

COMPREHENSIVE PLAN

2016 - 2036

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

JUNE 15, 2016

2015 INTERNATIONAL CODE ADOPTION WITH AMENDMENTS

- **2015 CODE ADOPTION ORDINANCE WILL BE BROUGHT BEFORE COUNCIL ON July 6, 2016 FOR FINAL ADOPTION.**
- **THERE ARE NO SIGNIFICANT CHANGES TO THE CODE CYCLE IN 2015 FOR CODE AMENDMENTS.**
- **SIGNIFICANT ADD TO INTERNATIONAL BUILDING CODE:**
 - **CROSS LAMINATED TIMBER HAS BEEN PLACED IN THE 2015 IBC**

Facility Projects

- Bid packages are out:
- Police Court Campus Painting
- Fire Station #1 roof
- Lower City Hall Roof
- Kincaid masonry repairs & update

Questions?

NEXT...

1. Comprehensive Plan Update on:

- Vision Statement
- Land Use Element
- Buildable Lands Analysis
- Housing Element
- Transportation Element

2. Miscellaneous

SCHEDULE

June 21st – Planning Commission Hearing

June 29th – City Council Hearing

- Vision Statement
- Land Use Element/Buildable Lands
- Housing Element
- Transportation Element

New Schedule – Keep Record Open?

PROCESS

Department of Commerce has defined four (4) steps in the update process:

 1.	 2.	3.	4.
Establish Public Participation Program	Review relevant plans and regulations	Take legislative action	Submit to Commerce

PUBLIC PARTICIPATION

4 meetings in 2015:

- June 23, 2015 at Hillcrest Lodge
- July 7, 2015 at Police/Court Campus
- August 5, 2015 Fire Station 3
- September 19, 2015 Vaux Center

Met and took input from **3** classes at MVHS

Had materials on our website for over a year (**15 months**)

Had fliers inserted into all City utility bills asking for public comments and letting people know how to get additional information

Formed a CAC of 15 different community members and to-date have had **9** meetings, plus 1 field trip with them.

Public Survey completed over an 8 month period with over **500** responses

Had **13** meetings with the Planning Commission on Comprehensive Plan

Briefed Council **11** times in Economic Development Committee on Comprehensive Plan – and – **7** additional meetings with Council with 1 being a joint PC, CC, and CAC meeting

VISION STATEMENT

Planning Commission and CAC
still working on completing

Copy provided to CC

COMPLIANCE WITH STATE LAW

The City's Comprehensive Plan is being updated – not created.

Growth Management Act - RCW 36.70A outlines what needs to be done to comply with the Act

- ✓ RCW 36.70A.070(2) – Land Use and Buildable Lands
- ✓ RCW 36.70A.070(3) – Housing Element
- ✓ RCW 36.70A.070(6) – Transportation Element

ALL COMPLY WITH STATE LAW

LAND USE ELEMENT

Goals, Objectives and Policies are the same except:

- Organized into one section and re-numbered
- 12 Policies have been removed – not applicable, been implemented, et cetera
- All of the Shoreline Items are removed as the City has adopted a SMMP
- Staff has distributed a list identifying which have been removed

TRANSPORTATION ELEMENT

Goals, Objectives and Policies are the same except:

Policy 5.1.1, funding mechanisms across jurisdictional boundaries removed.

NEW:

TRANSPORTATION GOAL 7: DEVELOP A MOUNT VERNON SPECIFIC COMPLETE STREETS POLICY

Objective 7.1: Commence a process by which a Complete Streets Policy can be developed by the City. This Complete Streets Policy should accommodate (to the extent possible) all street users with the creation and enhancement of street networks to meet the needs of pedestrians, bicyclists, transit riders, motorists, commercial vehicles, and emergency response vehicles for people of all ages and all abilities.

HOUSING ELEMENT

Goals, Objectives and Policies all been reviewed within the last few weeks with Council.

HOUSING ELEMENT ISSUES

Questions about Data Sources:

If a jurisdiction chooses not to use U.S. Census data they would need to show how/why their other data source was more reliable and accurate than the Census work. There is no other comparable data source.

All GMA Housing Elements use U.S. Census Data.

HOUSING ELEMENT ISSUES

Primary concerns expressed to-date:

HIGHER DENSITY

DENSITY

The new Goals, Objectives and Policies in the Housing Element allows specific density issues to be addressed next year with zoning code changes.



ESECTION ST

PARK LN

DIGBY PL

MADDOX CREEK RD

OPEN SPACE

LINDSAY LP

SHELLY HILL RD

Maddox Creek Development
Density Exhibit

152 units over 20.5 acres

Multi-Family Density:
Including Open Space = 7.4 du/acre
Excluding Open Space = 13.5 du/acre



LOR DR

VINTAGE LN

Vintage Lane Development
Density Exhibit

155 units over 5.5 acres

Multi-family density = 28 du/acre



N 26TH ST

E COLLEGE WY

KULSHAN AVE

KULSHAN VIEW DR

Cascade West Development
Density Exhibit

328 units, 7 structures, over 8.1 acres

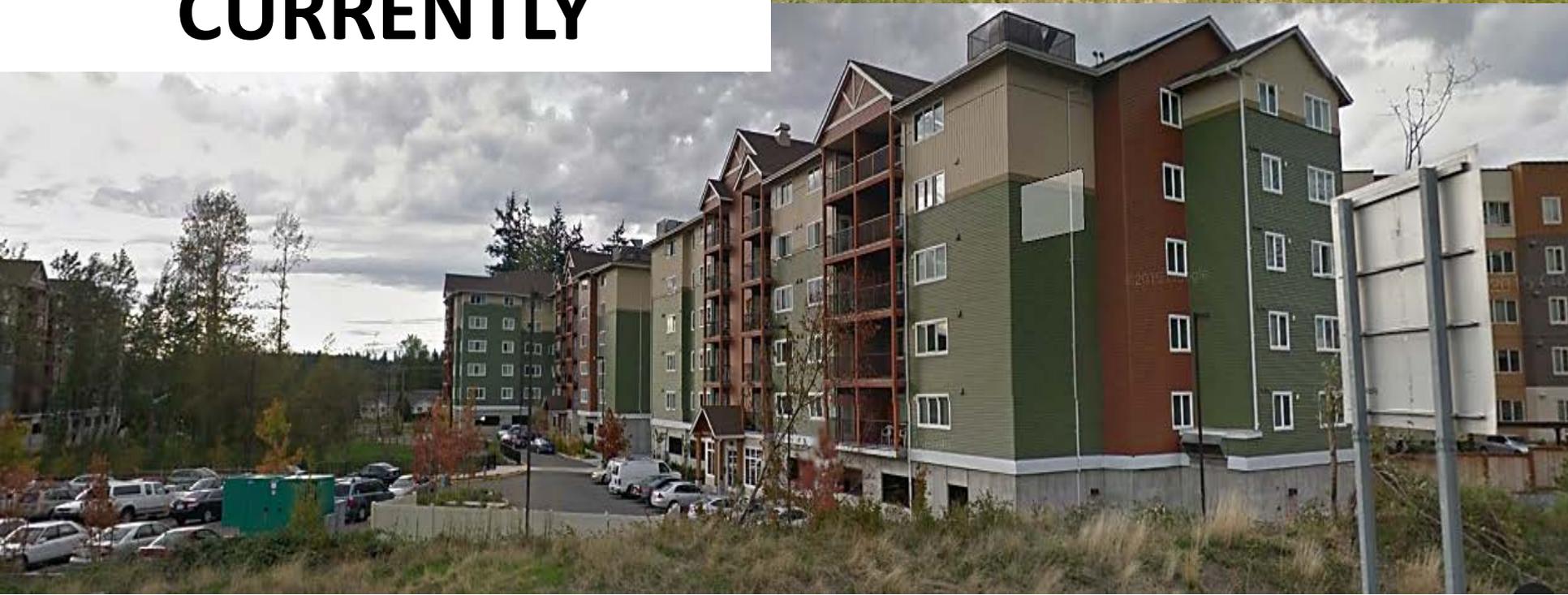
Multi-family density = 40.5 du/acre

DENSITY – NORTH LYNNWOOD





**40 TO 50 DU/ACRE
CURRENTLY**



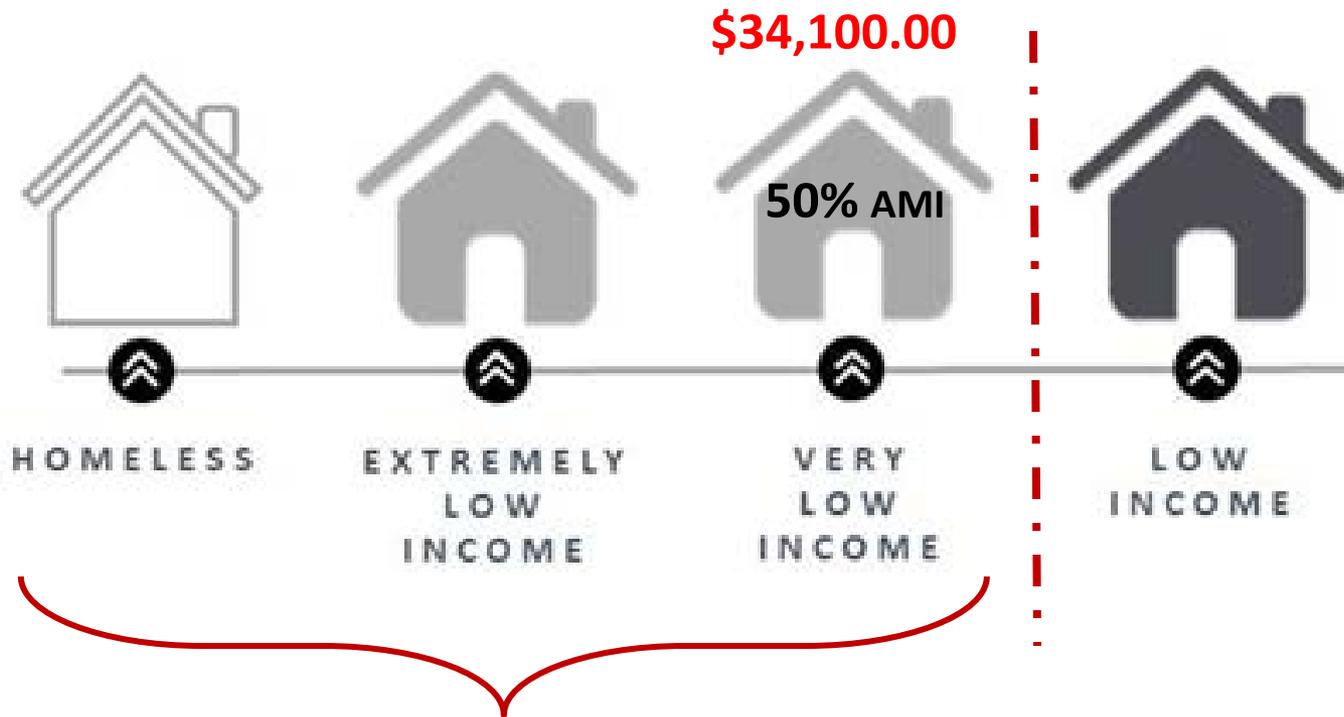
HOUSING ISSUES

1 in 10 Homes in Mount Vernon is currently subsidized

Focus in Housing Element:

- Promote Higher Paying Jobs
- Decrease Transportation Expenses
- Promote Mixed Use Neighborhoods
- Keep Existing Subsidized Housing Affordable
- Promote Infill Housing
- Target Home Types
- Create Fair Share Allocation Method with SCOG
- Streamline Siting of Housing for Special Populations

HOUSING ELEMENT ISSUES



71% 4,440 households

NEXT STEPS...

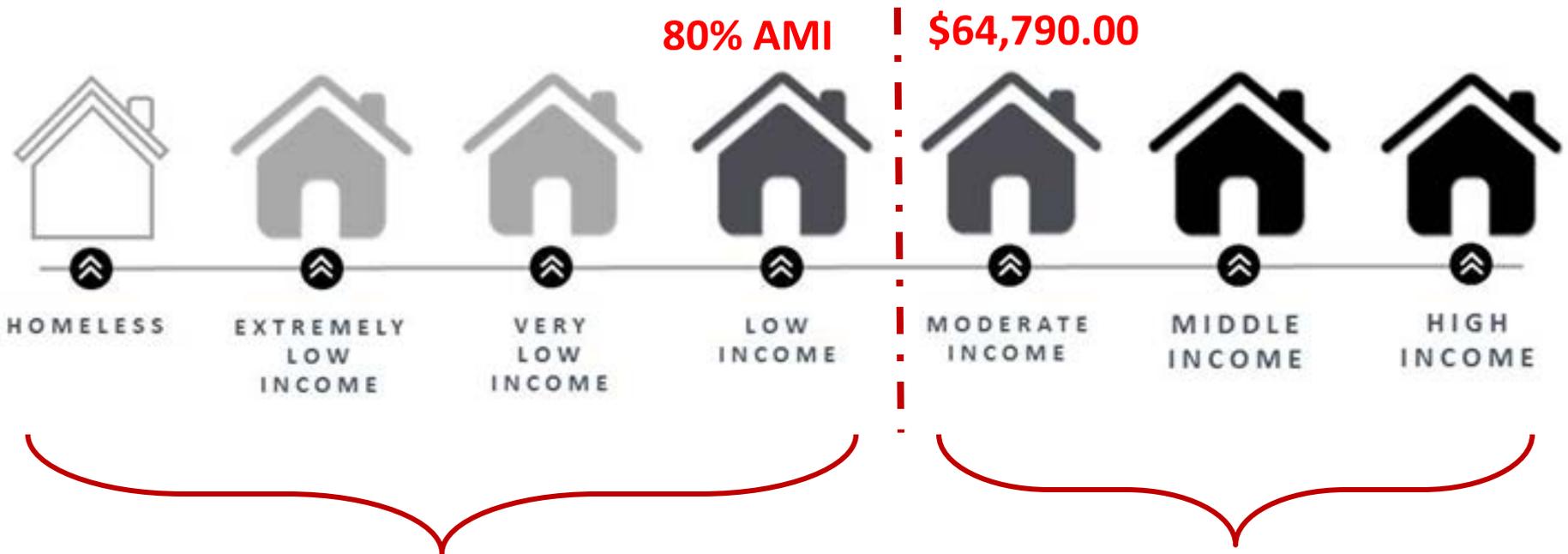
Planning Commission on June 21st

City Council on June 29th





HOUSING ELEMENT ISSUES



90% = 6,230 households

10% of Mount Vernon's
Affordable Housing Problem is Here
(1,100 households)