

COMPREHENSIVE PLAN UPDATE

2016 – 2036

PLANNING COMMISSION PUBLIC HEARING

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

JUNE 21, 2016

MIXED USE DEVELOPMENT

WHAT IS MIXED USE DEVELOPMENT?

Mixed use development physically and functionally integrates residential, commercial, cultural, and public uses.

These uses can be in the same building, the same block or within a defined vicinity.

WHY ARE WE TALKING ABOUT IT?

It's a staff recommendation in the Housing Element.







MIXED USE DEVELOPMENT

Future Issues to Discuss Further:

- Parking
- Appropriate Mix of Uses
- Ensuring Non-Motorized Travel is Carefully Planned and Integrated

MIXED USE DEVELOPMENT

MUST ENSURE NON-MOTORIZED TRAVEL IS CAREFULLY PLANNED AND INTEGRATED

The five minute walk:

- Distance that pedestrians – in general – are willing to walk before opting to drive somewhere (planning rule of thumb)
- Average walking speed is 3 miles per hour = $\frac{1}{4}$ mile in five minutes
- When calculating must use actual routes (not “as the crow flies”)

MIXED USE DEVELOPMENT

Guest speaker: **Liz McNett Crowl**

Skagit Regional Health, Skagit Healthy Communities Coordinator, her work includes of the Skagit County Physical Activity Coalition (SCPAC), the Mount Vernon Healthy Communities Project (MVHCP), and BikeWalk Mount Vernon. Facilitates the Skagit Council of Governments Non-motorized Advisory Committee. Liz is a member of the Association of Bicycle and Pedestrian Professionals and serves on the Washington State Cooper Jones Bicycle and Pedestrian Advisory Committee.

Assisted the City with our Safe Routes to School

....and much more!

Speaking on the importance of active transportation

TRANSPORTATION ELEMENT

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WHY DO WE HAVE A TRANSPORTATION ELEMENT?



...Because no one wants to drive through this every day

WHAT DOES A TRANSPORTATION ELEMENT DO?

IN THE SIMPLEST TERMS....

IDENTIFIES TRANSPORTATION IMPACTS
(with LOS)

&

PROPOSES MITIGATION (\$ or
Construction) TO THOSE IMPACTS

ALSO INCLUDES NON-MOTORIZED COMPONENT PEDESTRIAN FACILITIES

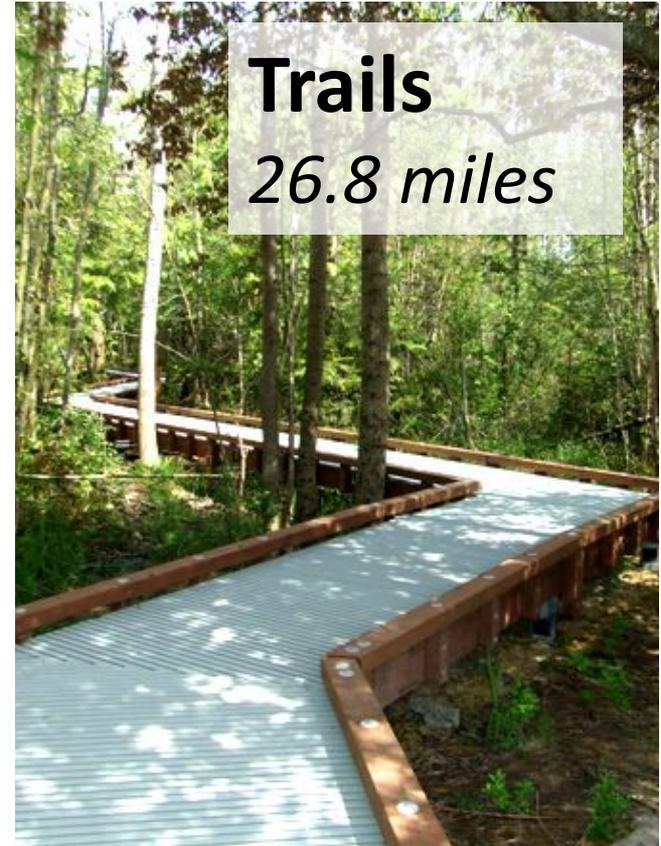
Sidewalks

66 miles



Trails

26.8 miles



Widened Shoulders

4.6 miles

VISION STATEMENT

PLANNING COMMISSION PUBLIC HEARING

VISION STATEMENT

MOUNT VERNON **2036**

Mount Vernon – Focused on the future, embracing the past

A sense of place. Community. Home. Inspired by its rich history, focused on stewardship of our natural and built environment with a commitment to sustainable growth; Mount Vernon is a City that is moving forward.

The vision:

VISION STATEMENT

CITYSCAPE

A revitalized and vibrant downtown core where people can live, work, and play. Mount Vernon offers a prosperous and integrated commercial district serving diverse interests alongside an equally cohesive residential background. The City fosters a desire for a wide assortment of locally inspired businesses, unique restaurants, and engaging social activities for all of Mount Vernon.

VISION STATEMENT

NATURAL BEAUTY

The natural bounties of our community are superb; from the rolling Skagit River to our many city parks, hiking trails, and expansive selection of outdoor activities.

ECONOMICS

Recognizing our agricultural heritage while seeking economic diversity through the attraction and retention of new industries and striving to become a 'connected' city where high technology intersects with ~~our~~ local values.

VISION STATEMENT

ART & CULTURE

Promoting and nurturing the arts and elevating our presence as a cultural touchstone equidistant from Vancouver, BC to Seattle. Working to inspire our citizens to connect with their community by making Mount Vernon a more vital City to live in.

LAND USE ELEMENT & BUILDABLE LANDS

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ANTICIPATED GROWTH



RCW 36.70A

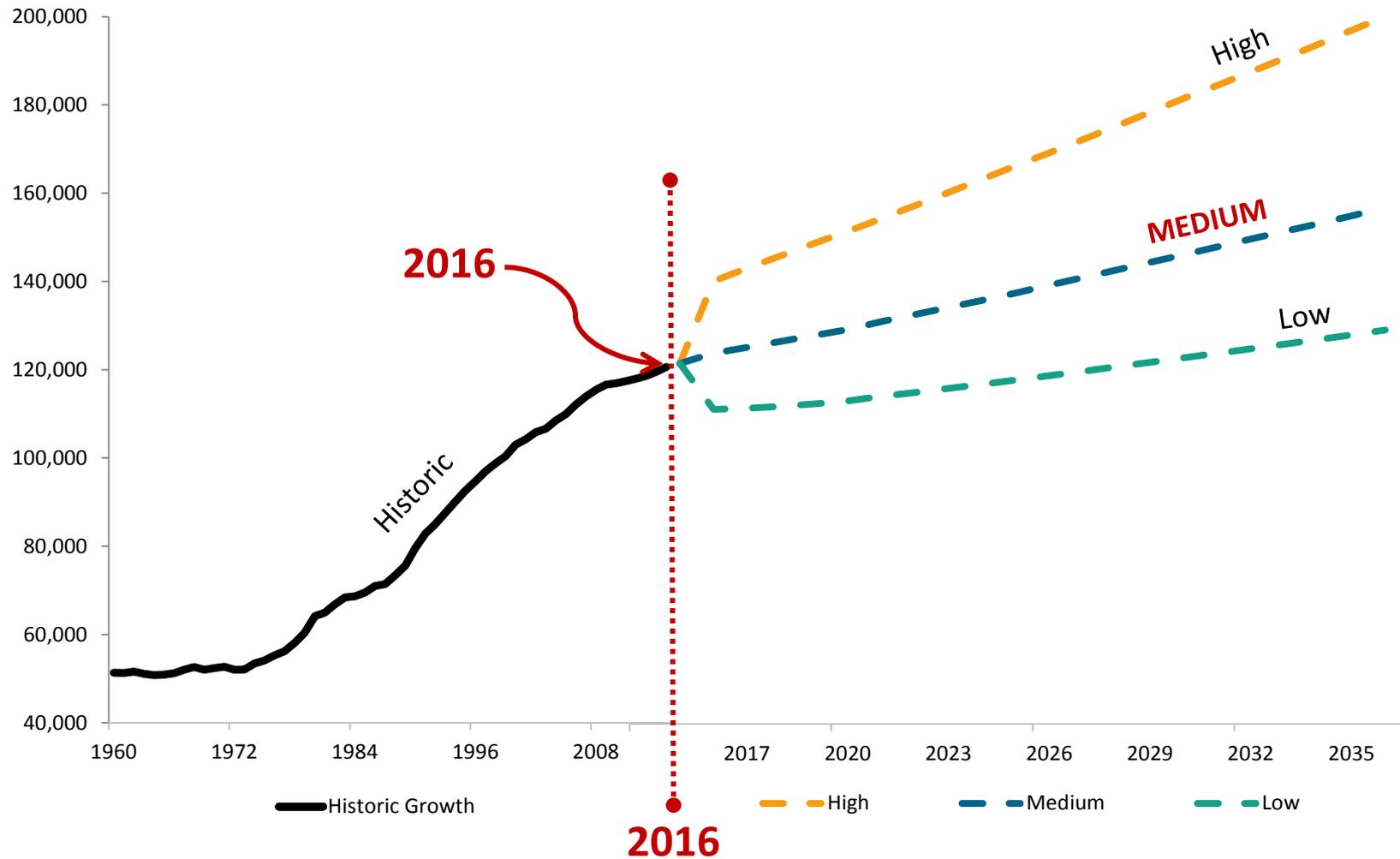
GMA



OFFICE OF FINANCIAL
MANAGEMENT (OFM)

- LOW
- MEDIUM
- HIGH

OFM'S FORECASTS



HOUSING ELEMENT

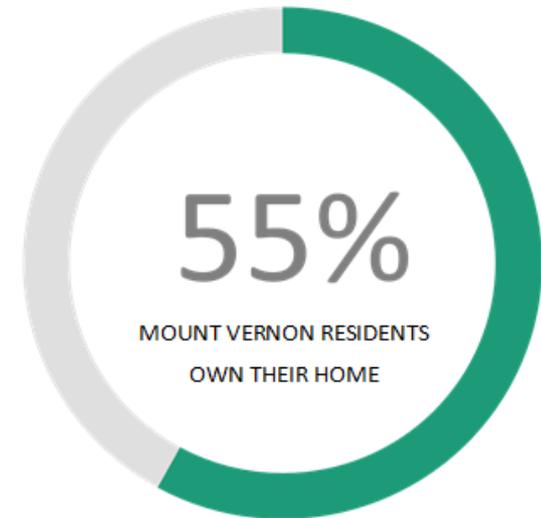
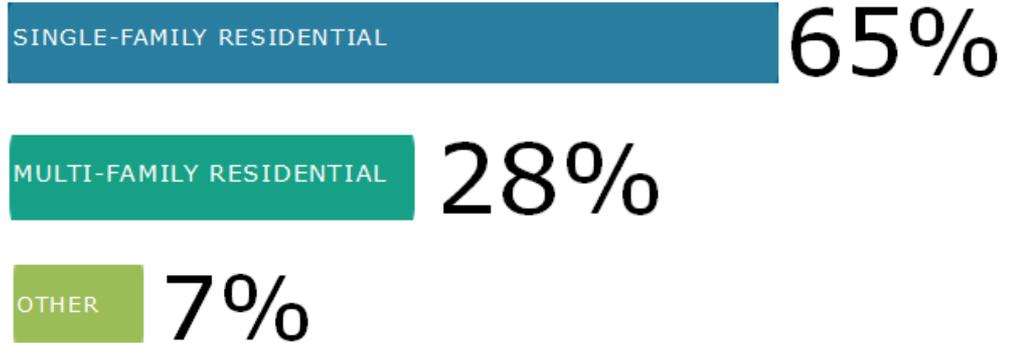
PLANNING COMMISSION PUBLIC HEARING

WHAT IS THE HOUSING ELEMENT?

RCW 36.70A.070 (Required Element):

- Ensure the vitality and character of established neighborhoods
- Analysis of existing and needed housing units
- Sufficient land for housing and ways to meet the needs of all economic segments
- Single-family housing, multi-family housing, govt. assisted housing, low income, manufactured, group homes, foster care, all must be taken into consideration

EXISTING HOUSING CONDITIONS

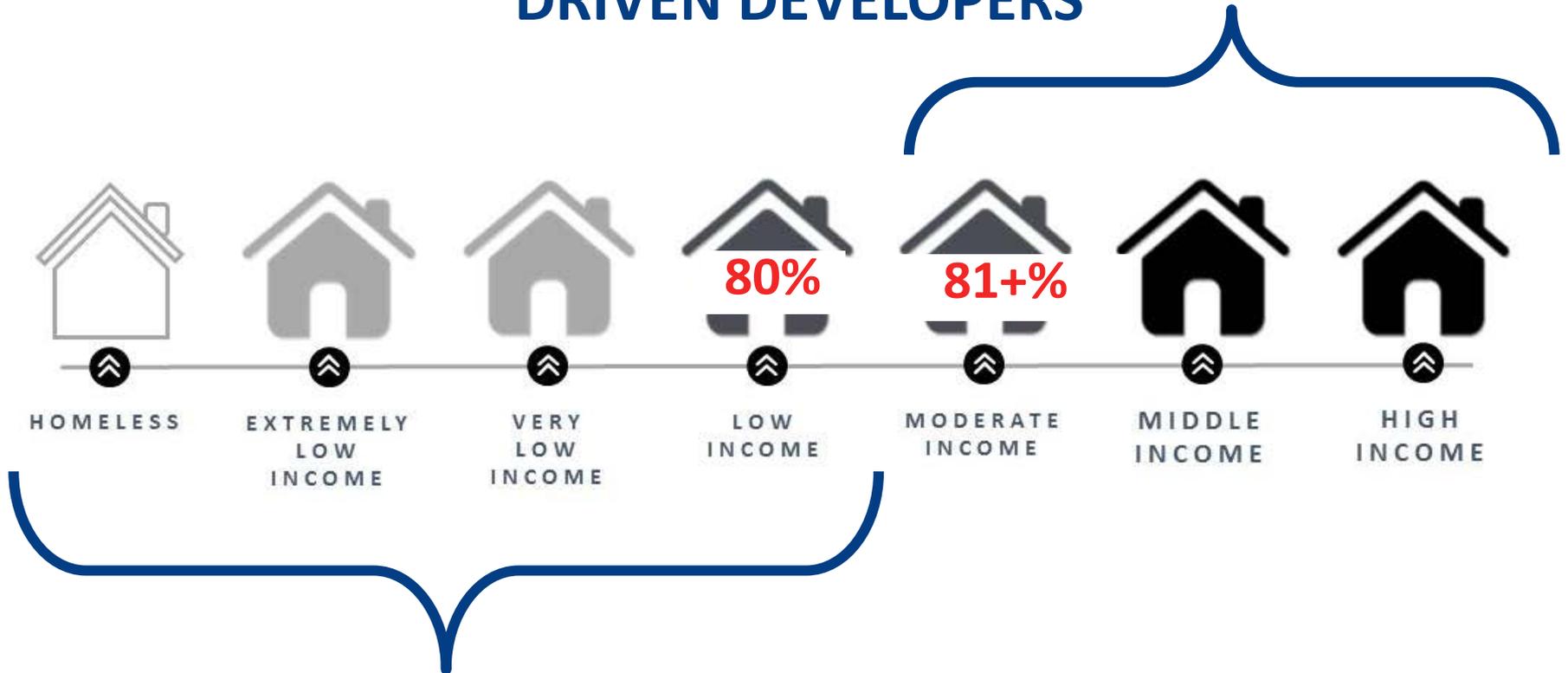


OWN

RENT

HOUSING AND INCOME

**MARKET RATE HOUSING : DEVELOPED BY PROFIT
DRIVEN DEVELOPERS**



**SUBSIDIZED HOUSING : DEVELOPED BY MISSION
DRIVEN AGENCIES/ORGANIZATIONS**

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



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

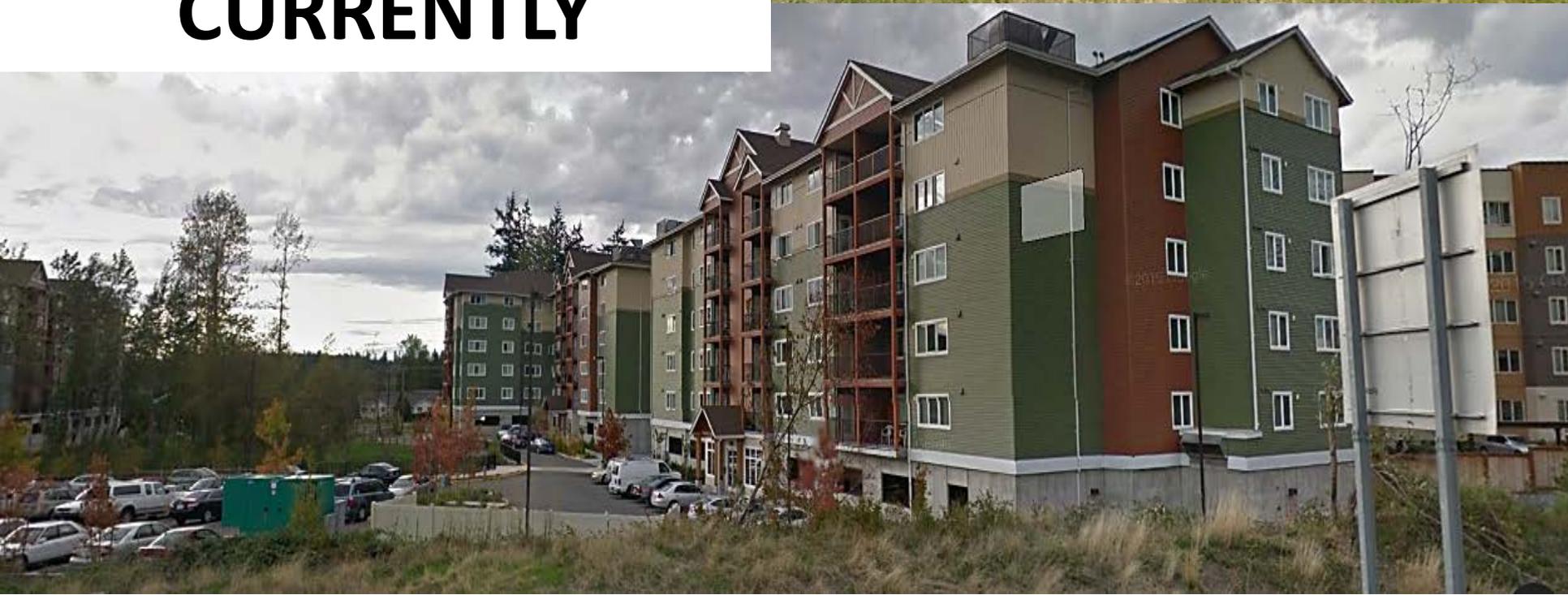
Multi-family density = 40.5 du/acre

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:

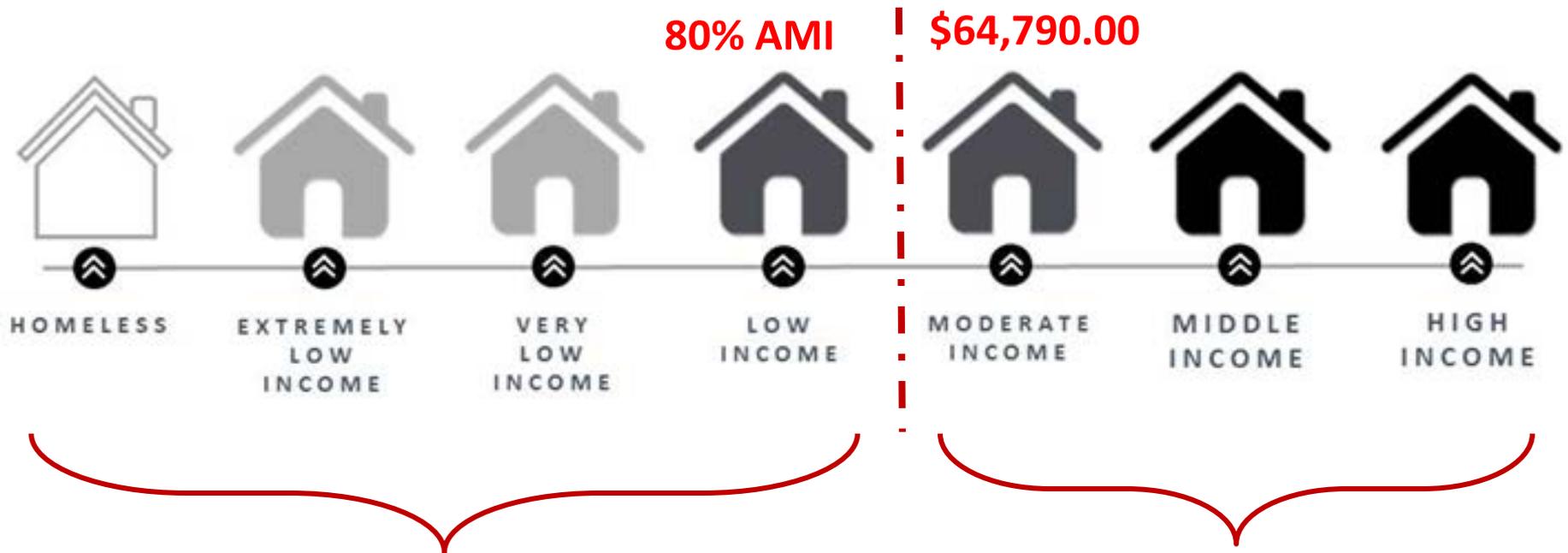
- Promote Higher Paying Jobs
- Decrease Transportation Expenses
- Promote Mixed Use Neighborhoods
- Keep Existing Subsidized Housing Affordable
- Promote Infill Housing
- Target Home Types
- Create Fair Share Allocation Method with SCOG
- Streamline Siting of Housing for Special Populations

HOUSING ELEMENT ISSUES



71% 4,440 households

HOUSING ELEMENT ISSUES



90% = 6,230 households

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