also home to several private schools including Immaculate Conception Regional School (K-8) and Mount Vernon Christian School (K-12).

In addition, Mount Vernon is the main campus for Skagit Valley College, a two-year community college serving Skagit, Island, and San Juan counties. SVC is a nationally recognized college with award-winning faculty. In 2007, SVC was rated among the best community colleges in the nation by Washington Monthly magazine, based on student feedback. Students can earn academic transfer degrees, technical degrees, or certificates. Many students choose online, evening, and weekend courses to meet their busy schedules.

While the college district includes two campuses and three centers, SVC's main campus is located on College Way in Mount Vernon and the Business Resource Center is located in downtown Mount Vernon. The Mount Vernon Campus serves approximately 4,700 students each quarter. With the demands of today's competitive business sector, the BRC's Customized Training program focuses on the needs of local businesses by providing credit and non-credit customized training. In addition to hands-on training, resources available include the expertise of SVC faculty, curriculum, and research.



*“Mount Vernon High School is an AVID (a college preparatory program) site – the first Washington high school and one of only 130 in the nation to earn the elite distinction.”*

- DAVE ANDERSON, PRINCIPAL



## HEALTH CARE

Mount Vernon residents are in good hands when it comes to health care. For more than 50 years, Skagit Valley Hospital has served as a healthcare leader providing advanced, quality health care to the people of our communities. Skagit Valley Hospital continues to grow, add and enhance services and focus on meeting the healthcare needs of the people of the region.

The Skagit Valley Hospital Regional Cancer Care Center is a state-of-the-art facility that brings excellence in diagnostics and treatment for cancer patients in one convenient location. The center offers radiation therapy, chemotherapy and complementary therapies. Skagit Valley Hospital is a network member of the Seattle Cancer Care Alliance, which brings together the talents and research power of Fred Hutchinson Cancer Research Center, UW Medicine and Seattle Children's.

Skagit Valley Hospital, expanded in 2007, features facilities for advanced healthcare in a healing environment that is rich with natural light, open spaces, artwork, privacy and beautiful, soothing colors. The expansion includes a new emergency and trauma unit; expanded surgical services; an enlarged critical care area; a new Family Birth Center and private patient rooms throughout.

Skagit Valley Hospital is Skagit County's largest employer and the third largest public district hospital in the state of Washington.

Many family practice and specialty clinics call Mount Vernon home providing a wide range of services including orthopedics, OB/GYN, ophthalmology, podiatry, dentistry, orthodontics and other specialized care.



## CULTURE, ARTS, *and* ENTERTAINMENT

Music, museums, cinema, theater, restaurants and outdoor activities all contribute to a standard of quality that makes Mount Vernon the place to "Get a Great Life." McIntyre Hall, Skagit County's premiere performing arts and conference facility located on the Skagit Valley College Mount Vernon Campus, is dedicated to bringing a variety of arts, educational, entertainment and cultural offerings throughout the year. The Lincoln Theatre, a restored 1926 historic vaudeville and silent movie house in downtown Mount Vernon, presents a year-round schedule of concerts, current and classic films, and community events. Mount Vernon is also home to the Highland Games, Shakespeare Festival, Soap Box Derby, Skagit County Fair and the Skagit Valley Tulip Festival.



MOUNT VERNON WAS RANKED **#1**  
IN BUSINESS WEEK FOR **"Where the Jobs will be in 2010"**

THIS HISTORIC, AGRICULTURAL COMMUNITY IS AN IMPORTANT GATEWAY  
ON INTERSTATE 5 BETWEEN THE LARGEST CITIES IN THE PACIFIC NORTHWEST  
(60 MILES NORTH OF SEATTLE AND 90 MILES SOUTH OF VANCOUVER B.C.)  
WITH ACCESS TO THE NORTH CASCADES HIGHWAY,  
NORTH CASCADES NATIONAL PARK, AND WORLD-RENOWNED SAN JUAN ISLANDS.



INNOVATIVE



CREATIVE



ARTISTIC

POSSIBILITY

