

# MOUNT VERNON 2025 TO 2045 COMPREHENSIVE PLAN UPDATE



# WELCOME – We're Glad You're Here!

**The City is updating the Mount Vernon Comprehensive Plan, which will address future growth and change over the next 20 years (2025 - 2045). Community input is vital in this process.**

Thank you for participating – your input will help shape Mount Vernon's future!

# Why We're Here

## **PURPOSE OF TODAY'S WORKSHOP**

**(1:00 PM to 3:30 PM)**

- » Provide input about where and how the community should grow and change over the next 20 years.
- » Learn about and provide input on existing and needed housing types in the community.
- » Understand more about levels of housing affordability in the community and middle housing types.
- » Discuss and provide input on neighborhood and community needs—mark up maps to identify key neighborhood centers and places where improvements are needed (sidewalks, bicycle facilities, parks, public services, etc.).

# Growth Targets

## Growth Targets

Through the Washington State's Growth Management Act (GMA), Mount Vernon is required to determine how the city can accommodate its allocated projected growth for housing units, population, and jobs by 2045.

Mount Vernon's growth targets are assigned to Mount Vernon by Skagit County. The tables below summarize the County's overall growth targets, as well as the targets assigned to Mount Vernon and Mount Vernon's Unincorporated Urban Growth Area (UGA).

Population Growth Targets				
	2022 Population	2045 Population Target	Population Growth	Percentage of County Growth
Skagit County	131,249	160,830	29,581	100%
City of Mount Vernon	37,679	46,460	8,781	29%

Jobs Growth Targets				
	2022 Jobs	2045 Jobs Target	Jobs Growth	Percentage of County Growth
Skagit County	59,573	80,100	20,529	100%
City of Mount Vernon	18,781	23,559	4,778	23%

**PRELIMINARY DRAFT:  
GROWTH TARGETS NOT YET  
ADOPTED BY SKAGIT COUNTY**

## Housing Growth Targets by Income

The allocated housing growth targets are further broken down into income bands based on the region's area median income (AMI). This tells the City how many housing units should be planned for in each income band.

Housing Growth Targets							
	Net New Total	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	120%+ AMI
Skagit County	17,450	4,474	2,868	2,504	1,340	1,189	5,075
City of Mount Vernon	5,180	1,659	1,064	743	398	353	963

# Area Median Income and Income Levels

## What is Area Median Income?

Area Median Income (AMI) represents the household income for the median household in a region, where 50% of households earn above the median income and 50% earn less than the median income.

- » Households earning **under 80%** of the AMI: **low income**.
- » Households earning **between 80%** and **120%**: **moderate income**.
- » Household earning **over 120%** of the AMI: **high income**.

## How will it be used in this Comp Plan update?

The US Department of Housing and Urban Development (HUD) uses income brackets based on the AMI to set income and rent limits for regulated affordable housing for the area. Identifying where Mount Vernon residents fall in the AMI income brackets will help determine what types of housing are most needed in the City.

AMI of  
**\$102,800**

Anacortes-  
Mount Vernon  
metro area

**\$87,076**

Median  
Income for  
Mount Vernon  
Residents

### ¿Qué es el ingreso medio del área?

El ingreso medio del área (AMI) representa el ingreso de una familia promedio en una región, donde el 50% de las familias gana por encima del ingreso medio y el 50% gana menos que el ingreso medio.

- » Familias que ganan menos del 80% del AMI: **bajos ingresos**.
- » Familias que ganan entre el 80% y el 120% del AMI: **ingresos moderados**.
- » Familias que ganan más del 120% del AMI: **ingresos altos**.

### ¿Cómo se usará en la actualización de este plan integral?

El Departamento de Vivienda y Desarrollo Urbano (HUD) de los Estados Unidos usa las categorías de ingresos basadas en el AMI para fijar límites de ingresos y alquileres a fin de regular la vivienda costeable en el área. Identificar en qué categorías de ingresos se ubican los residentes de Mount Vernon nos ayudará a determinar los tipos de vivienda que más se necesitan en la ciudad.

### ¿Cuál es el AMI de Mount Vernon?

El área que se usó para calcular el AMI de Mount Vernon es el área metropolitana de Anacortes-Mount Vernon que tiene un AMI de \$102,800. Significa que cerca del 50% de las familias del área metropolitana de Anacortes-Mount Vernon gana menos de \$102,800, y cerca del 50% de las familias gana más de \$102,800.

### ¿En qué categoría entran los residentes de Mount Vernon?

El ingreso promedio de los residentes de Mount Vernon es de unos \$87,076 (apenas por encima del 80%, o ingresos moderados, del umbral del AMI).

**\$102,800**  
del AMI

Área  
metropolitana  
de Anacortes-  
Mount Vernon

**\$87,076**

Ingreso  
medio de los  
residentes de  
Mount Vernon

# Area Median Income and Income Levels

## What is the AMI for Mount Vernon?

The area used for Mount Vernon AMI is the **Anacortes-Mount Vernon metro area**, which has an **AMI of \$102,800**. This means that about 50% of households in the Anacortes-Mount Vernon metro area earn less than \$102,800; and about 50% of households earn more than \$102,800.

## How do Mount Vernon residents fit in?

The **median income for Mount Vernon residents is about \$87,076** – just above the 80 percent, or moderate income, AMI threshold.

**AMI of  
\$102,800**

**Anacortes-  
Mount Vernon  
metro area**

**\$87,076**

**Median  
Income for  
Mount Vernon  
Residents**

### ¿Qué es el ingreso medio del área?

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- Familias que ganan menos del **80%** del AMI: **bajos ingresos**.
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### ¿Cuál es el AMI de Mount Vernon?

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### ¿En qué categoría entran los residentes de Mount Vernon?

El ingreso promedio de los residentes de Mount Vernon es de unos **\$87,076** (a penas por encima del 80 % o ingresos moderados, del umbral del AMI).

**\$102,800  
del AMI**

**Área  
metropolitana  
de Anacortes-  
Mount Vernon**

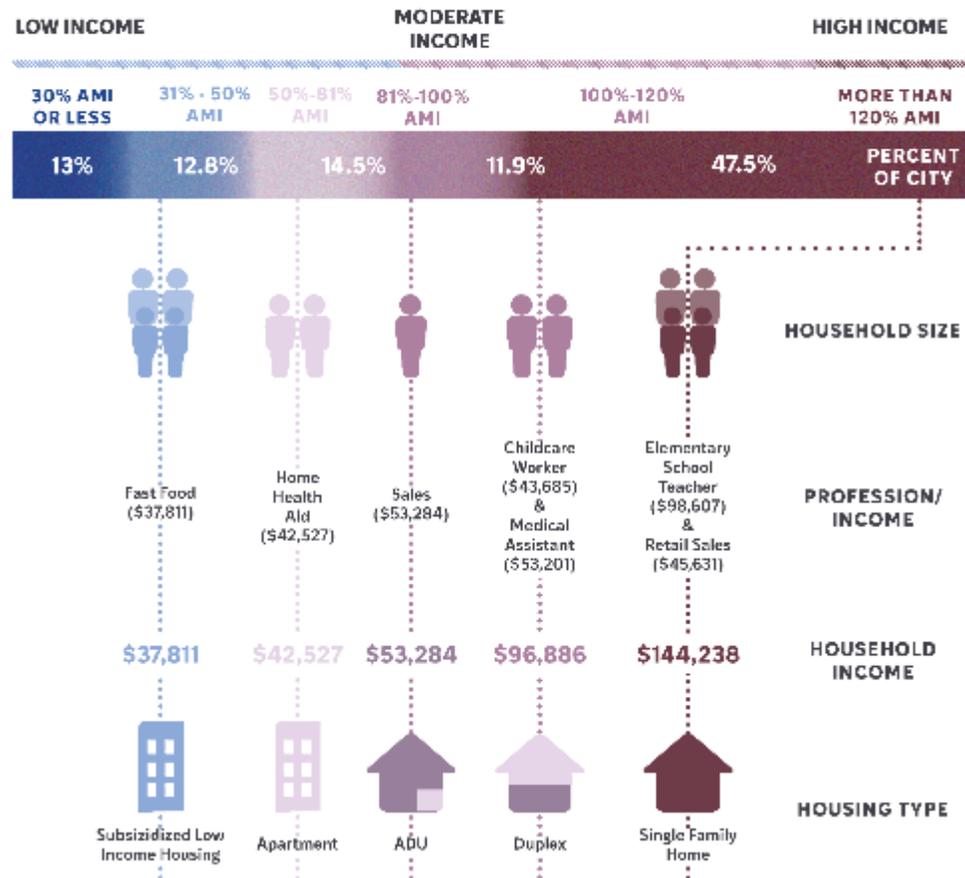
**\$87,076**

**Ingreso  
medio de los  
residentes de  
Mount Vernon**

# Example Households and Housing Types

## What jobs and types of housing can Mount Vernon residents afford?

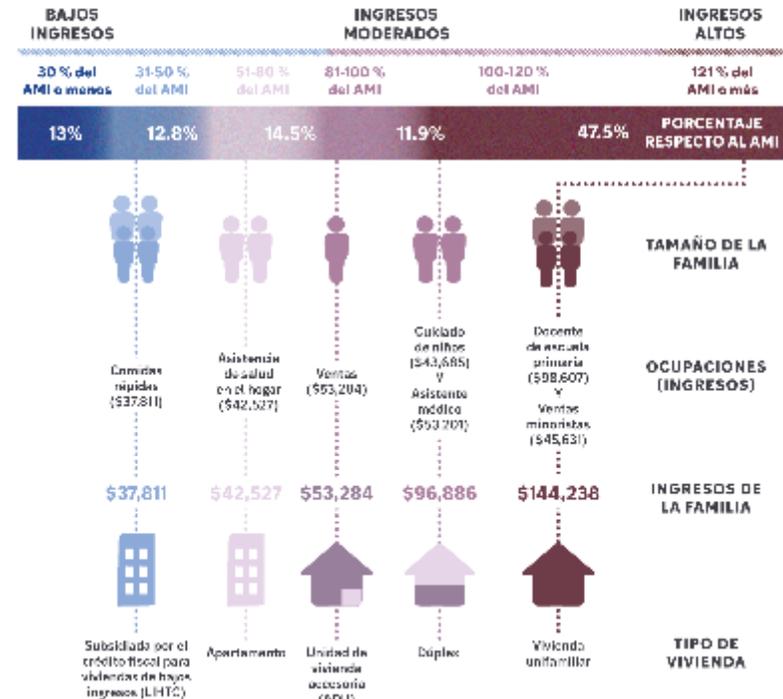
The below graphic shows the breakdown of where Mount Vernon residents fall within the AMI income brackets and provides an example household that would fit within each bracket. Each household is depicted in household size, job(s) for working adults, and an affordable housing type.



## Ingreso medio del área y categorías de ingresos en Mount Vernon

### ¿Qué ocupaciones tienen y qué tipos de vivienda pueden costear los residentes de Mount Vernon?

El gráfico de abajo desglosa las categorías de ingresos respecto del AMI en las que entran los residentes de Mount Vernon y da un ejemplo de familia para cada categoría. Cada familia se describe según tamaño, ocupación de los adultos trabajadores y tipo de vivienda costearable.



# Expanding Housing Choices for Everyone

## Washington State has updated housing laws for single-family neighborhoods.

In 2023, the State legislature changed housing laws across Washington to allow new housing types in single-family residential areas.

### HOUSE BILL 1110:

Allows “Middle Housing” types in single family areas:

**2-4 middle housing units** will be allowed on lots in predominantly single-family areas (areas zoned R-1 and R-2).

- » **2 units of middle housing** is the base allowance.
- » **4 units of middle housing** can be built if the property is near high capacity transit and/or if at least one unit is affordable.

### Middle Housing Typology Examples

Cottage Housing



Stacked Flats



Townhomes



Courtyard Apartments



# Expanding Housing Choices for Everyone

## What is Middle Housing?

Middle Housing is moderate density residential buildings similar in scale to single-family homes.



Nine types of Middle Housing are identified in HB 1110:

- Duplexes
- Triplexes
- Fourplexes
- Fiveplexes
- Sixplexes
- Townhomes
- Stacked Flats
- Courtyard Apartments
- Cottage Housing

# Expanding Housing Choices for Everyone

## COTTAGE CLUSTER



Cottage cluster housing is a **small-scale, moderately dense housing option** designed for **single-family living** and can include either attached or detached units. These developments focus on community, with clusters of 4-12 units surrounding **shared courtyards**, emphasizing shared and semi-private spaces over private ones.

## COURTYARD CLUSTER



Courtyard housing is a **medium-density, multi-family** housing type that **features a shared outdoor space or garden**. The apartment units, usually **one or two stories**, are arranged around this space and are typically **accessed directly from the courtyard** rather than an interior hallway. This design emphasizes a **central, communal outdoor area**.

# Expanding Housing Choices for Everyone

## STACKED FLATS



Stacked flats are a **higher-density middle housing type**, where multiple residential units are arranged vertically within a building. The layout may feature shared hallways or staircases for access, with each unit having its own individual access point. This design **maximizes the use of limited land space**, making it a strategic design to increase density in residential areas.

## FOURPLEX



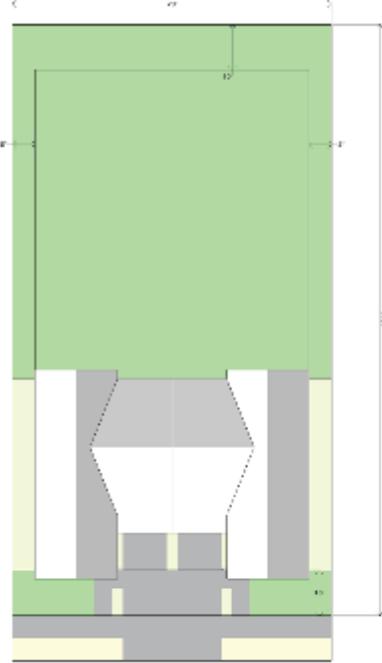
A fourplex is a **multifamily home with four separate units**. Each unit has its own **entrance, kitchen, and bathroom**, though tenants often share a **common foyer or entryway**. The layout is usually a mix of both **side-by-side and stacked configurations**.

# Expanding Housing Choices for Everyone



# Expanding Housing Choices for Everyone

## DUPLEX



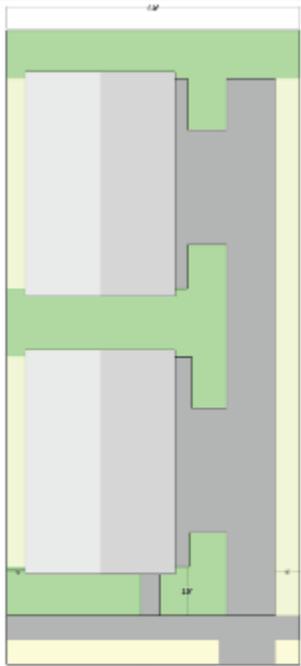
Street  
70'x130' LOT  
NR3  
DUPLEX

Zone	NR3
Total Units	2
Average Unit size	7,160 sf
Stories	2
Lot size	9,100 sf
Useable outdoor space	5,820 sf
Hardscape area	30%
Surface parking	2
Garage parking	2



# Expanding Housing Choices for Everyone

## FOURPLEX



60'X120' LOT  
NR3  
FOUR-PLEX

Zone	NR3
Total Units:	4
Average unit size	1,159 sf
Stories	2
Lot size	7,200 sf
Usable outdoor space	1,925 sf
Hardscape area	60%
Surface parking	4
Storage parking	4



# Planning Timeline

## Mount Vernon 2045

### TIMELINE



#### DRAFT GROWTH ALTERNATIVES

- Continuation of Public Participation Plan with outreach
- Background information and projections analyzed, and initial draft growth alternatives made and presented



#### DRAFT UPDATE DOCUMENTS

- Draft Elements released for review and comments
- Changes and updates to documents in response to public, stakeholder, and other comments received



#### ADOPTION PROCESS

- Public meetings and hearings before the Planning Commission & City Council
- Changes/Updates to documents and final adoption by City Council

>>>>>>>>>> **COMMUNITY OUTREACH AND PUBLIC COMMENTS WELCOME THROUGHOUT THIS PROCESS** >>>>>>>>>>

Phase I: 2024

Phase II: 2025

Phase III: 2025

Phase IV: 2025

Phase V: 2025+

#### PLANNING PROCESS INITIATED

- Public Participation Plan created, approved and started
- Background information collected and analyzed
- Population/employment projections updated



#### SEPA PROCESS

- Refinement of growth alternatives and Elements
- SEPA scoping and determination of process (e.g. MDNS or EIS) made
- Issuance of initial SEPA documents



# How You Can Stay Involved

Participate in our short polls in the room today and also take our VISIONING survey.

Visit the 2025-2045 Comprehensive Plan Update project webpage:

<https://mountvernonwa.gov/1295/2025---2045-Comprehensive-Plan-Update>

Tell us your ideas and provide input on community needs:  
You can contact City staff:  
Stacie Pratschner, AICP, RPA  
Director of Development Services, City of Mount Vernon  
[Staciep@mountvernonwa.gov](mailto:Staciep@mountvernonwa.gov)

Attend Planning Commission Meetings  
Third Tuesday of each Month,  
6:00 PM

Police and Court Campus, Multipurpose Room, 1805  
Continental Place, Mount Vernon, WA 98273

Attend workshops and open houses (dates TBD) –  
Visit project webpage for more information

Community or Pop-up events (dates TBD) –  
Visit project webpage for more information

Follow the City on Social Media



**SCAN ME!**

Please take our short ten-minute VISIONING survey online to tell us more about your ideas for the community.

<https://www.surveymonkey.com/r/XDKPJR5>



# THANK YOU – Now Let's Roll Up Our Sleeves!



- **Work Group Discussions at Tables**
- **Mark Up the Maps and Answer Questions**
- **Sharing—Each Table Summarizes Discussion to Full Group**
- **Next Steps/Close Out**

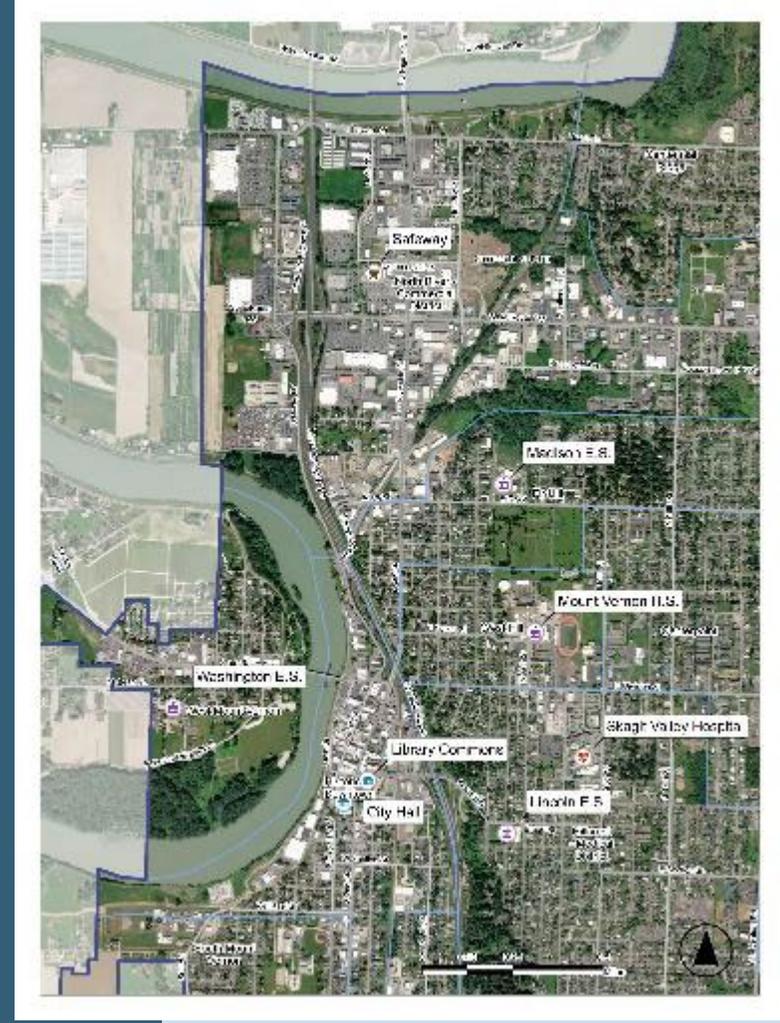
**Think BIG –  
share your  
hopes and  
dreams for the  
future!**

# Workshop Questions and Mapping

- **General**
- **Housing**
- **15-Minute Neighborhoods**
- **Bodegas/Corner Stores/Neighborhood Hubs**
- **Parks and Open Space**
- **Transportation**
- **Climate and Emergency Management**

We appreciate  
your time and  
your input!

# Workshop Questions and Mapping



**WELCOME – We're Glad You're Here!**

**WORKSHOP IN PROCESS**

**PLEASE JOIN A TABLE**

Thank you for participating – your input will help shape Mount Vernon's future!