

From: [Dan Mitzel](#)
To: [Stacie Pratschner](#)
Subject: RE: DS Council Committee this evening: Middle Housing briefing and link to previous LCA
Date: Thursday, August 21, 2025 1:24:13 PM
Attachments: [image001.jpg](#)

Caution External Message

Stacie:

The existing UGA's were used in the 2005 Hovee Study to show that the CMV has adequate available land for the growth period of 2000 to 2025. The projected 2025 population estimate in the Hovee study was 49,000 + or -. The Hovee study did not get into the feasibility of annexation of UGA areas or the physical / utility service constraints that exist in the CMV UGA.

The Hovee study did a good analysis of the need for commercial and industrial land to support future job growth.

The most striking part of the study was how far we are behind on the population projections that were in the 2005 Hovee study. I'm not sure exactly where we are population wise at this time, but assuming that we are around 38,000 residents, we are essentially behind by 11,000 residents which equals 4000 units (using the 2.75 residents per unit used in the Hovee Study. This is a huge existing deficit that will not be easily made up.

The other takeaway from the Hovee Study was the fact that CMV is woefully short on land for business parks, retail and industrial land. My hope is that the redevelopment of existing aging retail development will allow for mixed use multifamily that include retail and office on our aging retail properties. The economics for tearing down existing buildings and building new mixed use projects is not yet supported. When the underlying land becomes more valuable without the old buildings, then there will be redevelopment. Incentives that we should consider to encourage redevelopment are:

1. Waiver of transportation impact fees
2. Modified stormwater standards that recognize that redevelopment will significantly improve existing water quality conditions.
3. Sales tax exemptions.
4. Property tax reductions for a period of up to 10 years based upon the increase in assessed value.
5. Waiver of residential density constraints in the C-1 and C-2 zones.
6. Allow joint use of parking between the residential and commercial uses. This can be justified by having a Joint Use Parking study.

There is a lot of value in analyzing what has occurred between 2000 and 2025. The Hovee study could be the basis for this analysis.

The Shannon and Wilson and Jones and Stokes critical areas studies are also very

informative in the area of analyzing the impact of critical areas on the Available Lands Inventory. There are dozens of parcels that developers have looked at and passed on after analyzing the impact of critical areas. The Critical Areas Ordinance needs to be significantly updated to promote the use of Critical Areas Mitigation Banks. Many of the parcels passed over by developers would be developed if there was more accommodating language in the Critical Areas Ordinance.

Dan Mitzel

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From: Stacie Pratschner <Staciep@mountvernonwa.gov>

Sent: Thursday, August 21, 2025 11:51 AM

To: Dan Mitzel <danmitzel@mitzel.net>

Subject: RE: DS Council Committee this evening: Middle Housing briefing and link to previous LCA

Hi Dan,

I'd opine we're still early days to be considering a UGA swap. The portions of the City that have constraints can likely still accommodate our base missing middle housing.

My best,

Stacie

From: Dan Mitzel <danmitzel@mitzel.net>

Sent: Wednesday, August 20, 2025 3:10 PM

To: Stacie Pratschner <Staciep@mountvernonwa.gov>

Subject: RE: DS Council Committee this evening: Middle Housing briefing and link to previous LCA

Caution External Message

Stacie:

Do you think it would be feasible to realign the UGA with the County's cooperation to effectively swap area so that UGA land that has the required infrastructure can be swapped for land adjacent to the City that already has available infrastructure? The land south of Anderson Rd all the way to Hickok Rd. is a good example of UGA area that lacks the feasibility of extending services to make the area feasible for development. Land on the northeast part of the City is more feasible because of the availability of streets, transit service, sanitary sewer, PUD water, natural gas, data /phone and power.

Dan Mitzel

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From: Stacie Pratschner <Staciep@mountvernonwa.gov>

Sent: Wednesday, August 20, 2025 2:42 PM

Cc: Rebecca Lowell <rebeccab@mountvernonwa.gov>; Stacy Clauson <StacyC@mountvernonwa.gov>; Rebecca Perkins <RebeccaP@mountvernonwa.gov>; Delaney Knox <DelaneyK@mountvernonwa.gov>; Mandi Roberts <mandi.roberts@otak.com>; Emily Larson <emily.larson@otak.com>

Subject: DS Council Committee this evening: Middle Housing briefing and link to previous LCA

Hello Planning Commission and Advisory Committee,

I'm emailing to provide a heads-up that this evening I'll be briefing Council on preliminary findings with the City's Public Works team on how current and planned infrastructure is going to help shape our discussions on where future levels of density will work in the City. Not any surprises to report: the City has both backlogged and current infrastructure gaps (stormwater, sewer, and roads), and budget constraints that will help determine the location of development intensity.

We are starting to get a picture geographically of the scope of these constraints, which will help bookend for us some of how the land use/zoning maps and codes can change to accommodate missing middle and density. Very preliminarily, we're seeing the following:

- The eastern and southeastern portions of the City are most constrained, with current levels of service challenging to meet.
- LOS is easier to achieve (i.e. the ability to go above and beyond the base missing middle housing requirements) as we move closer to the core, and unlimited multi family density can happen in downtown.

We're working on a draft map that we're looking to include in your packets for next week's 8/26 meeting.

Second item: here's a link to the City's LCA methodology: <chrome-extension://efaidnbmninnibpcajpcglclefindmkaj/https://mountvernonwa.gov/DocumentCenter/View/8667/Appendix-B--Buildable-Lands-Analysis-FINAL?bidId=>.

Thank you and I'll send out our Agenda for 8.26 before COB this week. I will also get caught up on distributing correspondence/comments that have come in over the last week or so.

My best,

Stacie J. Pratschner, AICP, RPA

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