

City of Mount Vernon
Community Workshop for South Kincaid Subarea Plan
Minutes from May 25, 2017

City Planner Rebecca Lowell kicked off the meeting at 5:30 p.m. Attached is a sign-in sheet listing those present at this workshop.

Presentation from MAKERS on South Kincaid Subarea Plan:

Brandon Herman from MAKERS provided a power point presentation. This presentation is attached to these minutes.

Group Exercise:

Following the presentation workshop participants were asked to work together to identify issues and document their vision for the subarea. They recorded their ideas on the maps provided using markers and sticky notes. The workshop participants then reported out to the group their main ideas and other thoughts they had during the exercise.

The workshop was concluded at 7:45 p.m.

SOUTH KINCAID SUBAREA PLAN



COMMUNITY WORKSHOP 1



DOWNTOWN

INTERSTATE 5

SKAGIT RIVER

SKAGIT
COUNTY
MULTIMODAL
STATION

SKAGIT
COUNTY
SHERIFF

SKAGIT
COUNTY
SUPERIOR
COURT

RED
APPLE
MARKET

BROADWAY ST

CITY
LIBRARY

SNOQUALMIE ST

PUBLIC
WORKS

MILWAUKEE ST

CELTIC
ARTS

SECTION ST

CLEVELAND AVE

POST
OFFICE

1ST ST

PARK ST

AMTRAK CASCADES

SCHENK
PACKING

ALCO
SITE

W HAZEL ST

2ND ST

3RD ST

6TH ST

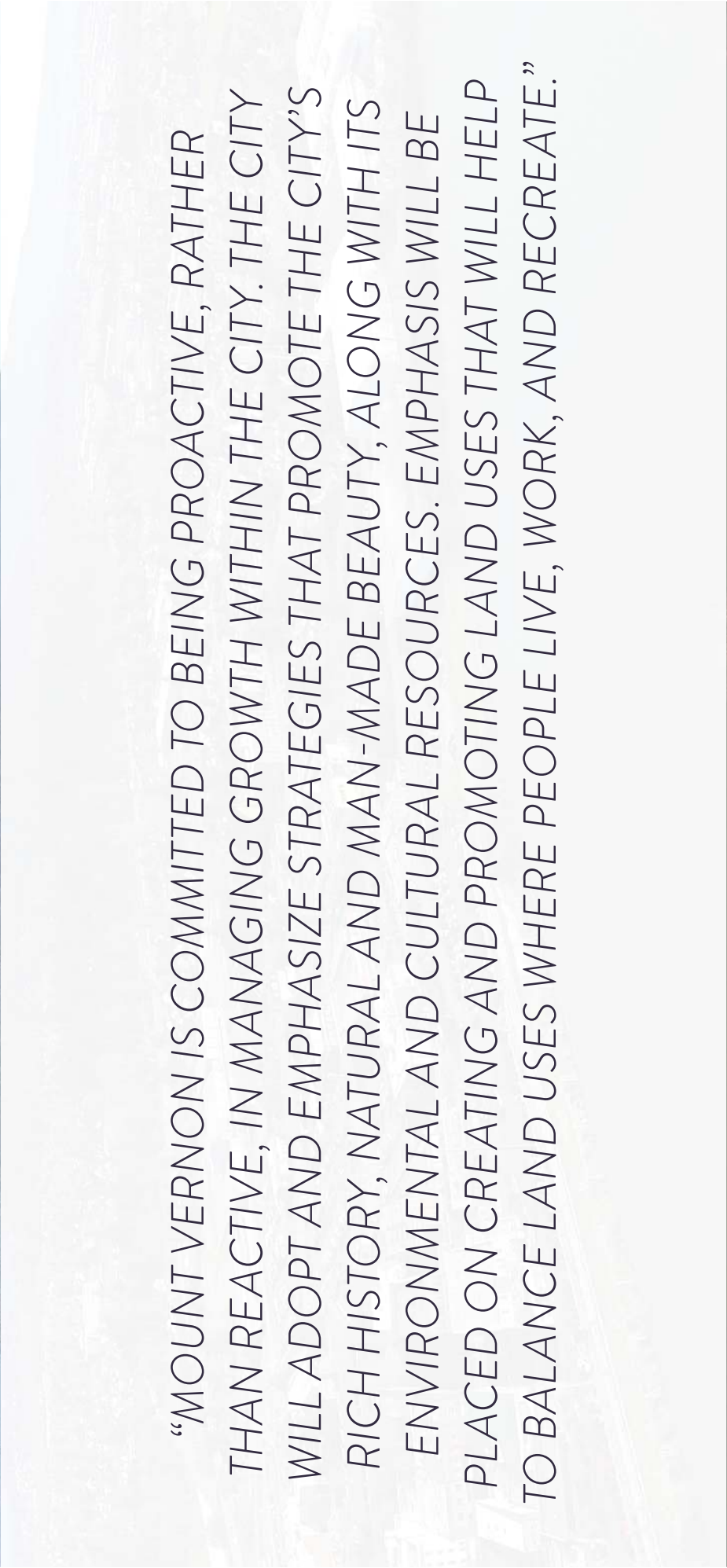
7TH ST

SUBAREA BOUNDARIES





COMPREHENSIVE PLAN **LAND USE VISION**

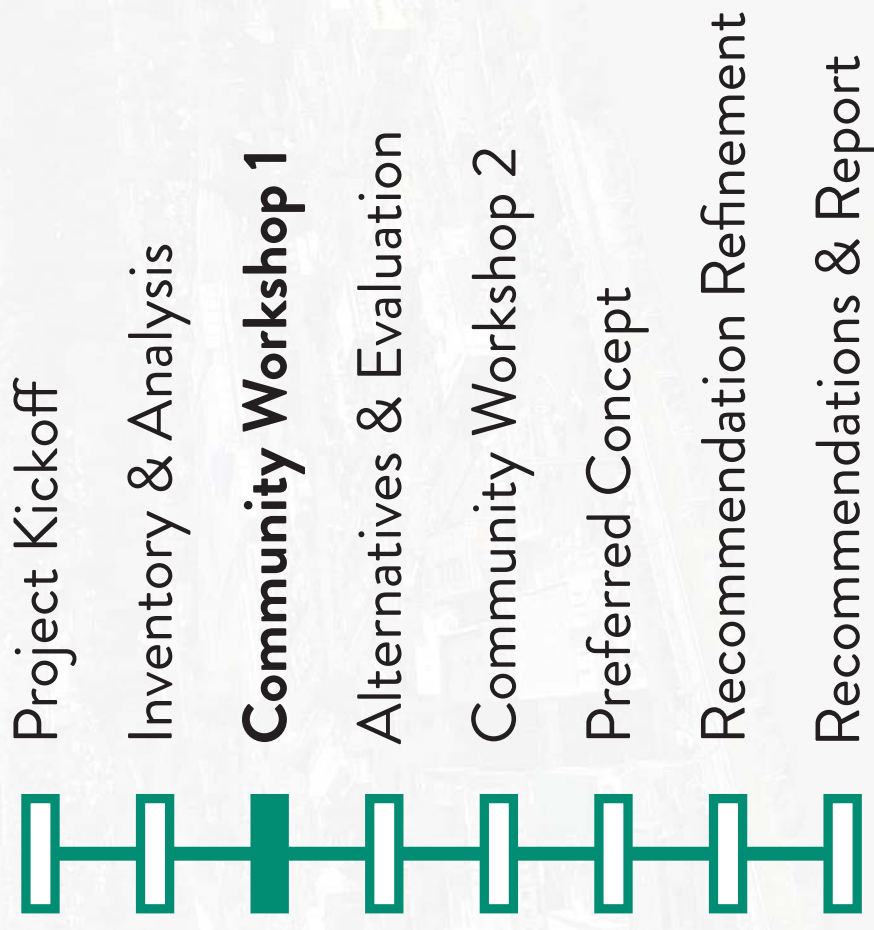


“MOUNT VERNON IS COMMITTED TO BEING PROACTIVE, RATHER THAN REACTIVE, IN MANAGING GROWTH WITHIN THE CITY. THE CITY WILL ADOPT AND EMPHASIZE STRATEGIES THAT PROMOTE THE CITY’S RICH HISTORY, NATURAL AND MAN-MADE BEAUTY, ALONG WITH ITS ENVIRONMENTAL AND CULTURAL RESOURCES. EMPHASIS WILL BE PLACED ON CREATING AND PROMOTING LAND USES THAT WILL HELP TO BALANCE LAND USES WHERE PEOPLE LIVE, WORK, AND RECREATE.”

WHAT ARE THE GOALS FOR THIS **WORKSHOP**?

- ENSURE THE SUBAREA PLAN REFLECTS COMMUNITY VALUES
- DEVELOP IDEAS TO HELP CREATE THE SUBAREA CONCEPTS
- BETTER UNDERSTAND CONSTRAINTS & OPPORTUNITIES
- HELP TO GUIDE THE FUTURE GROWTH OF MOUNT VERNON

PROJECT SCHEDULE





PROJECT TEAM

THE MOUNT VERNON COMMUNITY

THE CITY OF MOUNT VERNON

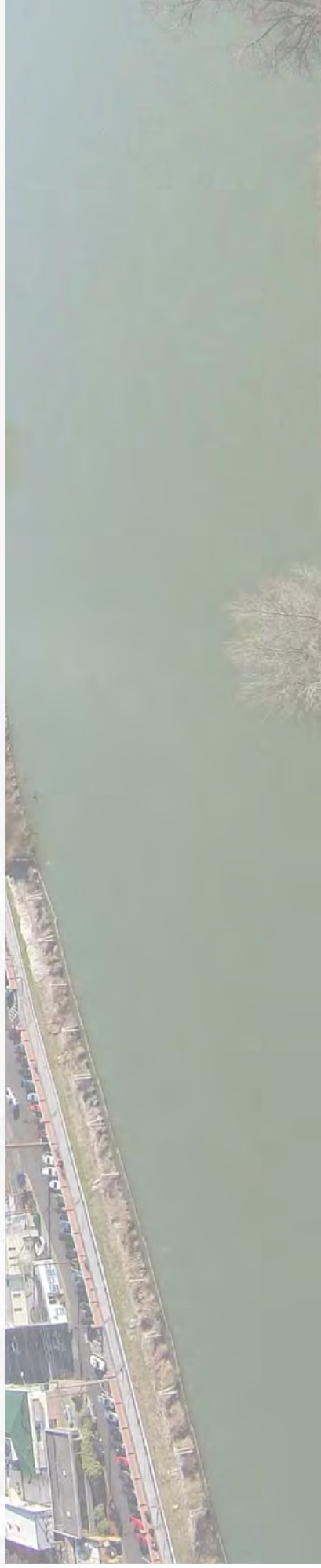
MAKERS ARCHITECTURE & URBAN DESIGN

ECONORTHWEST

TRANSPORTATION SOLUTIONS, INC

WHAT IS A SUBAREA PLAN?

A **SUBAREA PLAN** IS A DETAILED PLAN FOR A NEIGHBORHOOD, CORRIDOR, DOWNTOWN, OR OTHER DISTRICT. THIS PLAN IS GUIDED BY THE **COMPREHENSIVE PLAN**, BUT IS AN OPPORTUNITY TO BUILD ON A SUBAREA'S UNIQUE ATTRIBUTES AND DEVELOP A MORE **INTEGRATED AND THOUGHTFUL** STRATEGY FOR DIRECTING GROWTH.



WHAT DOES A SUBAREA PLAN DO?

- REFINES THE COMP PLAN FRAMEWORK TO ACHIEVE GOALS AT A NEIGHBORHOOD SCALE
- UNIFIES STAKEHOLDERS AROUND A VISION
- TESTS ALTERNATIVES
- BUILDS COMMUNITY CONSENSUS AROUND CONTEXT SENSITIVE, FISCALLY SUSTAINABLE, AND FLEXIBLE SOLUTIONS
- “SETS THE TABLE” FOR FUTURE ACTION

WHAT ARE **SUBAREA PLAN** OUTCOMES?

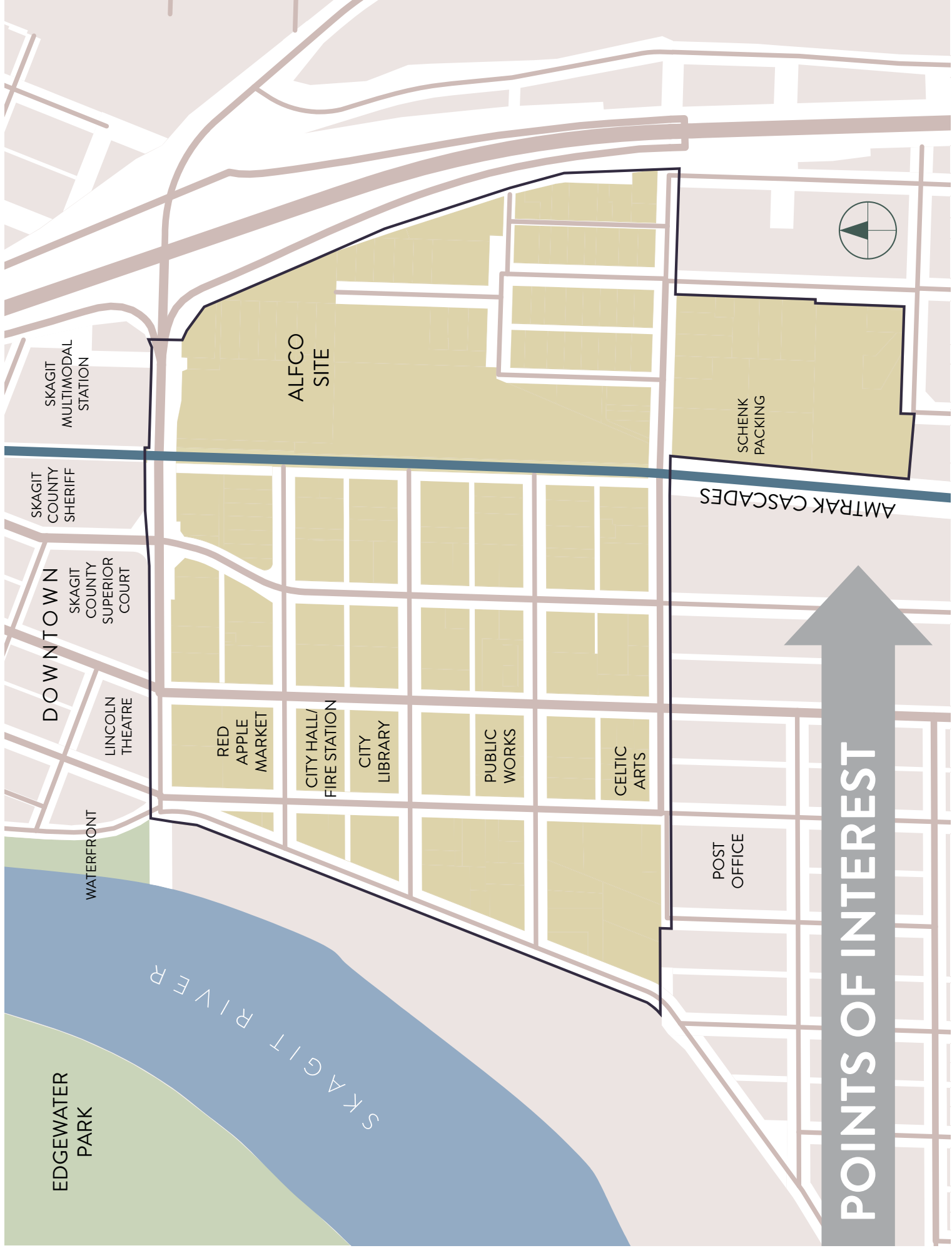
- REFINES DEVELOPMENT REGULATIONS (EG, ZONING AND LAND USE CODES)
- CREATES A STRATEGY FOR IMPROVEMENTS

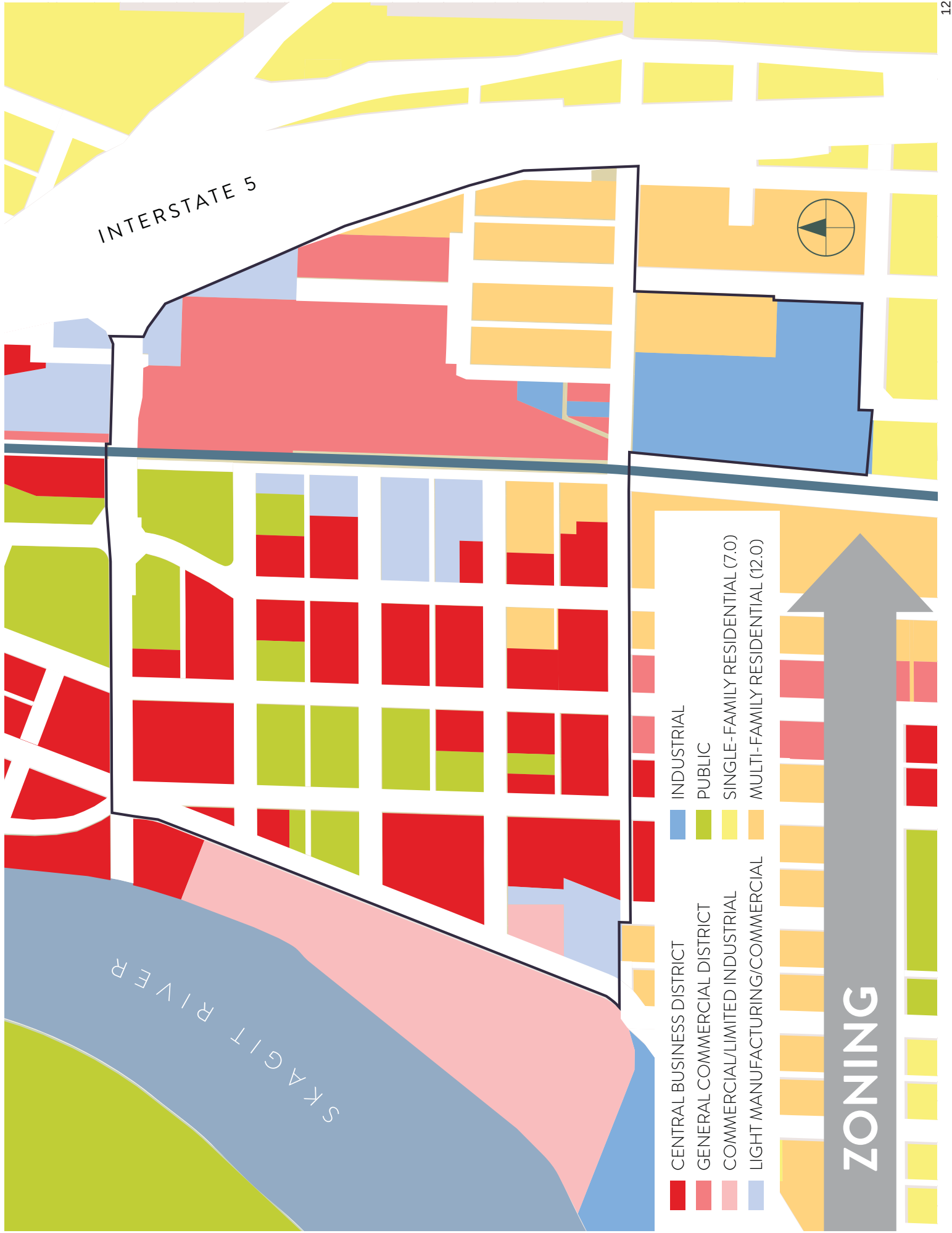


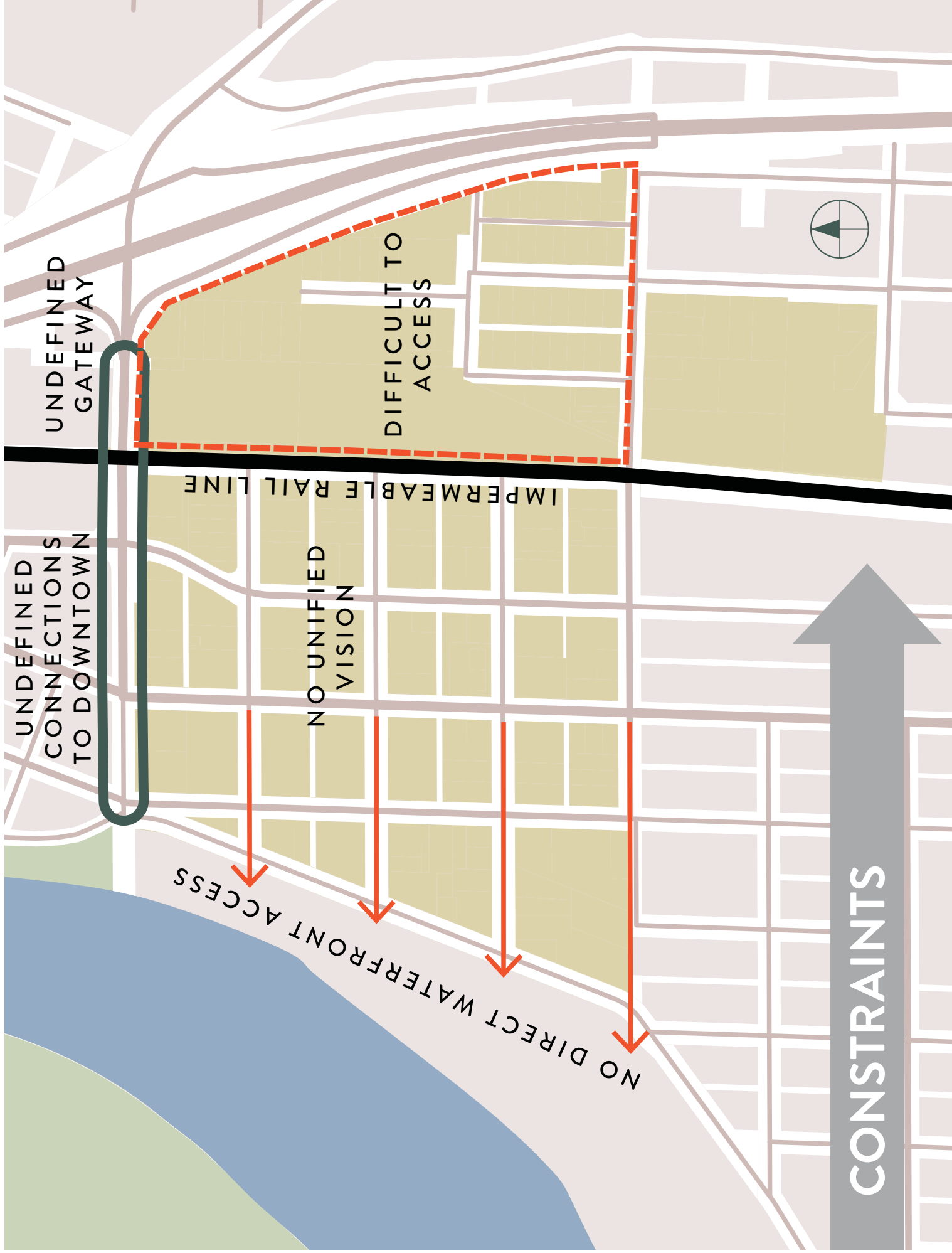
MOUNT VERNON BY THE NUMBERS



- POPULATION 33,530 (2015)
- MEDIAN AGE (MOUNT VERNON / WASHINGTON) 34 / 37.5
- UNEMPLOYMENT RATE 6.7% (2016)
- MEDIAN HOUSEHOLD INCOME \$48,240 (2015)
- MEDIAN HOME VALUE \$219,100 (2015)
- LABOR FORCE HEALTHCARE, EDUCATION, GOVERNMENT
- 10-YEAR POPULATION GROWTH 35%







MARKET OPPORTUNITIES



- COMMERCIAL REAL ESTATE VACANCIES ARE TIGHTENING
 - A SIGN THAT THE MARKET IS IMPROVING
- THERE IS TRENDING, MOST NOTABLY POPULATION GROWTH THAT WILL CREATE FUTURE DEMAND FOR HOUSING (FOLLOWED BY COMMERCIAL USES)
- DEVELOPMENT OR REDEVELOPMENT THAT IS SUBSIDIZED OR TRANSACTED OUTSIDE OF CURRENT MARKET BOUNDS ARE ALWAYS A POSSIBILITY
- VACANT AND UNDERUTILIZED PARCELS THAT ARE ACCESSIBLE, LOW COST, AND NOT TOO BIG ARE THE BEST NEAR TERM OPPORTUNITY SITES FOR REDEVELOPMENT

TRANSPORTATION OPPORTUNITIES

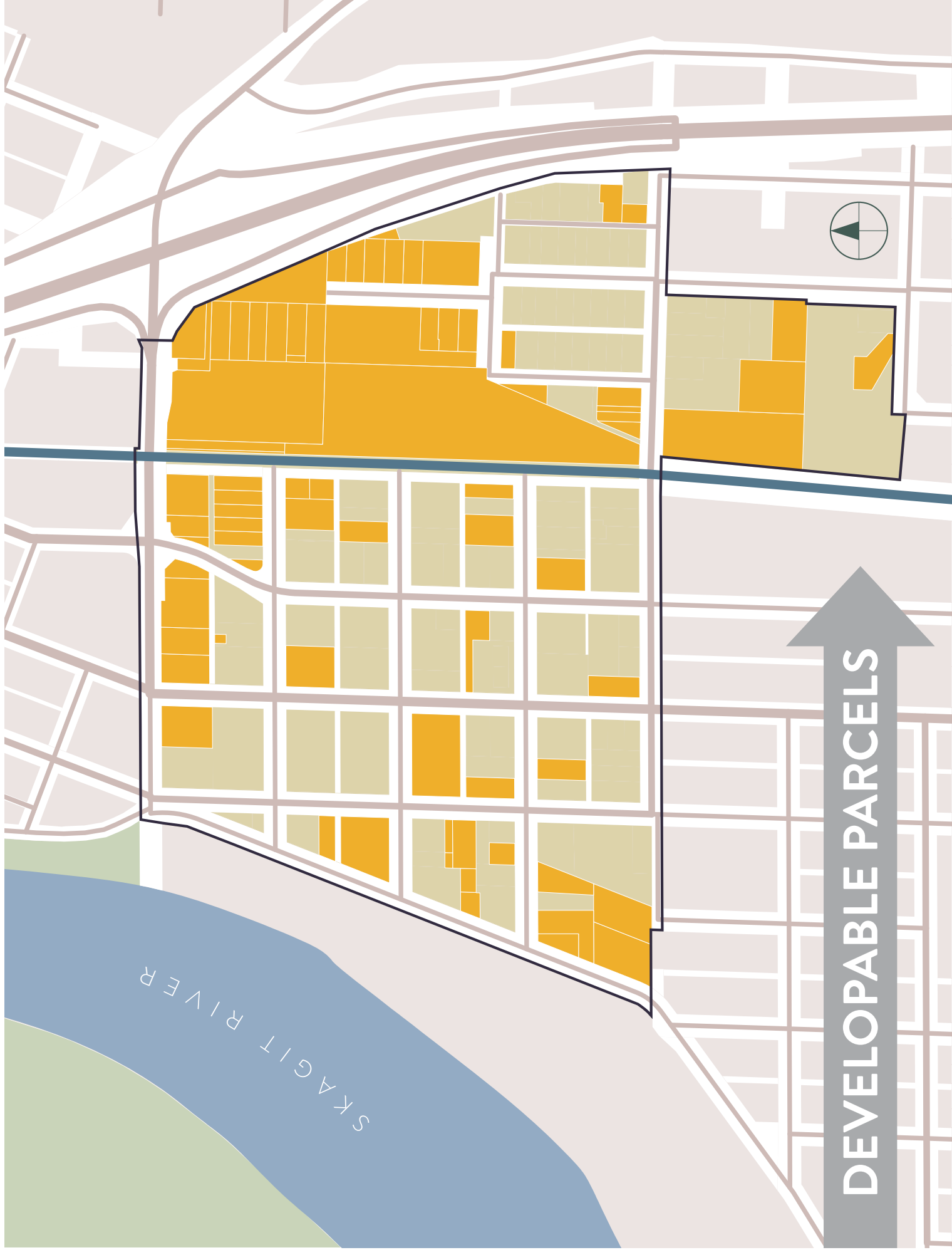


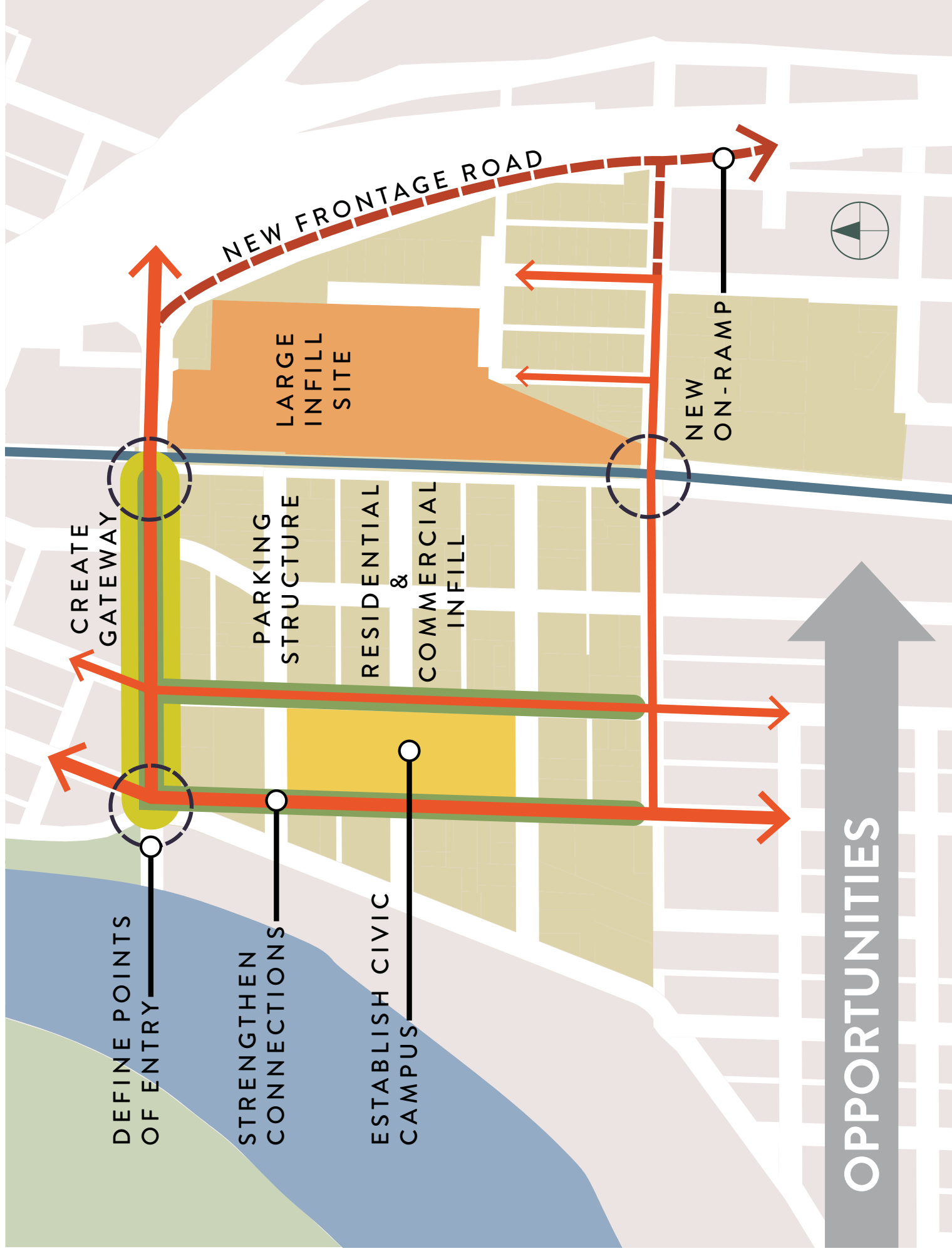
- CONTINUED UPGRADES TO PEDESTRIAN AND BICYCLE INFRASTRUCTURE
- THE ADOPTION OF COMPLETE STREETS POLICY WITH THE COMPREHENSIVE PLAN UPDATE
- REDESIGN S. KINCAID STREET TO FUNCTION AS A GATEWAY
 - INCREASE PERMEABILITY TO ALFCO SITE
- STRENGTHEN CONNECTIONS TO AND THROUGH DOWNTOWN
- POTENTIAL MULTILEVEL PARKING STRUCTURE

COMMUNITY ASSETS



- DOWNTOWN REVITALIZATION
- WATERFRONT PROMENADE AND FLOOD WALL
- BUILDING FORM/SCALE 1-3 STORIES
- LARGE CATALYST SITE
- AMTRAK STATION
- INNOVATION PARTNERSHIP ZONE
- STRONG AGRICULTURAL INDUSTRY PRESENCE





MAIN TAKEAWAYS



- THE MARKET IS IMPROVING, ALBEIT SLOWLY
- THE CITY WILL SEE A SIGNIFICANT POPULATION INCREASE
- VACANT AND UNDERUTILIZED PARCELS ARE THE BEST NEAR-TERM OPPORTUNITY SITES
- VACANT AND UNDERUTILIZED PARCELS THAT ARE ACCESSIBLE, LOW COST, AND NOT TOO BIG ARE THE BEST NEAR TERM OPPORTUNITY SITES FOR REDEVELOPMENT
- STRONGER CONNECTIONS TO DOWNTOWN ARE NEEDED
- A PUBLIC-PRIVATE PARTNERSHIP COULD HELP SPUR DEVELOPMENT OF LARGER PARCELS

MAPPING EXERCISE

- BREAK INTO GROUPS
- USE MARKERS TO SKETCH IDEAS ONTO MAPS
- FACILITATORS WILL HELP GUIDE A MEANINGFUL DISCUSSION
- ONE SPEAKER AT A TIME
- IDEAS SHOULD CONTRIBUTE TO IMPROVING THE COMMUNITY, NOT A SINGLE PERSON/ENTITY
- RECONVENE TO PRESENT MAIN CONCEPTS FROM EACH GROUP
- **REMEMBER: THERE ARE NO BAD IDEAS!!!**

GOALS OF THE MAPPING EXERCISE

- WHERE TO FOCUS NEW DEVELOPMENT?
- WHAT KIND OF DEVELOPMENT SHOULD IT BE?
- HOW TO BETTER CONNECT WITH LOCAL AMENITIES?
- WHERE TO PROVIDE OPEN SPACE OPPORTUNITIES?
- HOW TO BEST UNIFY THE SUBAREA?
- HOW TO CREATE A GATEWAY TO THE CITY?

NEXT STEPS



Project Kickoff

Inventory & Analysis

Community Workshop 1

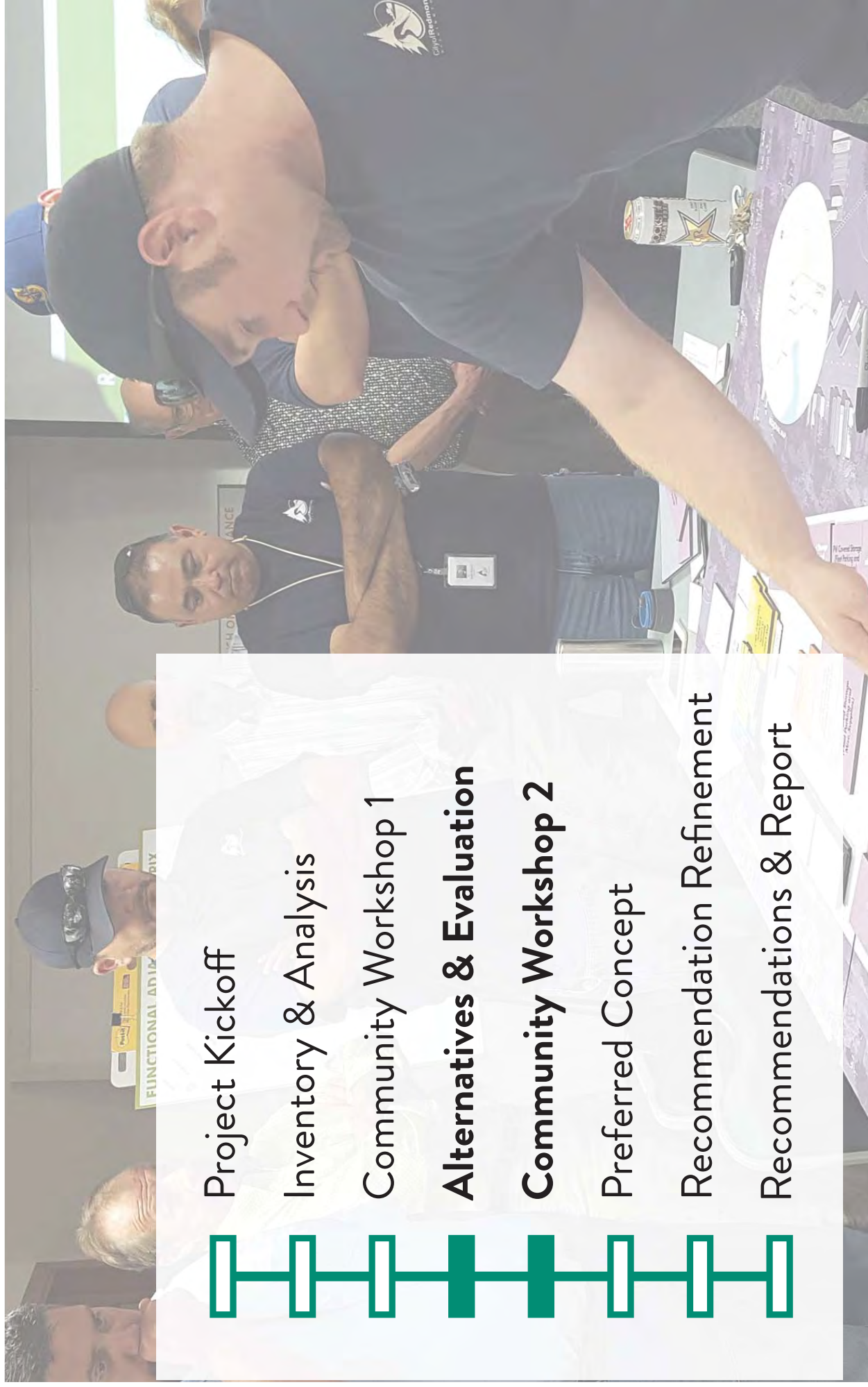
Alternatives & Evaluation

Community Workshop 2

Preferred Concept

Recommendation Refinement

Recommendations & Report



CITY OF MOUNT VERNON
SUBAREA COMMUNITY MEETING 1
MAY 25, 2017

	NAME	ADDRESS	CITY/STATE/ZIP	PHONE	EMAIL
1.	Damen Bell	1506 Penn 309 E. HAZEL	M.V.	360 466 8819	dblufc@gmail.com
2.	LEONARDO KANGARU	309 E. HAZEL	M.V.	360-466-8819	LT30333@msn.com
3.	Melissa Beaton	3906 Foxglove Cir	ML	630-7070	melissabeaton@comcast.net
4.	Shelley Acero	923 N. 14TH	M.V.	360 421 7196	sacero58@gmail.com
5.	Theodore Crane	109 Snoqualmie St	MV.	360 707 8819	Kasaeria@MSN.com
6.	BRIAN POPPE	HKP 314 Pine St.	MV	360 334 2155	bpoppe@hkpa.com
7.	Cory Tha	1011 S. 1st St	MV	360-770-624	
8.	Ken Reid	11857 Bay Ridge Dr	Borel.	360-982-0222	kreid@sakota.com
9.	Missy Holland	1007 McLean	MV	206-434-8841	HOLLAND, MELISSA@HOTMAIL.COM
10.	Guillermo Bazar	2401 Kulshan New Dr #410	MT	509-517-4033	GuillermoB@CCSWW.org
11.	Dan Mitzel	1111 Cleveland Ave	MV	360-404-2090	
12.	Manthra		MV		
13.	Gary Tarbet	1122 Railroad Ave	MV	425-254-0706	

	NAME	ADDRESS	CITY/STATE/ZIP	PHONE	EMAIL
14.	Chris Bollinger	2005 Woodridge Ave	Mt. Vernon WA. 98273	360-953-3881	thehumorouscosmos@gmail.com
15.	Linda Baker	1634 S. 3rd	Mt Vernon	360 419-0419	Lbaker@fidalgo.net
16.	Ronald Cobero	"	"	"	"
17.	M. ADAM ORR	1007 McLean Rd	MT. VERNON	360 421 0635	adam@armadillo.com
18.	DALE RAGAN	219 W. Main St	MV	360-708-0965	daleragan@comcast.net
19.	Ken Qua	2308 10th St	MV	360-5385	Stopleak@AOL.com
20.	Seth Cowan	21121 Falcon CT	MV	360 770-6358	sethpcowan@gmail.com
21.	Megan O'Bryan	3808 Carpenter St	MV	360 708 5817	meganobryan@undermore.com
22.	Marta Martinez	1921 Roosevelt	MV	(360) 840 2824	Martam@CCSWW.org
23.	Tim Tak	922 3rd St	MV	360-488-435	tim@skagitfriendshiphouse.org
24.	Craig Cammack	Box 336	MV	360-1000	Craig@SkagitFlow.com
25.	Bryan Kay	Po Box 1916	MV	360-202-2160	bryan_kay@bigfoot.com
26.	Kathryn Kay	"	"	"	"

CITY OF MOUNT VERNON
SUBAREA COMMUNITY MEETING 1
MAY 25, 2017

	NAME	ADDRESS	CITY/STATE/ZIP	PHONE	EMAIL
27.	Johanna Mitzel	2703 Riverbush Loop MV		360-661-5351	johanna.mitzel@comcast.com
28.	Jim KoeTje	1030 E College Way		360 202 2500	
29.	AL Lyon	325 So 1st St MV		360 336 3007	AL.Lyon@LyonsFurniture.com
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	NAME	ADDRESS	CITY/STATE/ZIP	PHONE	EMAIL
40.	JODI MONROE	6125 1st	MV	360 488 0433	jodimonroe@homefirstsk.com
41.	Jim Fickert	10035 8th St 10056 8th St	MV	360.707.8266	jmfickert@gmail.com
42.	JANE BETTENDORF	619 GENUA ALLEY	MV	(360) 558-4554	
43.	CAROL SULLIVAN	1400 Lindsay Ln #5	MV 98274	360-739-4898	carolsullivan@yahoo.com
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45.	AMY LAUSTEN FORCE	207 E SECTION	MV	336 5644	UTRACROTCH3000@live.com
46.	SUSAN ROWE	12195 6th St	MV		SusanRoweTelus.com
47.	Richard Brocksmith	1216 E Section St	98274	360 826 2094	rbrocksmith@gmail.com
48.	JAN PENNY	4210 Spruce Dr	98273		jpenny59@comcast.net
49.	Stacie Zinn Roberts	1125 Sand St	98273	360-941-4595	stacieforcarcile@gmail.com
50.	Ellen Gamson	325 Pine St, SkA	98273	360-336-3801	edmvdt@gmail.com
51.	PETER DONOHUE	328 N 8th	98273	941.3365	peterd@mountvernonwa.gov
52.	BRUCE G. LISSER	320 MILWAUKEE P.O. Box 1109	98273	360-419-7442	bruce.lisser.com

TABLE #1

SK SOUTH KINCAID SUBAREA PLAN



GROUP MAPPING EXERCISE

- SUBAREA BOUNDARY
- BUILDING FOOTPRINTS
- CITY-OWNER PARCELS
- PARCELS
- STREETS
- AMTRAK RAIL
- REDEVELOPMENT POTENTIAL
- PARKING LOTS
- VACANT PARCELS



500 FEET

TABLE #2

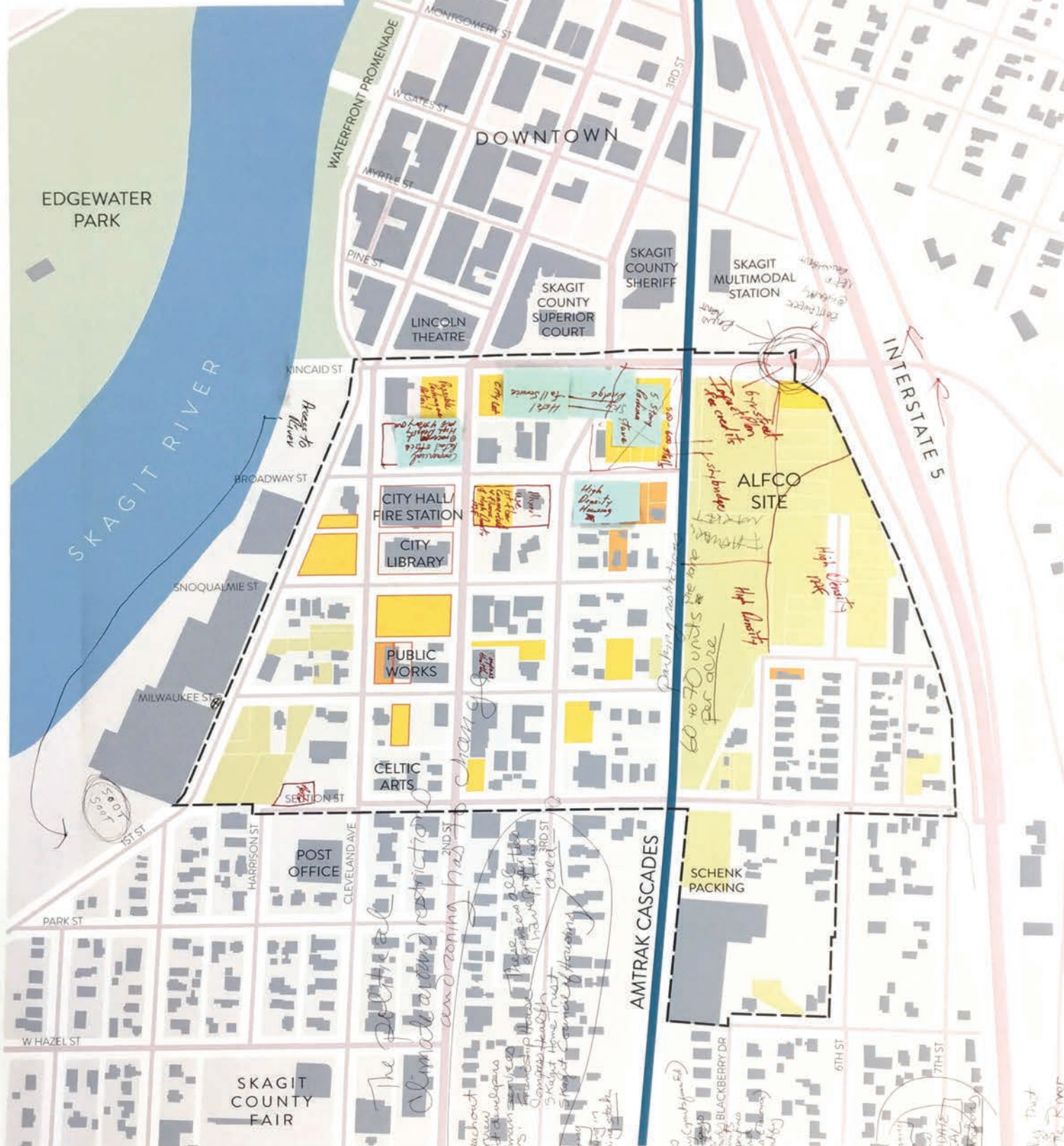


GROUP MAPPING EXERCISE

- | | | |
|---------------------|-------------|-------------------------|
| SUBAREA BOUNDARY | PARCELS | REDEVELOPMENT POTENTIAL |
| BUILDING FOOTPRINTS | STREETS | PARKING LOTS |
| CITY-OWNER PARCELS | AMTRAK RAIL | VACANT PARCELS |



500 FEET



 SUBAREA BOUNDARY
 PARCELS
 REDEVELOPMENT POTENTIAL
 BUILDING FOOTPRINTS
 STREETS
 PARKING LOTS
 CITY-OWNER PARCELS
 AMTRAK RAIL
 VACANT PARCELS

but require inward use - no restriction
→ but internally suffered

I don't think what recovery options are possible in the current housing situation.

Intermodal solution

- ① Finance - activate
- ② Design - activate
- ③ Policy - activate
- ④ Land - activate
- ⑤ People - activate
- ⑥ Process - activate
- ⑦ Product - activate
- ⑧ Program - activate
- ⑨ Project - activate
- ⑩ Policy - activate
- ⑪ People - activate
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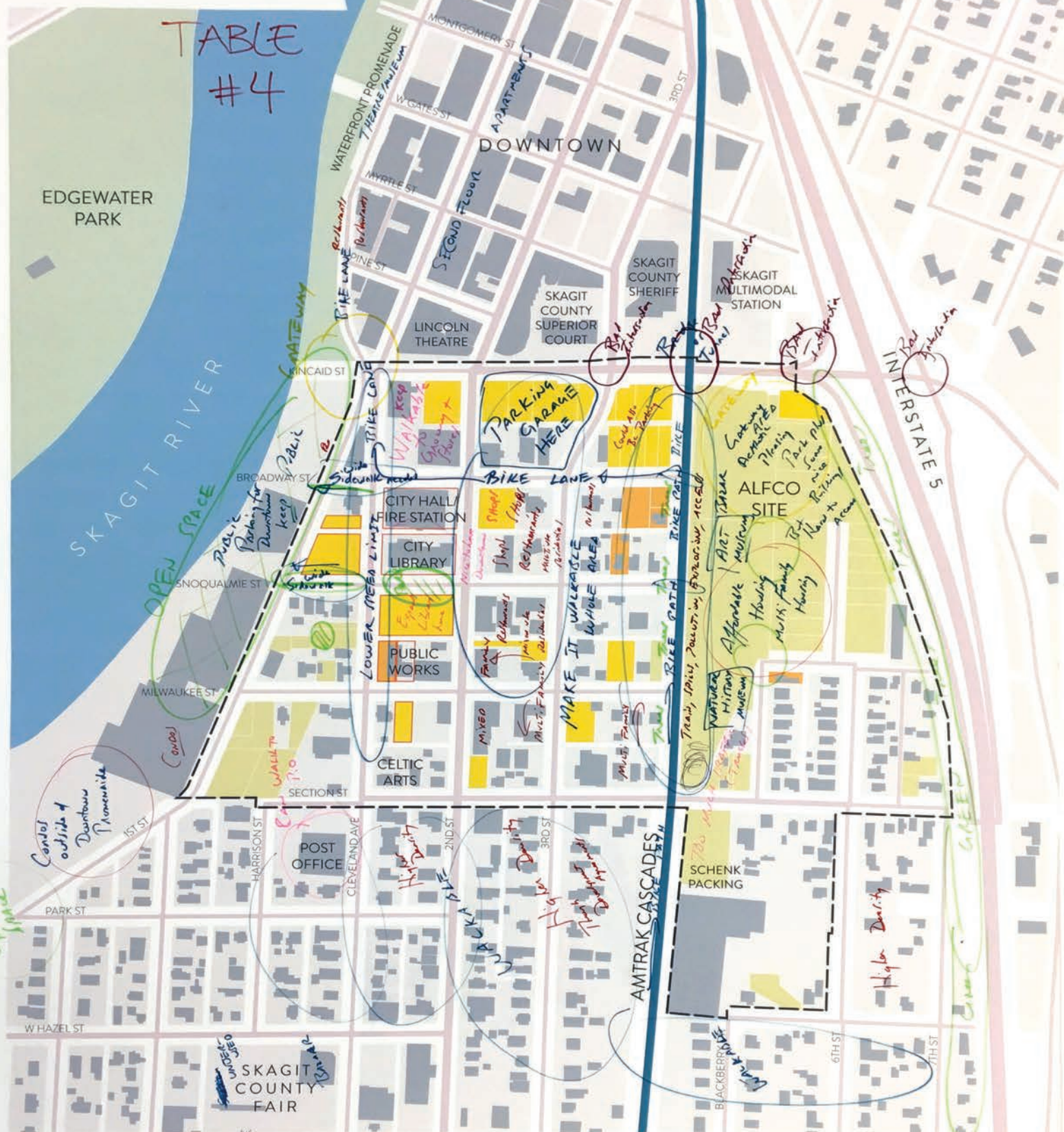
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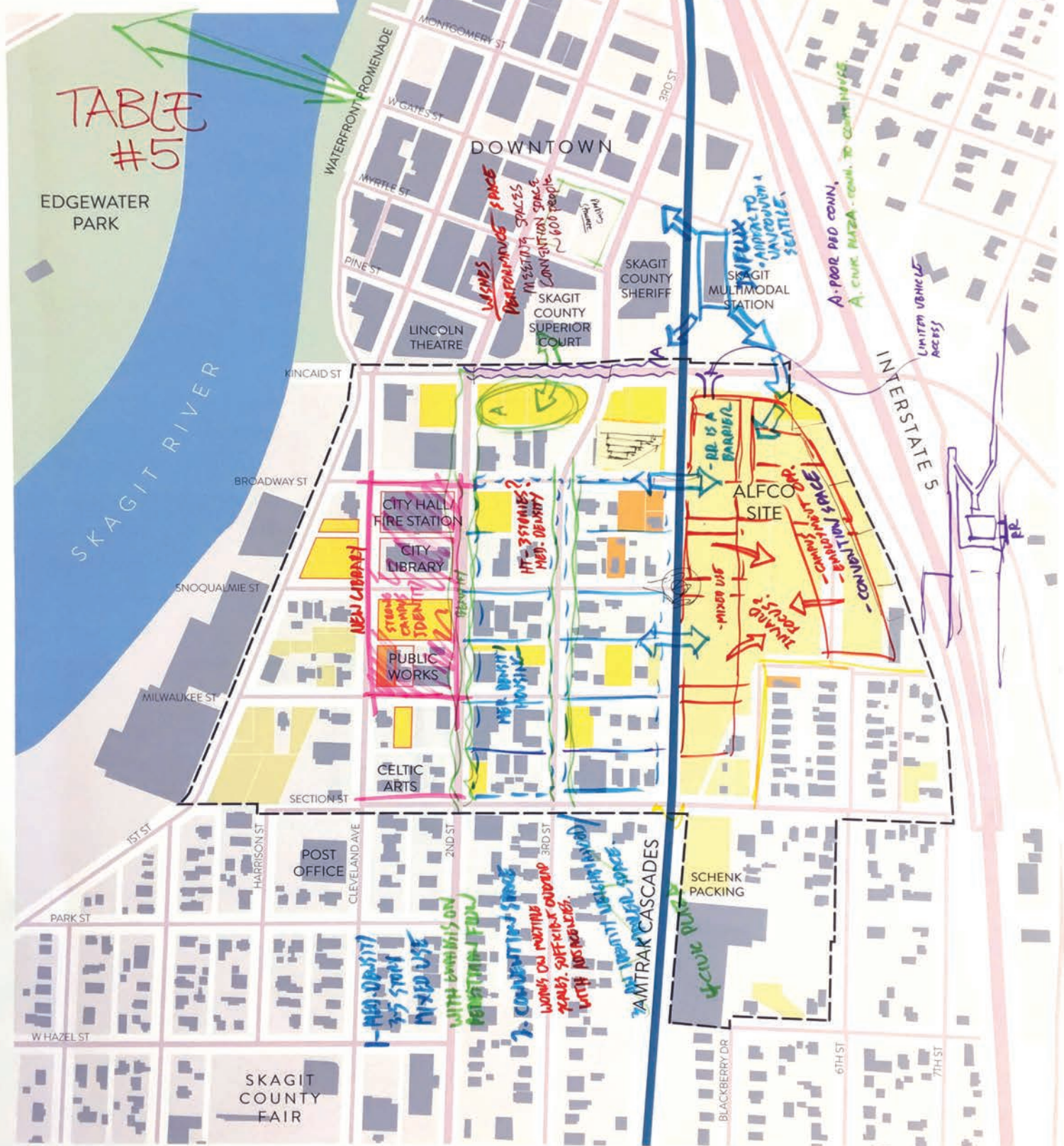


1. MIXED USE/DENSITY 2. PARKING GARAGE 3. EXPAND PROHIBIT

- | | | | | | |
|--|---------------------|--|-------------|--|-------------------------|
| | SUBAREA BOUNDARY |  | PARCELS |  | REDEVELOPMENT POTENTIAL |
|  | BUILDING FOOTPRINTS |  | STREETS |  | PARKING LOTS |
|  | CITY-OWNER PARCELS |  | AMTRAK RAIL |  | VACANT PARCELS |



500 FEET



 SUBAREA BOUNDARY
 PARCELS
 REDEVELOPMENT POTENTIAL
 BUILDING FOOTPRINTS
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500 FEET



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500 FEET